



Rizzetta & Company

# **Lake Padgett Estates Independent Special District**

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## **Informational Meeting July 21, 2022**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

**[www.lakepadgettisd.org](http://www.lakepadgettisd.org)**

## **LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

**Board of Supervisors**

Steve Yarbrough  
Pam Carr  
David Hipps  
Justin Andrews  
Larry Dunleavy

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**District Manager**

Lynn Hayes

Rizzetta & Company, Inc.

**District Counsel**

Tim Hayes

Law offices of Timothy G. Hayes

**District Engineer**

John Mueller

Landis Evans & Partners

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

District Office · Wesley Chapel, Florida (813) 994-1001

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[WWW.LAKEPADGETTISD.ORG](http://WWW.LAKEPADGETTISD.ORG)

July 20, 2022

**Board of Supervisors  
Lake Padgett Estates  
Independent Special District**

## **REVISED FINAL AGENDA**

Dear Board Members:

The informational meeting of the Board of Supervisors of Lake Padgett Estates Independent Special District will be held on **Thursday, July 21, 2022**, at 6:30 p.m. at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes, FL 34639. The following is the agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **AUDIENCE COMMENTS**
4. **STAFF REPORTS**
  - A. District Engineer Report.....Tab 1
  - B. Maintenance Supervisor Report..... Tab 2
  - C. District Counsel
    1. **Update on Public Roadway Interconnect** ..... Tab 3
  - D. District Manager Report..... Tab 4
5. **BUSINESS ITEMS**
  - A. Discussion of Treatment Plan for Lake Weeds
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to contact us at (813) 994-1001.

Sincerely,

*Lynn Hayes*

Lynn Hayes  
District Manager

## **Tab 1**



July 12, 2022

Lynn Hayes  
Lake Padgett Estates Independent Special District  
C/O Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544  
Via email: psweeney@rizzetta.com

RE: District Engineer Report – July 2022

Dear Mr. Hayes:

1) Pasco County Department of Health (DOH) Freshwater Bathing Places Monitoring

Pasco County will no longer be providing sampling and testing services. Sampling and testing will now be provided by Pasco Testing. We will receive quarterly updates on the results of the testing unless there is an issue to be concerned with.

2) Lake Saxon Park Playground Replacement

Permit has been issued. The estimated costs for the construction of the 952 square foot pedestrian connection to the ROW with alternate surface materials is as follows:

Concrete: Based on information from Gator Concrete and Masonry, the cost for the concrete sidewalk is estimated to be \$6283

Asphalt: Per information from Ripa and Associates, an asphalt path with 4 inches of base (\$3.33/sf) and 1 inch of asphalt (\$3.33/sf) is estimated to be \$6,340, just slightly more than the concrete. Additionally, utilizing asphalt will require large specialized equipment to be brought in for paving. This equipment probably would not be able to readily access the location of the path. There will also be additional charges for mobilizing the equipment to the site, generally a minimum of \$5000. It is likely that the cost for asphalt would rise to almost double than that for concrete.

The most economical method of building the connection would be to use LPEISD staff to form and pour the sidewalk.

3) Beach Testing

This month will be the last month for the FDOH sampling and testing services. Pasco Testing will take over beginning in July.

There are no other current tasks or assignments.

Sincerely,

John J. Mueller, PE  
Landis Evans and Partners, Inc.

## Tab 2

# LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

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DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

• As well as general lawn and weed maintenance janitorial duties clerical work, and meeting with residents for new decals gate keys the following maintenance repairs have been completed from 6/3/22.to date

- Replaced bad gate power gfi outlet at Saxon park.
- Spread 75 yards of playground mulch to all play areas except lake Saxon.
- Replaced swing seats at padgett and laird parks.
- Removed washed up eel grasses from laird park beach front.
- Cut up and removed large hanging snapped limb for tree at laird park.
- Formed a concrete base for memorial bench seat at laird park.
- Spread free fill dirt around exposed roots at laird park
- Treated canal on east lake for algae and duck weed
- Treated canal on southshore for torpedo grass.
- . spot treated for spatterdock lily's on Saxon lake.
- Installed memorial bench at laird park.
- Welded trailer tail gate.
- Spot treated for ants at padgett park
- Refixed hinge on well door at padgett park
- Met with tree arborist at East lake park
- Replaced gfi outlet on cabana 1 at padgett park.
- Treated canal between weeks and saxon for torpedo grass.
- Replaced non-working wall a/c unit in office

## Tab 3





Rizzetta & Company

# **Lake Padgett Estates Independent Special District**

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## **Informational Meeting July 21, 2022**

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Rizzetta & Company, Inc.

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## Tab 3



**LAW OFFICES OF TIMOTHY G. HAYES, P.A.**  
**Attorney at Law**

Hidden River Corporate Center  
8875 Hidden River Parkway, Suite 300  
Tampa, Florida 33637

TIMOTHY G. HAYES  
Telephone (813) 367-2143  
e-mail: [tghayes@mindspring.com](mailto:tghayes@mindspring.com)

**MEMORANDUM**

**To:** LPEISD Board of Supervisors  
**From:** Tim Hayes, LPEISD District Counsel  
**Re:** LPEISD Lake Padgett Park and ROW  
**Date:** July 19, 2022

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**It is my legal opinion that there currently exists a public right-of-way through Lake Padgett Park via Rain Forrest Place to the Woodward property.** My review of background materials and findings are as follows:

At the June 2022 LPEISD Board meeting discussion arose regarding the possible development of the large tract of land immediately South of the District's park on Lake Padgett, commonly referred to as the "Woodward" tract. The Woodward property consists of two separate parcels of land totally approximately 40 acres and owned primarily by a Woodward family trust.

I reported to the Board that in early June I had received a telephone call from an attorney in Tallahassee inquiring about a public right of way (ROW) through Lake Padgett Park to the Woodward property. The attorney was trying to set up a tele-conference with both myself and Lynn Hayes to discuss this matter. Lynn Hayes rightfully advised the gentlemen that any such discussion would have to include the LPEISD Board of Supervisors and offered to include him on the agenda for the June 2022 Board meeting; he never showed.

Prior to the June Board meeting I did a review of Pasco County public records and could find no pending development permits or re-zoning requests regarding the Woodward. I also made inquiry of the Pasco County staff that also did a check and confirmed that no pre-application meeting or development request had been submitted for the Woodward property. I advised the Board of my findings and suggested that the property might be under contract and that this preliminary activity was the buyer doing their "due diligence" before making a final decision to move forward with the purchase.

The Board requested that I research the issue of a ROW through the Lake Padgett Park and report back to the Board at the July meeting.

In reviewing the property tax maps for Pasco County (see **Exhibit "A"** attached hereto), I noted that the map shows that a portion of Lake Padgett Drive and all of Rain Forrest Place appears to be within the boundary of Lake Padgett Park. There are five homes whose only ingress and

egress to their homes is via Rain Forrest Place, one of which is the home of Supervisor Dave Hipps. There are twenty-five homes whose only ingress and egress to their homes is through the portion of Lake Padgett Drive that is owned by LPEISD.

Supervisor Pam Carr confirmed through her discussions with Pasco County officials that Pasco County maintains all of Lake Padgett Drive and all of Rain Forrest Place and that both roadways are "public roadways".

**Please note that Rain Forrest Place essentially dead ends at the Woodward property boundary.**

I did some research regarding the four homes at the end of Rain Forrest Place and found that it was a small residential subdivision developed in 1999-2000 by Mr. Dave Boger of Boger Homes and pre-dates the formation of LPEISD.

Both Lynn Hayes and I reviewed old files found Wesley Chapel Rizzetta Office that I believe originally came from the file cabinet at the Stables meeting hall. These files included notes and maps that were apparently used during preliminary discussions between Pasco County and the LPE Civic Association regarding the formation of the LPEISD.

It is my understanding that at that time Attorney Roland Santiago was assisting the LPE Civic Association in the negotiations with Pasco County. These maps with handwritten notations appear to indicate that no public roadways were to be included within LPEISD, specifically Rain Forrest Place and all of Lake Padgett Drive were excluded on this map (see **Exhibit "B"** attached hereto). However, based on the legal description shown for Lake Padgett Park in the deed of conveyance from Pasco County to LPEISD all of Rain Forrest Place and a portion of Lake Padgett Drive were included in the transfer to LPEISD (see **Exhibit "C"**, legal description of Lake Padgett Park included in the deed from Pasco County, OR 7517, PG 598). However, in addition the deed also has an exclusion for easements and ROWs. The deed included an Exhibit "B" identified as "Road Right of Way" and specifically identifies "Parcel ID 24-26-18-0070-00000-0RA0", which is the Lake Padgett Park parcel. I believe that this ROW description is Rain Forrest Place and a portion of Lake Padgett Drive. (See **Exhibit "D"**, legal description for ROW exclusion included in the deed from Pasco County, OR 7517, PG 606).

Lynn and I also found among these old files an aerial photo map of Lake Padgett Park showing the boundaries to include all of Rain Forrest Place and a portion of Lake Padgett Drive. (See **Exhibit "E"** attached hereto.)

**Note: LPEISD District Engineer, John Mueller, is having a survey sketch made of the Lake Padgett Park with an overlay for this ROW exception so that we can confirm that these roadways were retained by Pasco County. His survey sketch should be available for the July Board meeting.**

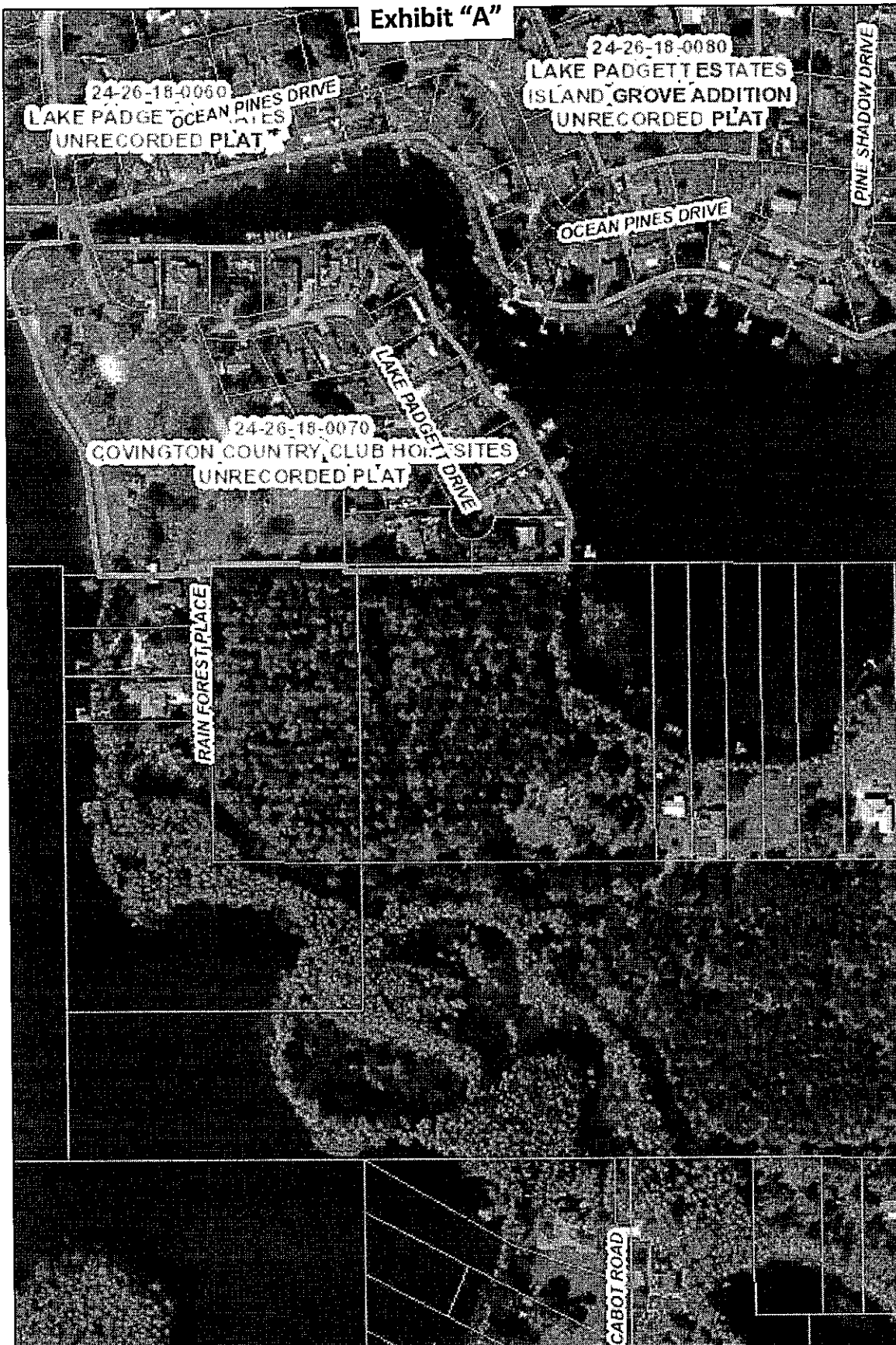
As I recall back in 2009-2010 LPEISD hired American Consulting Engineers to do a survey of the boundaries all of the LPEISD parks and trails. American Consulting Engineers then sub-contracted the work to EBI Surveying out of Tampa to do the actual surveys. I believe that a disk

containing the surveys was provided to LPEISD by American. Lynn was unable to locate it. The disk may be in possession of the District's former District Engineer. EBI has confirmed that they have no record of a survey for Lake Padgett Park; however, we did find signed and sealed copies of the survey for Lake Saxon Park that were done by EBI back in 2010.

### **EXHIBITS**

Exhibit "A"	Pasco County Property Tax Aerial Photo Map
Exhibit "B"	Map Notations and Notes from Attorney Roland Santiago
Exhibit "C"	Legal Description of Lake Padgett Parkas recorded at OR 7517, PG 598
Exhibit "D"	Legal Description of Right of Way recorded at OR 7517, PG 606
Exhibit "E"	Aerial Photo Map of Lake Padgett Park circa 2006

# Exhibit "A"



## Legend

- Street (Labels)
- Parcel (Lines)
- Subdivision (Boundaries and Labels)
- Parcels (Clickable Info)
- Blocks (Boundaries and Labels)



**Mike Wells**  
Property Appraiser  
Proudly Serving Pasco County, Florida

**Pasco County Property Appraiser**

0 0.0375 0.075 0.15 mi



7/20/2022 3:28:09 PM

## Exhibit "B"

Dec 22ND  
Rolando Santiago  
List used ~~for~~ numbering

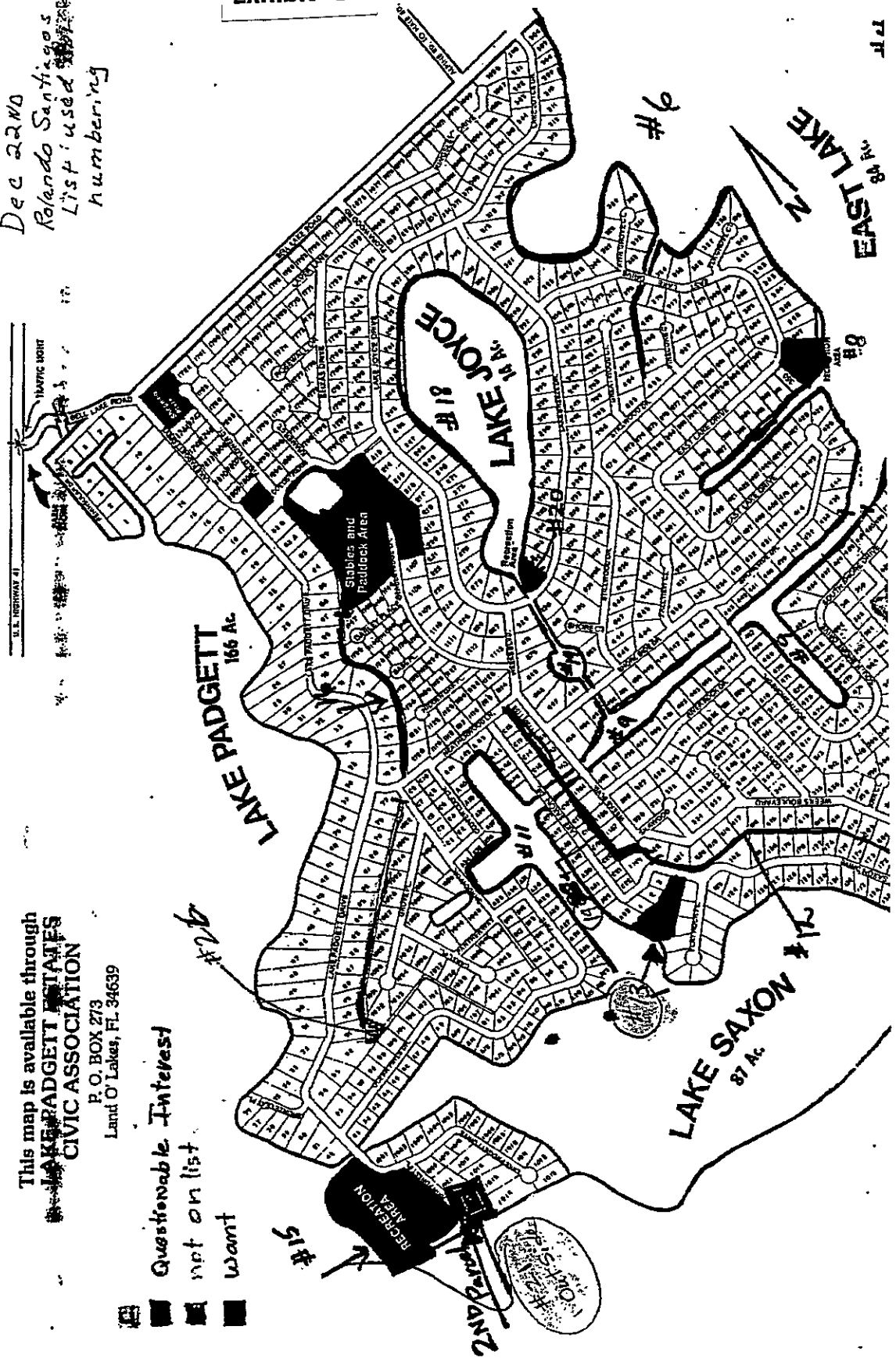
**This map is available through  
LAKE BUDGET STATES  
CIVIC ASSOCIATION**

P. O. BOX 273  
Land O' Lakes, FL 34639

Questionable Interest

not on list

Want



# LAKE PADGETT PARCELS

Rolando  
Santiago's  
List

- ① 20-26-19-0000-00800-0000 Collier Pkwy Corner
- ② 20-26-19-0010-00000-00A0 drainage behind Brownwood not conveyed
- ③ 19-26-19-0000-00700-0000 11 Pkwy to Leafwood
4. 19-26-19-0000-00100-0030 Laird Park
5. 19-26-19-0520-00000-0RA1 Laird Park
6. 19-26-19-0520-00000-00M0 East Lake Bottom
- ⑦ 19-26-19-0000-00600-0000 - drainage from Gulfwind along South Shore
- ~~8.~~ 8. 19-26-19-0520-00000-0RA2 East Lake I
9. 19-26-19-0550-00000-00D0 Canal along River Rock
- ⑩ 19-26-19-0000-00200-0000 drainage behind Gulfwind
11. 19-26-19-0530-00000-00A0 Lake Saxon canal bottom
12. 19-26-19-0540-00000-00H0 Ann to Silkwood
- ★ ★ ⑬ 19-26-19-0530-00000-0RA0 Lake Saxon Park
- 14. 19-26-19-0560-00000-00G0 Avon St R/w - error
- ★ 15. 24-26-18-0070-00000-0RA0 Lake Padgett PK
16. 24-26-18-0000-04200-0000 Trail to Stable
17. 19-26-19-0560-00000-0RA1 Stables
18. 19-26-19-0510-00000-00B0 Lake Joyce Bottom
19. 19-26-19-0270-00000-00F0 Pond off Shoreside + Stillwood
20. 19-26-19-0510-00000-2810 - Lake Joyce Park

## LAKE PADGETT PARCELS

1. 20-26-19-0000-00800-0000 (do not transfer- drainage)
2. 20-26-19-0010-00000-00A0 (do not transfer- drainage)
3. 19-26-19-0000-00700-0000 (do not transfer- drainage)
4. 19-26-19-0000-00100-0030 (no easement needed)
5. 19-26-19-0520-00000-0RA1 (need easement)
6. 19-26-19-0520-00000-00M0 (need easement)
7. 19-26-19-0000-00600-0000 (do not transfer- drainage)
8. 19-26-19-0520-00000-0RA2 (need easement)
9. 19-26-19-0550-00000-00D0 (need easement)
10. 19-26-19-0000-00200-0000 (do not transfer- drainage)
11. 19-26-19-0530-00000-00A0 (need easement)
12. 19-26-19-0540-00000-00H0 (no easement needed)
13. 19-26-19-0530-00000-0RA0 (no easement needed)
14. 19-26-19-0560-00000-00G0 (no easement needed)
15. 24-26-18-0070-00000-0RA0 (no easement needed)
16. 24-26-18-0000-04200-0000 (no easement needed)
17. 19-26-19-0560-00000-0RA1 (need easement)
18. 19-26-19-0510-00000-00B0 (need easement)
19. 19-26-19-0270-00000-00F0 (no easement needed)
20. 19-26-19-0510-00000-2810 (no easement needed)
21. need parcel ID. no created when parcel split

Exhibit "C"

OR BK 7517 PG 598  
10 of 25

9 of 15

Description: Lake Padgett Recreation Area (Parcel ID 24-26-18-0070-00000-ORA0)

A parcel of land in Unrecorded Plat of Covington's Subdivision Country Club Homesites Addition to Lake Padgett, lying within Section 24, Township 26 South, Range 18 East, Pasco County, Florida. Being more particularly described as follows:

Begin 941.61 feet South and 288.47 feet West of the Southeast corner of Lot 49 of Lake Padgett Estates Subdivision, as recorded in Plat Book 8, Page 117, of the public records of Pasco County, Florida; Thence S 18°22'18" E a distance of 83.45 feet to a Point of curvature of a curve concave to the Northeast, having a central angle of 66°00'00", and a radius of 88.59 feet, thence to the left along the arc of said curve 102.05 feet; Thence S84°22'18"E a distance of 126.24 feet; Thence S20°22'18"E a distance of 335.63 feet; Thence N89°37'42"E a distance of 210.65 feet; Thence S00°22'18"E a distance of 258.00 feet to the South boundary of Section 24, Township 26 South, Range 18 East, Thence S89°37'42"W along said Section line a distance of 735 feet more or less to the waters of Lake Padgett, Thence Northerly along said waters to the Southerly edge of a canal connecting Lake Saxon with said Lake Padgett, Thence Easterly along Southerly edge of said canal to the POINT OF BEGINNING.

Subject to Covenants, easements, and restrictions of record.



Exhibit "B"

Description: Road Right of Way (Parcel ID 24-26-18-0070-00000-ORA0)

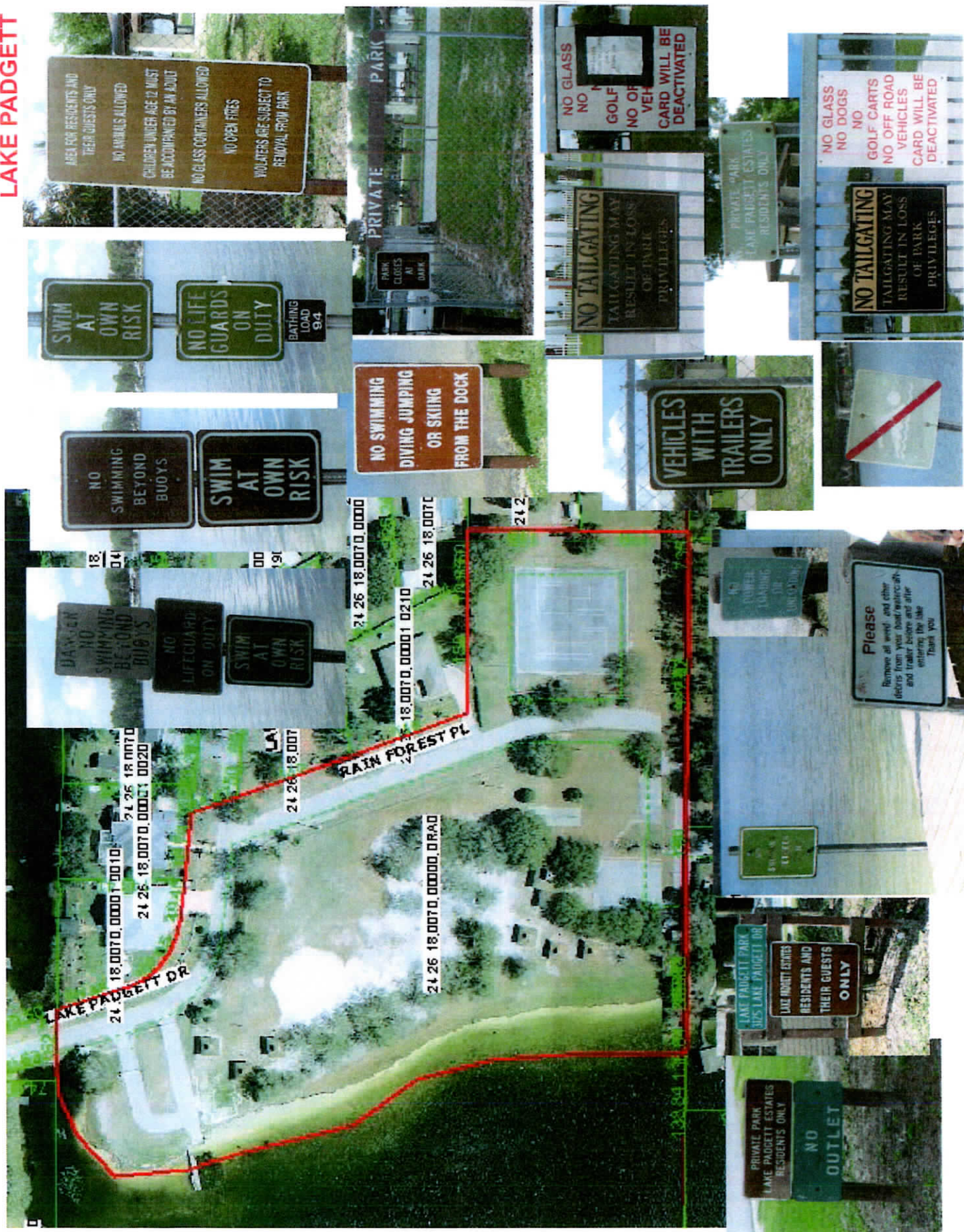
A parcel of land in Unrecorded Plat Country Club Homesites, lying within Section 24, Township 26 South, Range 18 East, Pasco County, Florida. Being more particularly described as follows:

Commence at the Southwest corner of the Southeast  $\frac{1}{4}$  of said Section 24; Thence  $S89^{\circ}41'32''E$  along the South line of said Section 24, a distance of 962.95 feet to the POINT OF BEGINNING; Thence  $N 00^{\circ}20'09''W$  a distance of 29.74 feet; Thence  $S89^{\circ}39'11''E$  a distance of 102.94 feet; Thence  $N 06^{\circ}32'01''E$  a distance of 97.85 feet; Thence  $N 07^{\circ}12'07''W$  a distance of 73.62 feet; Thence  $N 20^{\circ}32'16''W$  a distance of 346.57 feet; Thence  $N 84^{\circ}26'02''W$  a distance of 82.59 feet, to the beginning of a curve; Thence 159.64 feet along the arc of a curve to the right, having a radius of 138.59 feet, a central angle of  $66^{\circ}00'00''$ , and a chord distance of 150.96 feet, which bears  $N51^{\circ}26'02''W$ ; Thence  $N 18^{\circ}26'02''W$  a distance of 100.04 feet; Thence  $N 90^{\circ}00'00''E$  a distance of 52.70 feet; Thence  $S 18^{\circ}26'02''E$  a distance of 83.38 feet, to the beginning of a curve; Thence 102.05 feet along the arc of a curve to the left, having a radius of 88.59 feet, a central angle of  $66^{\circ}00'00''$  and a chord distance of 96.50 feet, which bears  $S51^{\circ}26'02''E$ ; Thence  $S 84^{\circ}26'02''E$  a distance of 124.90 feet; Thence  $S 20^{\circ}32'16''E$  a distance of 336.51 feet; Thence  $S 07^{\circ}12'07''E$  a distance of 128.84 feet; thence  $S06^{\circ}32'01''W$  a distance of 128.27 feet to the South line of the aforementioned Section 24; Thence  $N 89^{\circ}41'32''W$  along said South line of Section 24, a distance of 149.67 feet to the POINT OF BEGINNING.

Containing 1.77 acres, more or less.

Subject to Covenants, easements, and restrictions of record.

## LAKE PADGETT



## Tab 4





Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 18, 2022 @ 6:30 PM
- **Next Election (Seat 1 Steve Yarbrough, Seat 2 Pam Carr, Seat 3 David Higgs, Seat 4 Justin Andrews, Seat 5 Larry Dunleavy) All Board Member Terms Expire:** November 8, 2022

## District Manager's Report

July 21

# 2022

#### FINANCIAL SUMMARY

6/30/2022

General Fund Cash & Investment Balance:	\$531,875
Reserve Fund Cash & Investment Balance:	<u>\$342,185</u>
<b>Total Cash and Investment Balances:</b>	<b>\$874,060</b>
<b>General Fund Expense Variance: \$56,787</b>	<b>Under Budget</b>

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Rizzetta & Company

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Reserve Fund Cash & Investment Balance:	<u>\$342,185</u>
<b>Total Cash and Investment Balances:</b>	<b>\$874,060</b>
<b>General Fund Expense Variance: \$56,787</b>	<b>Under Budget</b>