



Rizzetta & Company

# Lake Padgett Estates Independent Special District

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## Board of Supervisors Meeting January 19, 2023

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**

Steven Yarbrough	Chair
Pam Carr	Vice Chair
Lawrence Dunleavy	Assistant Secretary
April Wakefield	Assistant Secretary
Justin Andrews	Assistant Secretary

**District Manager**

Lynn Hayes                      Rizzetta & Company, Inc.

**District Counsel**

Tim Hayes                      Law offices of Timothy G, Hayes, P.A.

**District Engineer**

John Mueller                      Landis, Evans & Partner

**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)

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January 12, 2023

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

**FINAL AGENDA**

Dear Board Members:

The **Regular Meeting** of the Board of Supervisors of Lake Padgett Estates Independent Special District will be held on **Thursday, January 19, 2023 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 Tentative Agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ADMINISTRATION**
  - A. Administer the Oath of Office to Newly Elected Supervisors..... Tab 1
    - 1. Review of Form 1 and Sunshine Law Requirements
  - B. Consideration of Minutes of the Board of Supervisors Regular Meeting held on December 15, 2022..... Tab 2
  - C. Consideration of the Operation and Maintenance Expenditures For November 2022 and December 2022..... Tab 3
- 5. BUSINESS ITEMS**
- 6. STAFF REPORTS**
  - A. District Engineer ..... Tab 4
  - B. Maintenance Supervisor Report ..... Tab 5
  - C. District Counsel ..... Tab 6
  - D. District Manager..... Tab 7
- 7. SUPERVISOR REQUESTS**
  - 1. Discussion on Roach Park Parking
- 8. ADJOURNMENT**

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

Sincerely,

*Lynn Hayes*  
District Manager

# Tab 1

# FORM 1

# STATEMENT OF FINANCIAL INTERESTS

# 2022

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF  CANDIDATE OR  NEW EMPLOYEE OR APPOINTEE

**\*\*\*\* THIS SECTION MUST BE COMPLETED \*\*\*\***

**DISCLOSURE PERIOD:**

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2022.

**MANNER OF CALCULATING REPORTABLE INTERESTS:**

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

**COMPARATIVE (PERCENTAGE) THRESHOLDS** OR  **DOLLAR VALUE THRESHOLDS**

**PART A -- PRIMARY SOURCES OF INCOME** [Major sources of income to the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

**PART B -- SECONDARY SOURCES OF INCOME**  
[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

**PART C -- REAL PROPERTY** [Land, buildings owned by the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")


You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

**FILING INSTRUCTIONS** for when and where to file this form are located at the bottom of page 2.

**INSTRUCTIONS** on who must file this form and how to fill it out begin on page 3.

**PART D — INTANGIBLE PERSONAL PROPERTY** [Stocks, bonds, certificates of deposit, etc. - See instructions]  
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

**PART E — LIABILITIES** [Major debts - See instructions]  
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

**PART F — INTERESTS IN SPECIFIED BUSINESSES** [Ownership or positions in certain types of businesses - See instructions]  
 (If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

**PART G — TRAINING** For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

**SIGNATURE OF FILER:**

Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_

**CPA or ATTORNEY SIGNATURE ONLY**

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, \_\_\_\_\_, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_

**FILING INSTRUCTIONS:**

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

**Local officers/employees** file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

**State officers or specified state employees** who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to [CEForm1@leg.state.fl.us](mailto:CEForm1@leg.state.fl.us) and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

**Candidates** file this form together with their filing papers.

**MULTIPLE FILING UNNECESSARY:** A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

**WHEN TO FILE: Initially,** each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

**Candidates** must file at the same time they file their qualifying papers.

**Thereafter,** file by July 1 following each calendar year in which they hold their positions.

**Finally,** file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2022.

## NOTICE

**Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]**

**In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]**

## **WHO MUST FILE FORM 1:**

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
- 4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
- 5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
- 6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
- 7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.
- 8) Officers and employees of entities serving as chief administrative officer of a political subdivision.
- 9) Members of governing boards of charter schools operated by a city or other public entity.
- 10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
- 11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
- 12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
- 13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
- 14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
- 15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
- 16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
- 17) Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

## **INSTRUCTIONS FOR COMPLETING FORM 1:**

**INTRODUCTORY INFORMATION** (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: [www.ethics.state.fl.us](http://www.ethics.state.fl.us).

**NAME OF AGENCY:** The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

**DISCLOSURE PERIOD:** The "disclosure period" for your report is the calendar year ending December 31, 2022.

**OFFICE OR POSITION HELD OR SOUGHT:** The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

**PUBLIC RECORD:** The disclosure form and everything attached to it is a public record. Your social security number, bank account, debit, charge, and credit card numbers are not required and you should redact them from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written and notarized request.

## MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

### IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

#### PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

— If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

#### PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable

or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,

(2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

#### PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

#### PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

## PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

## PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

## PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

# IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

## PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and

bonds, list each individual company from which you derived more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

## PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,

(2) You received more than 10% of your gross income from that business entity; **and**,

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

### PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

### PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

### PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

### PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

### PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

## **Tab 2**

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**LAKE PADGETT INDEPENDENT SPECIAL DISTRICT**

The Regular Meeting of the Board of Supervisors of Lake Padgett Estates Independent Special District was held on **Thursday, December 15, 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.

**Present and constituting a quorum:**

Steven Yarbrough	<b>Board Supervisor, Chair</b>
Pamela Carr	<b>Board Supervisor, Vice Chair</b>
Larry Dunleavy	<b>Board Supervisor, Assistant Secretary</b>
April Wakefield	<b>Board Supervisor, Assistant Secretary</b>

**Also present were:**

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Mueller	<b>District Engineer, Landis Evans &amp; Partner</b>
Tim Hayes	<b>District Counsel, Law Offices of Tim G. Hayes</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**                      **Roll Call**

Mr. Lynn Hayes performed roll call and confirmed that a quorum was met. The meeting began at 6:35 p.m.

**SECOND ORDER OF BUSINESS**                      **Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**                      **Audience Comments**

There were no comments.

**FOURTH ORDER OF BUSINESS**                      **Administer the Oath of Office to Newly Elected Supervisors**

Mr. Lynn Hayes, a Notary Public in the State of Florida, administered the Oath of Office to the newly elected Board of Supervisor in attendance. Ms. April Wakefield swore and affirmed the Oath as read on the record. Mr. Lynn Hayes explained to the new Board of Supervisor what the process is in filing out their paperwork with Pasco County Supervisor of Elections Office.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01;  
Designating Officers of the District**

On a Motion by Mr. Steven Yarbrough and seconded by Ms. Pamela Carr, with all in favor, the Board of Supervisors appointed Mr. Steven Yarbrough as Chairperson, Ms. Pamela Carr as Vice Chairperson, Mr. Larry Dunleavy as Assistant Secretary, Ms. April Wakefield as Assistant Secretary, Mr. Lynn Hayes as Assistant Secretary and Mr. Darryl Adams as Assistant Secretary, for the Lakeside Community Development District.

On a Motion by Mr. Larry Dunleavy and seconded by Ms. April Wakefield, with all in favor, the Board of Supervisors, adopted Resolution 2023-01; Designating Officers of the District, as presented, for the Lake Padgett Estates Independent Special District.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Board of Supervisors  
Regular Meeting Minutes of November 17, 2022**

Mr. Lynn Hayes, presented to the Board of Supervisors the Regular Meeting Minutes from the November 17, 2022, meeting and asked if there were any changes or corrections.

On a Motion by Ms. Pamela Carr and seconded by Mr. Steven Yarbrough, with all in favor, the Board of Supervisors approved the November 17, 2022 Regular Meeting Minutes, as presented, for the Lake Padgett Estates Independent Special District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for October 2022**

Mr. Lynn Hayes asked the Board of Supervisors for a motion to ratify the Operation and Maintenance Expenditures for October 2022.

On a Motion by Mr. Larry Dunleavy and seconded by Ms. Pamela Carr, with all in favor, the Board of Supervisors, ratified the Operation and Maintenance Expenditures for October 2022 (\$40,127.69), as presented, for the Lake Padgett Estates Independent Special District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Survey Quotes for Specific  
Areas Of Lake Saxon Trail**

On a Motion by Ms. Pamela Carr and seconded by Mr. Larry Dunleavy, with all in favor, the Board of Supervisors, approved the E.B.I. Survey Quote (\$2,850.00), as presented, for the Lake Padgett Estates Independent Special District.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

Mr. John Mueller presented his report

**B. Maintenance Supervisor**

Mr. Lynn Hayes presented his report.

**C. District Counsel**

Mr. Tim Hayes stated to the Board of Supervisors that Representative Reed will present to the Pasco County Legislative Delegation, at their next scheduled meeting, the request for approval in 2023 by Lake Padgett Independent Special District for staggered Board of Supervisor terms. If approved by the Delegation, the new staggered terms will go into effect for the 2024 General Election.

Mr. Tim Hayes stated to the Board of Supervisors that the public notice for this meeting was advertised in The Laker on December 21, 2022.

**D. District Manager**

Mr. Lynn Hayes presented his report to the Board of Supervisors and announced that the next special meeting will be on January 19, 2023, at 6:30 p.m. at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes, FL 34639.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Lynn Hayes stated that if there was no further business to come before the Board of Supervisors, then a motion to adjourn would be in order.

On a Motion by Mr. Steven Yarbrough and seconded by Ms. Pamela Carr, with all in favor, the Board of Supervisors adjourned the meeting at 8:14 p.m., for the Lake Padgett Estates Independent Special District.

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Assistant Secretary/Secretary

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Chair/Vice Chair

# Tab 3

# LAKE PADGETT ESTATES ISD

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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)

## **Operation and Maintenance Expenditures November 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2022 through November 30, 2022. This does not include expenditures previously approved by the

The total items being presented: **\$27,340.77**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson  
\_\_\_\_\_ Vice Chairperson  
\_\_\_\_\_ Assistant Secretary

# LAKE PADGETT ESTATES ISD

## Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADP Easy pay	ACH	617902879	PPE 10/23/22 PPD 10/28/22 Fees	\$ 141.69
ADP Easy pay	PPE 11/20/22 PPD 11/25/22	PPE 11/20/22 PPD 11/25/22	PPE 11/20/22 PPD 11/25/22	\$ 3,581.59
ADP Easy pay	PPE 10/24/22 PPD 11/10/22	PPE 10/24/22 PPD 11/10/22	PPE 10/24/22 PPD 11/10/22	\$ 3,963.00
CMH Exteriors LLC	100062	107274	Removal of Laurel Oak - East lake Park 08	\$ 2,900.00
David E. Hipps, Jr.	100063	DH111722	Board of Supervisor Meeting 11/17/22	\$ 50.00
Department of Economic Opportunity	100053	86987	Special District Fee FY22/23	\$ 175.00
Duke Energy	ACH	9100 8816 3760 10/22	22140 Coldstream Rd 10/22	\$ 102.65
Duke Energy	ACH	9300 0001 2893 09/22	Summary Bill 09/22	\$ 707.15
Egis Insurance Advisors, LLC	100060	17649	Renewal Policy #KHH000496 Bob McCloskey Insurance FY22/23	\$ 405.00
Florida Blue	100057	76074595	Health Insurance 11/15/22-12/15/22	\$ 2,790.67
Frontier Florida, LLC	ACH	813-995-2205- 041420-5 10/22	813-995-2205-041420-5 10/22	\$ 91.68
GLF Water, Inc.	100058	13753	Monthly Service 10/22	\$ 85.00
Justin Andrews	100064	JA111722	Board of Supervisor Meeting 11/17/22	\$ 50.00

# LAKE PADGETT ESTATES ISD

## Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Lowe's	100061	99009294903	Misc Supplies 10/22	\$ 225.66
Pam Carr	100065	PC111722	Board of Supervisor Meeting 11/17/22	\$ 50.00
Pasco County Utilities	100052	17427232	#0361035 Civic Center Pkwy 10/22	\$ 40.67
Republic Services	ACH	0762-003172922 11/22	Waste Management Services 11/22	\$ 574.46
Rizzetta & Company, Inc.	100054	INV0000072585 11/22	District Management Fees 11/22	\$ 4,552.50
Roger's Dirt Works, Inc.	100055	12072	Playground Mulch for Various Parks 10/22	\$ 1,025.00
Southern Automated Access Services, LLC	100056	11950	Replaced card reader at bathroom replaced power supply 10/22	\$ 343.55
Stealth Security Consultants, LLC	100066	1051-RC	Monthly Security Officer 12/22	\$ 3,456.00
Steven Allen Yarbrough	100067	SY111722	Board of Supervisor Meeting 11/17/22	\$ 50.00
Timothy G. Hayes & Associates	100059	312	Legal Services 10/22	\$ <u>1,979.50</u>
<b>Report Totals</b>				<b>\$ <u>27,340.77</u></b>



# LAKE PADGETT ESTATES ISD

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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)

## **Operation and Maintenance Expenditures December 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2022 through December 31, 2022. This does not include expenditures previously approved by the

The total items being presented:   **\$ 22,555.92**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# LAKE PADGETT ESTATES ISD

## Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADP Easy pay	ACH	621409994	Benefits Package 12/31/22	\$ 20.00
ADP Easy pay	ACH	620788804	PPE 12/04/22 PPD 12/09/22 Fees	\$ 121.69
ADP Easy pay	ACH	619732866	PPE 11/20/22 PPD 11/25/22 Fees	\$ 141.69
ADP Easy pay	ACH	PPE 12/18/22 PPD 12/23/22	PPE 12/18/22 PPD 12/23/22	\$ 3,583.38
ADP Easy pay	ACH	PPE 12/04/22 PPD 12/09/22	PPE 12/04/22 PPD 12/09/22	\$ 3,587.88
Duke Energy	ACH	9300 0001 2893 10/22	Summary Bill 10/22	\$ 1,137.20
Florida Department of Revenue	100071	61-8018349567-4 11/22	Sales and Use Tax 11/22	\$ 29.11
Frontier Florida, LLC	ACH	813-995-2205- 041420-5 11/22	813-995-2205-041420-5 11/22	\$ 91.68
GLF Water, Inc.	100070	13858	Monthly Service 11/22	\$ 85.00
Lake Padgett Estates ISD	CDJ21	CD21	Debit Card Replenishment 10/22	\$ 1,707.75
Lake Padgett Estates ISD	CDJ22	CD22	Debit Card Replenishment 11/22	\$ 689.01
Lake Padgett Estates ISD	CDJ23	CD23	Debit Card Replenishment 12/22	\$ 462.07
Lake Padgett Estates ISD	CDJ24	CD24	Debit Card Replenishment 12/22	\$ 2,207.94

# LAKE PADGETT ESTATES ISD

## Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Lowe's	100072	99009294904	Misc Supplies 11/22	\$ 341.00
Pasco Testing Lab and Sales, Inc.	100073	18461	Quarterly Water Sampling/Testing for Lake Padgett & East Lake 12/22	\$ 480.00
Republic Services	ACH	0762-003180644 12/22 Auto-Pay	Waste Management Services 12/22	\$ 574.46
Rizzetta & Company, Inc.	100068	INV0000073231	District Management Fees 12/22	\$ 4,552.50
Southern Automated Access Services, LLC	100069	12086	Replaced Ladies Room Electric Strike 11/22	\$ 330.80
Stealth Security Consultants, LLC	100074	1052-RC	Monthly Security Officer 12/22	\$ 2,312.00
Verizon Wireless	ACH	920077174	Staff Cell Phones 10/22	\$ 100.76
<b>Report Totals</b>				<b><u>\$ 22,555.92</u></b>

# Tab 4



January 9, 2023

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: mlamberti@rizzetta.com

RE: District Engineer Report – January 2023

Dear Mr. Hayes:

1) Lake Saxon Park Playground Replacement

No current updates, permit should be able to be closed once final inspections are complete.

2) Beach Testing

Awaiting next batch of testing results expected in March.

3) Saxon Trail Encroachments

Survey is in process, expect delivery in February.

4) Pasco County Drainage Improvements

Linda Hutchinson had contacted the County regarding drainage issues. The County is coordinating a meeting on 1/11/2023 to discuss some proposed improvements. It is unclear at the time of the report, what the scope of the anticipated improvements and whether they have any direct bearing on the District. I have asked for any plans, reports, or other documents that they could share with me prior to the meeting but have not received any to date. Since the meeting is between the date of the is report and the next regular meeting, I will provide additional information then.

There are no current tasks or assignments.

Sincerely,

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

# Tab 5

# LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

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 12.3. 22 to 1/9/23.

- Replaced agm batteries in backpack sprayers.
- Hung Christmas lights on entrance sign outside laird park.
- Ordered point to point for cameras at laird park.
- Contacted gate repair company for non -working card reader at padgett park.
- Prepped for golf cart and boat parades
- . Unblocked both women's bathroom toilets and cleaned up laird after golf cart parade.
- Installed new basketball nets.
- At laird park. Removed large leaning pine tree
- At padgett park removed large dead palm tree.
- Lawn mower service supplies from dealer.
- Serviced lawn mower.
- Pressure washed cabanas at laird park.
- Treated canal between weeks and Saxon for duck weed.
- Pressure washed cabanas at Padgett Park.
- Patch potholes in parking lot at padgett park.
- At Laird Park, Repaired underground water line leak
- Started pressure washing perimeter fencing at the stables.
- Constructed new picnic table and seat benches for Saxon play area.
-

# Tab 6

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

Hidden River Corporate Center  
8875 Hidden River Parkway, Suite 300  
Temple Terrace, Florida 33637

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

MEMORANDUM

**To:** Lake Padgett Board of Supervisors and District Residents  
**From:** Tim Hayes, LPEISD District Counsel  
**Date:** December 31, 2022

**Re:** **1.) Authority and Policies of LPEISD;**  
**2.) Ability of LPEISD to expand its boundaries.**

---

As we close out 2022 there are two topics that I believe need attention and clarification:

- 1.) **The authority and policies of LPEISD.** Lake Padgett Independent Special District (hereinafter “LPEISD”) is what is defined by Florida Law as a “special district” (Chapter 189, Florida Statutes). What this means is that LPEISD was enacted by the Florida Legislature as a governmental entity with a special purpose and authority limited to carry out that special purpose. In the case of LPEISD that special purpose was expressly stated in the “Lake Padgett Estates Independent Special District Act” (hereinafter “The Act”) as approved by the Florida Legislature in 2006; and limits the authority of LPEISD and its Board of Supervisors to maintaining, operating, improving and financing the recreational facilities within the boundaries of the District (commonly referred to as “Lake Padgett Estates”), as defined in Section 2 of The Act.

**Section 2. Definitions; policy.—**

**(2) POLICY.--Based upon its findings, ascertainties, determinations, intent, purpose, and definitions, the Legislature states its policy expressly:**

**(b) The district, which is a local government and a political subdivision, is limited to its special purpose as expressed in this act, with the power to maintain, operate, improve, and finance as a local government management entity its recreational amenities and associated infrastructure and services, and possess financing powers to fund its management power over the long term and with sustained levels of high quality.**

LPEISD, and its Board of Supervisors, does not have any authority beyond what was specifically and expressly granted to LPEISD in The Act. As such, stormwater drainage issues within the District’s recreational amenities (parks, trails and lakes) are the responsibility of the District; however, stormwater drainage issues outside of the District’s recreational amenities

are not within the authority of LPEISD or its Board of Supervisors. Just as the streets within the District, but outside the recreational amenities of LPEISD are also not within the authority of LPEISD or its Board of Supervisors.

LPEISD, and its Board of Supervisors, does have the authority to address stormwater drainage issues that affect the lakes, as a recreational amenity, within the District's boundaries. For example, if stormwater drainage issues are impacting the recreational viability of the lakes and/or the parks within the District the the Board of Supervisors for LPEISD would have the authority under The Act to take steps to maintain these lakes as a viable recreational amenity of the District. However, this authority would not allow LPEISD or its Board of Supervisors to deal with stormwater issues that detrimentally impact areas within the District that are outside the designated parks and trails and that do not affect the recreational viability of the lakes within the District.

## **2.) The ability of LPEISD to expand its boundaries.**

The ability of LPEISD, or its Board of Supervisors, to expand its boundaries is very limited and can only be done by the Florida Legislature amending The Act and expanding the boundaries of LPEISD. The Board of Supervisors for LPEISD does not have the authority to expand the boundaries of the District. The Act is very clear on this point and is detailed in Section 7 of The Act.

**Section 7. Procurement; suits; exemption of district property; modifications to district boundaries; notice to purchasers.—**

### **(4) TERMINATION, CONTRACTION, OR EXPANSION OF THE DISTRICT.—**

**(a) The board may ask the Legislature through its local legislative delegations in and for Pasco County to amend this act to contract, to expand or to contract, and to expand the boundaries of the district by amendment of this act.**

In the past there have been several occasions where the Board of Supervisors for LPEISD was approached by outside entities requesting to be included within the District.

The first occasion was when a lakeside subdivision within Sable Ridge approached the Board of Supervisors about gaining access and use of the parks within the District. This request was later reduced to just gaining access to the park at East Lake so that residents of this subdivision would have use of the boat ramp there to launch and remove their boats from this lake which adjoins their subdivision. In this case the Board of Supervisors considered an access fee in lieu of an expansion of the District; however, the Board decided against this action.

The second occasion was when East Lake Padgett approached the Board of Supervisors and expressed a desire to expand The District to include all of East Lake Padgett. This request was later reduced to just allowing East Lake Padgett residents access to the District's parks in return

for allowing the District's residents access to the recreational facilities within East Lake Padgett, i.e. clubhouse, pool, tennis courts, handball courts,...etc. This request did not specifically request an expansion of the boundaries for The District, but in the alternative sought a mutual use type of agreement between the two subdivisions. Once again, the Board voted against this request.

The most recent discussion undertaken by the Board of Supervisors (2022) regarding an expansion of The District's boundaries included the purchase and acquisition of the Woodward tract as a passive recreational facility in order to preserve this property in its natural state. This discussion was tabled when the plans for the development of this property failed to move forward.

**Conclusion:** LPEISD's Board of Supervisors authority is limited to just those powers expressly detailed within The Act and the Board of Supervisors has no authority to expand the boundaries of The District.

# Tab 7



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** February 16, 2023 @ 6:30 PM

**District  
Manager's  
Report**

January 19

**2023**

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<u>FINANCIAL SUMMARY</u>	<u>10/31/2022</u>
General Fund Cash & Investment Balance:	\$381,353
Reserve Fund Cash & Investment Balance:	<u>\$342,197</u>
<b>Total Cash and Investment Balances:</b>	<b>\$723,550</b>
<b>General Fund Expense Variance: \$12,248</b>	<b>Under Budget</b>