



Rizzetta & Company

Lake Padgett Estates Independent Special District

Board of Supervisors Workshop Meeting February 10, 2026

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

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	Chair
	Pam Carr	Vice Chair
	April Wakefield	Assistant Secretary
	Paul Wells	Assistant Secretary
	Tracee Ivins	Assistant Secretary
District Manager	Lisa Castoria	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 commentson 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 specialaccommodations 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 personwill need a record of the proceedings and that accordingly, the person may need to ensurethat a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

LAKE PADGETT ESTATES INDEPENT SPECIAL DISTRICT
DISTRICT OFFICE – Wesley Chapel, Florida (813) 994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.lakepadgettisd.org

February 3, 2026

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

FINAL AGENDA

Dear Board Members:

The workshop meeting of the Board of Supervisors of the Lake Padgett Estates Independent Special District will be held on **Tuesday, February 10, 2026, 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:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. BUSINESS ITEMS**
 - A. Continuous Improvement Plan Discussion.....Tab 1
- 4. SUPERVISOR REQUESTS**
- 5. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact Lisa Castoria at lcastoria@rizzetta.com.

Sincerely,

Lisa Castoria

District Manager

Lake Padgett Estates Independent Special District Short-term and Long-term Capital Improvement Plant

Short-term (1 – 5 years)

Communitywide

- Striping and signage for the parks (Signs installed 1/2012)
- Improve gate operating system (Battery backups and conduit installed 7/2010)
- Survey recreation trails (Completed 1/2011)

Laird Park

- Remove the guard shed (Completed)
- Electricity for the large cabana (Completed)
- Add additional park lights (Completed 1/2012)
- Repair Ramp

Lake Padgett Park

- Repair erosion near the boat ramp (Completed)
- Demolish and build new bathroom (Completed 4/2012)

Long-term (5 – 10 years)

Laird Park

- Improve drainage of stormwater system
- Install handicap parking space w/ramp to the large cabana (completed)
- Add curbing for the parking lot
- Remodel the inside of the bathrooms (completed)
- Replace chain linked fence with vinyl fence
- Resurface Parking Lot with Curbing

Kaminski Park

- Upgrade septic/remodel for male & female bathrooms
- Perimeter fencing for stables

Lake Padgett Park

- Install irrigation; re-sod for erosion improvement

Lake Saxon Park

- Bathroom Improvement

Lake Padgett Estates Independent Special District
Capital Improvement Planning Estimates

February 21, 2019

Estimates	Estimated cost	Totals	Notes/Comments
Concrete Barn Drainage Improvements per Plan 4/17/2018			Estimates per RS Means Estimating Book
Grading for drainage	\$ 2,193.00		
Pipe for drainage	\$ 360.00		
Pipe Excavation and Backfill	\$ 500.00		
Total		\$ 3,053.00	
Concrete Barn Roof Repair (3056 sq ft)		\$ 13,752.00	Estimated at \$4.50/SF of roof area per online research for averages
Concrete Barn Add'l Roof Extension (approx 20'x130')			Estimates per RS Means Estimating Book
Sixteen 4"x4" Columns on 10 foot centers	\$ 933.00		
Plywood (\$85/ sheet installed)	\$ 6,970.00		
Trusses	\$ 12,480.00		
Asphalt Felt Paper	\$ 377.00		
Shingles	\$ 4,862.00		
Total		\$ 25,622.00	
Stables Septic Tank/Drainfield			Estimates per RS Means Estimating Book
Septic Tank Replacement			
1000 Gallon Septic Tank	\$ 1,350.00		
Risers for tank	\$ 360.00		
Tank Excavation	\$ 750.00		
Drainfield (24'x24' est.)			
Excavation	\$ 780.00		
Chambers	\$ 2,880.00		
Total		\$ 6,120.00	
Stables Restroom remodel		\$ 8,900.00	Per estimate provided by Pam Carr
Laird Park Womens Restroom rebuild		\$ 35,000.00	Construction only ball park estimate, does not include drawings or permitting
Lake Padgett Pavilion Roof Repair			Estimated at \$4.50/SF of roof area per online research for
Six pavilions, 400 sq ft each	\$ 11,475.00	\$ 11,475.00	Costs will increase if roof mods are proposed

Lake Padgett Estates Independent Special District
Capital Improvement Planning Estimates

February 21, 2019

Estiamtes	Estimated cost	Totals	Notes/Comments
Kaminski Park Community Room			
Roof Repair , 1500 sq ft,	\$ 12,750.00		Estimates per RS Means Estimating Book
Drywall Ceiling	\$ 3,200.00		
Total		\$ 15,950.00	
Boat Ramp Repair			
Lake Padgett			This is very difficult to estimate. Not much info available and outside of my scope of knowledge Assumes 62.5 cubic ft of grout at \$69.50/cf A new 10'x25'x6" concrete ramp slab is appr \$4300
Pressure Grouting	\$ 4,350.00		
Additional Slab	\$ 4,300.00		
Contingency	\$ 1,730.00		
Lake Saxon			
Remove/replace existing 2 slabs	\$ 12,600.00		
Additonal Slab	\$ 4,300.00		
Contingency	\$ 3,380.00		
East Lake			
Remove/replace existing slabs	\$ 12,600.00		
Additonal Slab	\$ 4,300.00		
Contingency	\$ 3,380.00		
Total		\$ 50,940.00	
Lake Saxon Playground Improvements			
Playground Equipment	\$ 25,000.00		Base cost for comparable equipment installed at Laird Approximate cost for those installed at Laird
Shades	\$ 1,000.00		
Total		\$ 26,000.00	
Gutters for Bathrooms at Laird		\$ 559.00	Assuming gutters to be installed on two sides adjacent to walkways, 86 lineal feet, \$6.5/LF ave cost per online research for galvanized or aluminum, vinyl options approximately 1/2 the cost of metal
Trees (average size 25") each tree		\$ 540.00	Price est ranges from \$480 to \$600 depending on size of tree, total price based on quantity and sizes

Lake Padget Estates Independent Special District
Capital Improvement Planning Estimates

February 21, 2019

Estiamtes	Estimated cost	Totals	Notes/Comments
Security Cameras			
Security Cameras (Ave cost for a long range, wireless, low light camera, price for each)	\$ 75.00		Need to consider providing power at each camera install, location and means of storage, and quantity
Security Camera Installation per unit	\$ 155.00		
Total per Camera		\$ 230.00	
Stainless Steel Fish Grates			Very custom item, unable to price with out dimensions and specs
Caps on dock pilings (\$20 ea)		\$ 920.00	approximately 46 piles, PVC caps, copper or aluminum caps are approx double
Dog Park at Roach			
Survey	\$ 4,800.00		Assumes entire parcel is the project area.
Wetland Delineation	\$ 2,000.00		
Floodplain Modeling	\$ 5,000.00		Does not include any mitigation costs for impacted wetlands Survey cost is based on quote from EBI Surveying
Design Plans	\$ 8,000.00		
Permitting Assistance	\$ 4,750.00		
Construction Cost			
Mobilization	\$ 1,500.00		
Erosion Control	\$ 2,500.00		
Clearing	\$ 5,300.00		
Rough Grading	\$ 3,775.00		
Fine Grading	\$ 12,623.00		
Landscaping	\$ 4,765.00		1.38 acres seed and mulch, 15 trees @ \$250
Furniture	\$ 2,300.00		3 benches, waste station
Fencing	\$ 5,400.00		4' tall, galvanized
Total		\$ 62,713.00	
Locks on Community Room (2)		\$ 200.00	Price varies greatly, cost is for lock only, no installation or mods/repairs to doors included
ADA Mulch (20 lb bag) \$5.50 each		\$ 616.00	Each bag covers approximately 12 sq ft at 2 inches deep, the new play ground equipment at Laird would require 112 bags.

Lake Padget Estates Independent Special District
Capital Improvement Planning Estimates

February 21, 2019

Estiamtes	Estimated cost	Totals	Notes/Comments
Little East Park Cabanas - QTY 2			Cost depends on material, brick vs wood. Power provided?
Approximate Cost 400 square foot	\$ 22,400.00		Does not include permitting costs
Approximate Cost 400 square foot	\$ 22,400.00		Average cost per square foot appears to be about \$56/sf
	Total	\$ 44,800.00	
Surveys			
Laird Park	\$ 6,800.00		Estimates based on quotes from EBI suveying. For
Lake Saxon	\$ 2,800.00		any future major improvements, we should consider
Lake Padgett	\$ 6,980.00		obtaining updated and complete surveys
Kaminski Park	\$ 10,800.00		
Lake Joyce	\$ 1,280.00		Survey for Roach included in dog park estimate
	Total	\$ 28,660.00	
Basketball Court Expansion at Laird		\$ 10,000.00	Estimates per RS Means Estimating Book
Lake Saxon Boat Ramp Drive Improvements			Estimates per RS Means and info online
Excavate and remove top six inches of soil	\$ 2,000.00		Based on concept plan prepared by District Engineer
Gravel Stone for Drive	\$ 2,600.00		Assumes that project will be exempt from permitting
	Total	\$ 4,600.00	
Aquatic Lake Maintenance		\$ 89,000.00	Based on prior proposal, annual cost?
		\$ 439,650.00	

The above estimates are for planning purposes only. Actual costs may be subject to change based on changes in scope and the economic climate.

Rank	Item	Comments
5	Boat Ramp Repair - Laird	No action taken
4	Little East Park Cabanas - QTY 2	No action taken
	Basketball Court Expansion at Laird	No action taken
13	Fences-Laird Park - East Lake Park - change from 6 to 8 feet	No action taken
3	Dog Park at Roach	No action taken
	Concrete Barn Add'l Roof Extension (approx 20'x130')	On Hold
6	Kaminski Park Community Room repairs	On Hold
	Surveys	On hold, only as needed
12	Laird Park Maint building pre-fab metal	No action taken
11	Metal building - Laird park guards	No action taken
1	Truck	
2	2 mailing to residents	
8	Resurface parking lots	
9	Resurface tennis court	
10	Resurface Basketball courts	
7	Adult exercise equipment for Roach Park	
	Free standing playground equipment	

Lake Podget Estates Independent Special District
Capital Improvement RankingFebruary 23, 2019
Updated April 2021

Rank	Item	Comments
5	Boat Ramp Repair - Laird	No action taken
4	Little East Park Cabanas - QTY 2	No action taken
	Basketball Court Expansion at Laird	No action taken
13	Fences - Laird Park - East Lake Park - change from 6 to 8 feet	No action taken
3	Dog Park at Roach	No action taken
	Concrete Barn Add'l Roof Extension (approx 20'x130')	On hold
6	Kaminski Park Community Room repairs	On hold
	Surveys	On hold, only as needed
12	Laird Park Maint building pre-fab metal	No action taken
11	Metal building - Laird park guards	No action taken
1	Truck	
2	2 Mailings for residents	
8	Resurface parking lots	
9	Resurface tennis court	
10	Resurface Basketball court	
7	Adult exercise equipment for Roach Park	
	tree standing playground equipment	

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Rank	Item	Comments
B6	Concrete Barn Drainage Improvements per Plan 4/17/2018	Some Improvements made
C (hold)	Gutters for Bathrooms at Laird	Temporary tabled
C (hold)	Stainless Steel Fish Grates	No action taken, aluminum can be used
C (hold)	Trees (average size 25") each tree	Currently working on the removal list
A5	Security Cameras	Some cameras have been installed at Laird and sections of Padgett, ongoing
A4	Lake Saxon Playground Improvements	No action taken
A2	Boat Ramp Repair	No action taken
B4	Little East Park Cabanas - QTY 2	No action taken
B5	Basketball Court Expansion at Laird	No action taken
C (hold)	Fences-Laird Park - East Lake Park - change from 6 to 8 feet	No action taken
C (hold)	Dog Park at Roach	No action taken
C (hold)	Concrete Barn Add'l Roof Extension (approx 20'x130')	On Hold
A1	Concrete Barn Roof Repair (3056 sq ft)	On Hold
A4	Kaminski Park Community Room (Roof/Ceiling repair?)	On Hold
C (hold)	Surveys	On hold, only as needed
B1	Laird Park Maint building pre-fab metal	No action taken
B2	Metal building - Laird park guards - Or Covered Gazebo near gate.	No action taken
A3	Dock resurface Lake Padgett Park (may be in current budget)	
B3	Concrete repair - sidewalk and little East Lake Park	
	Note: A = high priority	
	B = Budget permitting	
	C= Hold for future or more information.	

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