

Lakewood Ranch Stewardship District

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www.lakewoodranchstewardship.com

**BOARD OF SUPERVISORS
LAKEWOOD RANCH
STEWARDSHIP DISTRICT**

**Friday, March 6, 2026, 9:00 a.m.
Schroeder-Manatee Ranch, Inc.
14400 Covenant Way
Lakewood Ranch, FL 34202**

For those attending the meeting telephonically, the call-in information for the meeting is as follows:

Number: 1-844-621-3956
Access code: 2539 895 0958
Join online: <https://pfmccd.webex.com/meet/gaarlandtj>

BOARD OF SUPERVISORS MEETING AGENDA

Call to Order / Roll Call

- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

Administrative Matters

1. Consent Agenda

- i. **Minutes**
 - February 6, 2026 Board of Supervisors Meeting
- ii. **Financing Matters Relative to the Saddlestone Project, Series 2026 special Assessment Revenue Bonds**
 - A. MBS Capital Markets, LLC IBA Supplement
- iii. **Financing Matters Relative to the Stillwater Project, Series 2026 Special Assessment Revenue Bonds**
 - A. Financing Team Funding Agreement between the District and Lennar Homes, LLC
 - B. MBS Capital Markets, LLC IBA Supplement
- iv. **Engineer's Report**
 - Proposal OnSight Bourneside & University Roundabouts
 - Change Order No. 5 RyanGolf Corporation Bourneside Ph 2 – SE Concrete Apron roundabout and mini split AC units for Master Lift Station
 - Change Order No. 20 FINAL RIPA & Associates, LLC Bourneside Blvd II Widening w/3 Roundabouts/ Reclaimed WM & Booster Pump Station



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If you are interested in obtaining any of the material for the agenda, please reach out to Jane Gaarlandt at (407) 723-5900 or gaarlandtj@pfm.com

- **Change Order No. 3 FINAL**
Frederick Derr & Company, Inc.
LWR Parcel J Lift Station
Contract deduct for Seed & Mulch
- **Change Order No. 1**
Irrigation Design Associates (IDA)
Bourneside Blvd – SR-70 to Solera
Deductions to Contract
- **Change Order No. 156 Under Specific Authorization No. 145**
Stantec
General District Engineering Services
- **Specific Authorization No. 147**
Stantec
ALTA Survey Services – Ravelstone, Summerfield & 44th-Uihlein Locations

Business Matters

2. **Consideration of Financing Matters Relative to the Saddlestone (Taylor Ranch) Project, Series 2025 Special Assessment Revenue Bonds**
 - A. **Supplemental Assessment Methodology Report**
 - B. **Resolution 2026-09, Supplemental Assessment Resolution**
 - C. **Other Matters** (*provided under separate cover*)
3. **Consideration of Financing Matters Relative to the District’s Purchase of Property from SMR**
 - A. **Resolution 2026-10, Authorizing the Issuance of Non-Ad Valorem Revenue Note, Series 2026**
 - B. **Other Matters** (*provided under separate cover*)
4. **Consideration of Financing Matters Relative to the Stillwater Project, Serie 2026 Special Assessment Revenue Bonds**
 - A. **Master Engineer’s Report**
 - B. **Master Assessment Methodology Report**
 - C. **Resolution 2026-11, Declaring Special Assessments**
 - D. **Resolution 2026-12, Setting Public Hearing on the Imposition of Special Assessments**
 - E. **Other Matters** (*provided under separate cover*)
5. **Acceptance and Approval of the September 30, 2025 Audited Financial Statements**
6. **Consideration of Request for Qualifications (RFQ), Project Development And Environment (PD&E) Study of Fruitville Road Improvements, Ranking and Shortlist Selection Approval**

Financial Matters

7. **Draw Requests** (*provided under separate cover*)
8. **Compilation Report**

Other Business

9. **Reports**
 - **Attorney’s Report**
 - **District Manager’s Report**
 - **Next Meeting April 10, 2026**
 - **Engineer’s Report**



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- **Change Order No. 2**
E.T. MacKenzie of Florida Inc.
LWR Southeast Off-site Utilities
Updated Contract costs for Civil, Potable water, Sanitary Sewer, Reclaim Water and Fiber optic Conduit of the original contract to account for plan changes from the time the project as bid
- **Change Order No. 3**
E.T. MacKenzie of Florida Inc.
LWR Southeast Off-site Utilities
Contract from GeoPoint Surveying for GPR Study
- **Executive Director's Report**
 - **Executed Documents**

Supervisor Requests

Audience Comments

Adjournment



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