

Lakewood Ranch Stewardship District

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www.lakewoodranchstewardship.com

**BOARD OF SUPERVISORS
LAKEWOOD RANCH
STEWARDSHIP DISTRICT**

**Friday, April 10, 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://pfmcdd.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. Consideration of Resolution 2026-13, Designating Date, Time, and Location for a Landowners' Election**
- 2. Consideration of Resolution 2026-14, Requesting Manatee County Supervisor of Elections Conduct the District's General Election**
- 3. Consent Agenda**
 - i. Minutes**
 - March 6, 2026 Board of Supervisors Meeting
 - ii. Arbitrage Rebate Report**
 - Special Assessment Revenue Bonds, Series 2016 (Villages of Lakewood Ranch South)
 - iii. Financing Matters Relative to the Saddlestone Project, Series 2026 special Assessment Revenue Bonds**
 - A. Resolution 2026-15, Ratifying the Sales of the Special Assessment Revenue Bonds, Series 2026 (Saddlestone Project – Phase 1/2)**
 - B. Disclosure of Public Financing Saddlestone Project – Phase 1/2)**
 - iv. Financing Matters Relative to the Stillwater Project, Series 2026 Special Assessment Revenue Bonds**
 - A. MBS Capital Markets, LLC IBA Supplement**
 - v. Sunny Grove Landscape and Irrigation Maintenance LLC Proposal for Sod Replacement (Star Farms)**
 - vi. Engineer's Report**
 - Change Order No. 8
Frederick Derr & Company Inc.
Bournside Ph 1 – SE
Plan revisions & Hauling Fill to north side of COE protected area



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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. 6**
RyanGolf Corporation
Bournside Ph 2 – SE
Additional Driveway - Schwartz & Cell tower & 60" RCP
- **Change Order No. 17**
Frederick Derr & Company Inc.
44th Avenue East Phase VI
1x Force main Connector as per SMR Request
- **Change Order No. 157 Under Specific Authorization No. 140**
Stantec
Rangeland Pkwy. Extension – Construction Phase Services

Business Matters

4. **Consideration of Financing Matters Relative to the Stillwater Project, Series 2026 Special Assessment Revenue Bonds**
 - A. **Public Hearing on the Imposition of Special Assessments**
 - Public Comments
 - Board Comments
 - B. **Master Engineer’s Report**
 - C. **Master Assessment Methodology Report**
 - D. **Resolution 2026-16, Levying Special Assessments**
 - E. **Resolution 2026-17, Delegation Resolution**
 - a. **Form of Forty-Ninth Supplemental Indenture**
 - b. **Form of Bond Purchase Contract**
 - c. **Form of Preliminary Limited Offering Memorandum**
 - d. **Form of Continuing Disclosure Agreement**
 - F. **Other Matters** (*provided under separate cover*)
5. **Consideration of Financing Matters Relative to the Reserve (Infrastructure) Project, Series 2025 Special Assessment Revenue Bonds**
 - A. **Master Engineer’s Report**
 - B. **Master Assessment Methodology Report**
 - C. **Resolution 2026-18, Declaring Special Assessments**
 - D. **Resolution 2026-19, Setting A Public Hearing on the Imposition of Special Assessments**
 - E. **Other Matters** (*provided under separate cover*)
6. **Consideration of Resolution 2026-20, Approving the Form of a Transfer Agreement with Manatee County**
7. **Consideration of Contract Recommendation for Bournside Phase III Project**
 - A. **Award Recommendation Letter**
 - B. **Resolution 2026-21 Award of Contract**
8. **Consideration of Request for Qualifications (RFQ), Project Development And Environment (PD&E) Study of Fruitville Road Improvements, Final Recommendation to Award**

Financial Matters

9. **Draw Requests** (*provided under separate cover*)
10. **Compilation Report**



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Other Business

11. Reports

- **Attorney's Report**
- **District Manager's Report**
 - **Next Meeting May 1, 2026**
- **Engineer's Report**
 - **Change Order No. 6**
C&M Road Builders
Bourneside Blvd & Masters Ave. Roundabout
Additive change order for plan and Scope changes as requested by the owner
 - **Change Order No. 7**
C&M Road Builders
Bourneside Blvd & Masters Ave. Roundabout
All street lighting for the contract area including poles, lights, handhole boxes and conduit.
Also includes administrative charge and surveying to layout facilities and create as-built drawings as required
 - **Change Order No. 14 FINAL**
Frederick Derr & Company, Inc.
Rangeland Parkway Extension
Reduction of original contract items: Excavation of lakes; FDOT Headwall; Single grate control structure; Conduit material & install; RCP endwall
 - **Change Order No. 18 FINAL**
Frederick Derr & Company, Inc.
44th Avenue East Phase VI
Deduction for contract items: Haul for berm; trucking and hauling of Fill; Fence removal and disposal; Gate Valve Assembly
- **Executive Director's Report**
 - **Executed Documents**

Supervisor Requests

Audience Comments

Adjournment



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