

# Lakewood Ranch Stewardship District

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[www.lakewoodranchstewardship.com](http://www.lakewoodranchstewardship.com)

**BOARD OF SUPERVISORS  
LAKEWOOD RANCH  
STEWARDSHIP DISTRICT**

**Friday, July 10, 2026, 9:00 a.m.  
Schroeder-Manatee Ranch, Inc.  
14400 Covenant Way  
Lakewood Ranch, FL 34202**

If you would like to attend the Board Meeting by phone, you may do so by dialing:

**Phone:** 1-844-621-3956  
**Access Code:** 2539 895 0958  
**Join online:** <https://pfmcdd.webex.com/meet/gaarlandtj>

## PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA

- **Roll Call to Confirm Quorum**
- **Public Comment Period** *[for any member of the public desiring to speak on any proposition before the Board]*

### Administrative Matters

#### 1. Consent Agenda

##### i. Minutes

- **May 26, 2026 Board of Supervisors Meeting**

##### ii. Engineer's Report

- **Change Order No. 2 – FINAL  
Woodruff & Sons, Inc.  
Shellstone Trail  
Qty Final Reconciliation**
- **Change Order No. 8  
Ryangolf Corporation  
Bourneside Ph 2-SE  
Driveway culverts; Gravity Walls; Utility Tie In**
- **Change Order No. 9  
Ryangolf Corporation  
Bourneside Ph 2-SE  
Additional Irr Service; Survey/Stakeout; Additional Days**
- **Specific Authorization No. 150  
Stantec  
Regional Lift Station, Toll Connector Road, Fruitville Rd Utilities  
Record Drawings**
- **Contractor Scope and Fee/Contract  
RESPEC  
Lakewood Ranch Southeast Phase 1  
Formal Modification of Water Use Permit No. 20007846.036**
- **Contractor Cost Estimation  
Driggers Engineering Services, Inc.**

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](mailto:gaarlandtj@pfm.com)



**Lakewood Ranch SE Offsite Utilities  
Materials Testing and Inspection Services**

- **Contractor Specification / Cost Estimate  
Florida Gulf Coast Underground LLC  
Bourneside Blvd SE  
Phase 1 Irrigation Pipeline Taps**
- **Contractor Specification / Cost Estimate  
Florida Gulf Coast Underground LLC  
Bourneside Blvd SE  
Phase 2 Irrigation Pipeline Taps**
- **Contractor Quote  
JT's Irrigation Restoration Specialist  
Bourneside from SR70 to Master's Ave  
Irrigation Service - Quote: 06242601  
Installation/Revamp**
- **Contractor Quote  
JT's Irrigation Restoration Specialist  
Bourneside/Master's Ave - Roundabout  
Irrigation Service - Quote: 06242602  
Installation**
- **Contractor Quote  
JT's Irrigation Restoration Specialist  
Bourneside from Master's Ave to University  
Irrigation Service - Quote: 06252601  
Installation/Revamp**
- **Contractor Quote  
CEPRA Landscape  
Bourneside Blvd South of SR 70 to Master's Avenue  
Proposal #58166  
Phase 1 Landscape Renovation**
- **Contractor Quote  
CEPRA Landscape  
Bourneside Blvd - Master's Avenue Roundabout  
Proposal #58167  
Phase 2 Landscape Renovation**
- **Contractor Quote  
CEPRA Landscape  
Bourneside Blvd - Master's Avenue to University Parkway  
Proposal #58168  
Phase 3 Landscape Renovation**
- **Contractor Quote  
Frederick Derr & Company, Inc.  
BRU Access Road #26-0530**
- **Contractor Scope & Fee/Contract  
CREATIVEMAILBOX DESIGNS  
Bourneside SE PH1**
- **Contractor Quote / Memo  
LWRSE Irrigation Installation Sole Source**

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Irrigation Design Associates, Inc. (IDA)  
Bourneside Blvd SE Phase 1  
Irrigation Installation

- Proposal  
PROTEC Electric / CWA Construction  
Stewardship Maintenance Yard  
Fence and Access Improvements
- Proposal  
PROTEC Electric / CWA Construction  
Stewardship Maintenance Yard  
Materials Storage Bins

### **Business Matters**

2. **Consideration of Financing Matters Relative to the Stillwater Project, Series 2026 Special Assessment Revenue Bonds**
  - A. **Other Matters** (*provided under separate cover*)
3. **Consideration of Financing Matters Relative to the Reserve (Infrastructure) Project, Series 2025 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 2026-26, Levying Special Assessments**
  - E. **Other Matters** (*provided under separate cover*)
4. **Consideration of Agreement for Project Development and Environment (PD&E) Study of Fruitville Road Improvements and Related Services with Lakewood Ranch Stewardship District and Kimley-Horn and Associates, Inc.**
5. **Consideration of the Recommendation of the Auditor Selection Committee**

### **Financial Matters**

6. **Draw Requests**
7. **Compilation Report**

### **Other Business**

8. **Staff Reports**
  - **Attorney's Report**
  - **District Manager's Report**
    - **Next Meeting August 7, 2026 [Budget Adoption/Public Hearing]**
  - **Engineer's Report**
    - **Change Order No. 2**  
Frederick Derr & Company, Inc.  
Toll Brothers Connector Road  
Excavate Pond; Expand Reclaim Pond; Directional Bore Water Main
    - **Change Order No. 5**  
Frederick Derr & Company, Inc.

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**SR 64 & Uihlein Rd**

**Concrete flume; steel in roundabout; remove existing force main; new force main; vac trucks sewage; force main ties**

- **Change Order No. 10**  
**Frederick Derr & Company, Inc.**  
**Bournside Blvd Phase 1 - SE**  
**Additional Bahia Sod; Conduit; Box Culvert; RCP; Relocate & Grout Force Main / East of Box Culvert; Survey Light Poles; Hand Form & Pour curb; Re-Dress between Curb & Sidewalk**
- **Change Order No. 4 - FINAL**  
**E.T. MacKenzie of Florida, Inc.**  
**Dam Road Water Main Ext. 44<sup>th</sup> Ave E. Phase 5 Force Main Ext. Sidewalk; Additional Work Utility Conflicts; Delete West Tie in; added Revisions; Flushing Port - Final balancing CO for project**
- **Executive Director's Report**
  - **Executed Documents**

**Supervisor Requests**

**Audience Comments**

**Adjournment**

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