

Lakewood Ranch Stewardship District

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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://pfmccd.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

- Minutes**
 - **May 26, 2026 Board of Supervisors Meeting**
- Arbitrage Rebate Report** *(provided under separate cover)*
 - **Special Assessment Revenue Bonds, Series 2021 (Belleisle/Central Park Projects)**
- 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

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



- **Contractor Cost Estimation**
Driggers Engineering Services, Inc.
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

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- **Contractor Quote / Memo**
LWRSE Irrigation Installation Sole Source
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.
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. 44th 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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