

Lakewood Ranch Stewardship District

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www.lakewoodranchstewardship.com

**BOARD OF SUPERVISORS
LAKEWOOD RANCH
STEWARDSHIP DISTRICT**

**Friday, September 4, 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. Consideration of Resolution 2026-27, Designating Date, Time, and Location for Regular Meetings for Fiscal Year 2026-2027**
- 2. Consideration of resolution 2026- 28, Adopting Goals, Objectives, and Performance Measures and Standards**
- 3. Consideration of Resolution 2026-29, Amending resolution 2026-23 to Reset the Date, Time, and Location of the Public Hearing Regarding Proposed Budgets for Fiscal Year 2027, Ratifying the Actions of the District Manager and Chairman**
- 4. Consideration of Resolution 2026-33, Amending Resolution 2026-24 to Reset the Date, Time, and Location of the Public Hearing Regarding Proposed Rules of Procedure, Ratifying the Actions of the District Manager and Chairman**
- 5. Consent Agenda**
 - i. Minutes**
 - **July 10, 2026 Board of Supervisors Meeting**
 - **July 10, 2026 Auditor Selection Committee Meeting**
 - ii. Arbitrage Rebate Report**
 - **Special Assessment Revenue Bonds, Series 2021 (Belleisle/Central Park Projects)**
 - iii. IBA Supplement, Raymond James & Associates, Inc. (LRSD Southeast)**
 - iv. Policy Regarding Compensation**
 - v. Draw Requests**
 - **Lakewood Ranch Southeast Special Assessment Revenue Bond Series 2025**
 - **Requisition List for Draw #13**

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



- Landowner Construction Funding Agreement – SMR Taylor Ranch Requisition List for Draw #22
 - Landowner Construction Funding Agreement – The Reserve Requisition List for Draw #1
 - Landowner Construction Funding Agreement – Northeast Sector Requisition List for Draw #56
 - Lakewood Ranch Southeast Special Assessment Revenue Bond Series 2024 – Bungalow Walk Requisition List for Draw #6
- vi. **Engineer's Report**
- **Change Order No. 1**
C&M Road Builders
LWR SE University Parkway Widening
Additional Silt Fence (Not Trenched)
 - **Change Order No. 1**
Frederick Derr & Company Inc.
The Reserve at LWR 0- Ph 1
Final lift asphalt removed; remove base quantity; replace 6" concrete in paver areas;
owner request jumper replacement; engineer revision to bmp plan
 - **Change Order No. 11**
Frederick Derr & Company Inc.
Bourneside Ph 1 - SE
Temporary water supply; pre testing crew extra time; connected the reclaim to IRR main; Storm revisions; Green bike lane striping increased; Provide additional 6' xing; Additional MOT; Additional days 180
 - **Change Order No. 15 - FINAL**
Frederick Derr & Company Inc.
Rangeland Parkway Extension
Additional Thermo Edge Line
 - **Contractor Quote**
Bourneside – Phase I – Landscape
IDA - Irrigation Design Associates, Inc.
 - **Contractor Quote**
Bourneside – Phase II – Landscape
IDA - Irrigation Design Associates, Inc.
 - **Contractor Quote**
Bourneside – Phase III – Landscape
IDA - Irrigation Design Associates, Inc.
 - **Contractor Specification / Cost Estimate**
Florida Gulf Coast Underground LLC
Bourneside Blvd SE (Phase 3 Irrigation Pipeline Taps)
 - **Contractor Cost Estimation**
Driggers Engineering Services, Inc.
Lakewood Ranch SE University Parkway Widening
Materials Testing and Inspection Services

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Business Matters

- 6. Public Hearing on the Adoption of the District's Fiscal Year 2026-2027 Budgets**
 - Public Comments
 - Board Comments
 - A. Consideration of Resolution 2026-30, Relating to the Annual Appropriations and Adopting the Fiscal Year 2026-2027 Budgets**
 - B. Consideration of Resolution 2026-31, Imposing Special Assessments and Certifying an Assessment Roll for the Fiscal Year 2026-2027**
- 7. Consideration of Financing Matters Relative to the Stillwater Project, Series 2026 Special Assessment Revenue Bonds**
 - A. Other Matters** *(provided under separate cover)*
- 8. Consideration of Financing Matters Relative to the Reserve (Infrastructure) Project, Series 2025 Special Assessment Revenue Bonds**
 - A. Resolution 2026-32, Delegation Resolution**
 - a. Form of Fiftieth Supplemental Indenture**
 - b. Form of Bond Purchase Contract**
 - c. Form of Preliminary Limited Offering Memorandum**
 - d. Form of Continuing Disclosure Agreement**
 - B. Other Matters** *(provided under separate cover)*
- 9. Consideration of the Recommendation of the Auditor Selection Committee**
- 10. Consideration of Contract Recommendation for Lakewood Ranch Southeast Bourneside Phase 1 – Landscape Installation and Maintenance**
 - A. Award Recommendation Letter**
 - B. Resolution 2026-34 Award of Contract**

Financial Matters

- 11. Draw Requests**
- 12. Compilation Report**

Other Business

- 13. Staff Reports**
 - **Attorney's Report**
 - **District Manager's Report**
 - **Next Meeting September 4, 2026**
 - **Engineer's Report**
 - **Contractor Quote**
Bourneside South – Phase III – Landscape
IDA - Irrigation Design Associates, Inc.
Irrigation Distribution System
 - **Change Order No. 10**
Ryangolf Corporation
Bourneside Phase 2 - SE
Dewater/Excavate; Install & run pump/well joint; Suction line
installation for revisions to master lift station; Additional days
 - **Contractor Quote**
FEDCO Communications and Utilities, LLC
Bourneside Extension Ph 2 – FPL Feeder

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- **Executive Director's Report**
 - **Executed Documents**

Supervisor Requests
Audience Comments

Adjournment

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