

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.
14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting May 15, 2025, 9:00 a.m.

Attending and constituting a quorum:

Rex Jensen	Chair
Tony Chiofalo	Vice-Chair / Assistant Secretary
John Gleeson	Assistant Secretary
Glenda Robertson	Assistant Secretary
Bob Hanbury	Assistant secretary

Also attending were:

Jane Gaarlandt	PFM Group Consulting LLC	
Jennifer Glasgow	PFM Group Consulting LLC	
Gazmin Kerr	PFM Group Consulting LCC	(by phone)
Kevin Plenzler	PFM Financial Advisors LLC	(by phone)
Brent Wilder	PFM Financial Advisors LLC	(by phone)
Jonathan Johnson	Kutak Rock	
Anne Ross	LWRSD	
Heather Ross	LWRSD	
Scott Almand	LWRSD	
Brett Sealy	MBS	(by phone)
Sete Zare	MBA	(by phone)
Bob Simons	LWR Development	
Tracy Caridi	LWR Development	
Rob Engel	Stantec	(by phone)
Keith Litzell	Stantect	
Scott Schuhle	US Bank	(by phone)
Suzanne Henke	Public	
Lynn Markgraf	Public	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt called the meeting to order and proceeded with the roll. The members in attendance are as outlined above.

Public Comments

There were no public comments.

SECOND ORDER OF BUSINESS

Administrative Matters

Review of Letters from the Supervisor of Elections Regarding Number of Registered Voters

- Manatee County
- Sarasota County

Ms. Gaarlandt notes that as of April 15th there were 28,038 registered voters in Manatee County and 3,445 registered voters in Sarasota County.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Jensen presented the consent agenda:

- i. Minutes
 - April 11, 2025 Board of Supervisors Meeting
- ii. Engineer's Report
 - Change Order No. 147 Under Specific Authorization No. 197
Stantec
Northeast Sector Roadways
Legal Description Coordination
Services Project
 - Change Order No. 148 Under Specific Authorization No. 130
Stantec
Silver Falls Run Extension
Design, Permitting, and
Construction Phase Services
Project
 - Change Order No. 149 Under Specific Authorization No. 145
Stantec
General District Engineering
Services FY 2024-2025
 - Change Order No. 13
RIPA & Associates, LLC
Bourneside Blvd II Widening w/3
Roundabouts/ Reclaimed WM &
Booster Pump Station
Removal of RCP and end
treatments at Rangeland.
Additional Cost for additional
light pole relocation –
Additional cost for construction
of Rangeland RAB
 - Change Order No. 14
RIPA & Associates, LLC
Bourneside Blvd II Widening w/3
Roundabouts/ Reclaimed WM &
Booster Pump Station
Concrete Truck Aprons deduct
and replacing with 12" concrete
apron
 - Change Order No. 1
Frederick Derr & Company Inc.
Lake Haddington Remediation
Areas 1, 2, 8, 9, 10 Project

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the items on the consent agenda.

FOURTH ORDER OF BUSINESS

Business Matters

**Consideration of Financing Matters
Relative to the Calusa Project, Series 2025
Special Assessment Revenue Bonds**

A. Other Matters *(provided under
separate cover)*

Mr. Sealy noted that the financing team continues to work with Lennar to finalize the offering documents.

FIFTH ORDER OF BUSINESS

**Consideration of Financing Matters
Relative to the Saddlestone (Taylor Ranch)
Project, Series 2025 Special Assessment
Revenue Bonds**

**B. Public Hearing on the Imposition of
Special Assessment**

- Public Hearing
- Board Comments

C. Master Engineer's Report

**D. Master Assessment Methodology
Report**

**E. Resolution 2025-29, Levying Special
Assessments**

F. Other Matters *(provided under
separate cover)*

Mr. Johnson noted that a public hearing on the proposed assessments was noticed for today and stated that the proposed assessment would solely impact property owners and residents within the Saddlestone Project.

On MOTION by Ms. Robertson, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District opened the public hearing.

Ms. Henke inquired about the cost of perimeter landscape maintenance. Mr. Jensen responded that the maintenance is the responsibility of the Landowner/Developer of the project in the District. Ms. Ross noted that this was part of the land development ordinance requirement for doing Taylor Ranch as its own sector.

On MOTION by Ms. Robertson, seconded by Ms. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District closed the public hearing.

Mr. Johnson noted that the Master Engineer's Report and Master Assessment Methodology Report included in the agenda packet were in the same form previously presented to the Board.

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2025-29, Levying Special Assessments.

Mr. Sealy noted that Staff continues to work with the Forestar team updating the offering documents

SIXTH ORDER OF BUSINESS

**Consideration of Financing Matters
Relative to the LWR Southeast Project,
Series 2025 Special Assessment Revenue
Bonds**

A. Updated Master Engineer's Report

B. Other Matters *(provided under
separate cover)*

Mr. Chiofalo noted that the Master Engineer's Report has been updated reflecting a total project cost of \$170,779,482.

On MOTION by Mr. Chiofalo, seconded by Ms. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Updated Master Engineer's Report.

SEVENTH ORDER OF BUSINESS

Financial Matters

Draw Requests

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 44
Northeast Sector
Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 44 - Northeast Sector – Pre-Funding.

**Requisition List for Draw No. 16
LRSD Taylor Ranch
Series 2023 Bond**

On MOTION by Mr. Chiofalo, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 16 – LRSD Taylor Ranch, Series 2023 Bond.

**Requisition List for Draw No. 86
Lakewood Centre and NW Sector
Landowner Funding**

On MOTION by Mr. Chiofalo, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 86 – Lakewood Centre and NW Sector – Landowner Funding.

**Requisition List for Draw No. 6
Lakewood Ranch Southeast
Pre-Funding - Landowner Construction
Funding Agreement**

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 6 – Lakewood Ranch Southeast – Landowner Funding.

**Requisition List for Draw No. 5
Bourneside Blvd & Masters Ave
Roundabout
Landowner Funding**

On MOTION by Mr. Chiofalo, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 5 – Bourneside Blvd & Masters Ave Roundabout – Landowner Funding.

EIGHTH ORDER OF BUSINESS

Compilation Report

There were no comments to the financial statements.

NINTH ORDER OF BUSINESS

Staff Reports

Attorney's Report – Mr. Johnson provided updates on the legislative session noting that none of bills passed. The next session starts January 2026.

Manager's Report – Ms. Gaarlandt confirmed quorum for the preliminary budget meeting rescheduled for June 13th. The board members were reminded of the July 1st Form 1 electronic filing deadline and the December 31st required ethics training deadline.

Engineer's Report

**Change Order No. 2
C&M Road Builders**

**Lake Kingfisher & Merganser Emergency
Remediation Project
Grade for and install 6-12" Rip-Rap along
bank, Floritam Sod placement**

Mr. Litzell presented the change order in the amount of \$200,072.50. Ms. Ross provided additional details.

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 2, C&M Road Builders.

**Change Order No. 1
Frederick Derr & Company Inc.
Bourneside Ph 1
Price Increase for subs, labor, supplies and
equipment plan changes from time of
original bid**

Mr. Litzell presented the change order in the amount of \$904,802.30.

On MOTION by Mr. Chiofalo, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 1, Frederick Derr & Company Inc..

**Change Order No. 12
RIPA & Associates, LLC
Bourneside Blvd II Widening w/3
Roundabouts/ Reclaimed WM & Booster
Pump Station
Deduction to remove original amount of 5ft
trail from the original contract –
Reimbursement from County**

Mr. Litzell presented the deductive change order in the amount of \$679,750.50.

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 12, RIPA & Associates, LLC.

**Change Order No. 11
RIPA & Associates, LLC
Bourneside Blvd II Widening w/3
Roundabouts/ Reclaimed WM & Booster
Pump Station
Install of full 15ft wide asphalt trail instead
of original 5ft concrete sidewalk**

Mr. Litzell presented the change order in the amount of \$1,921,596.60 noting a signed reimbursement agreement with the County is attached to the change order.

Mr. Gleeson inquired about the 15' wide trail. Mr. Jensen responded that this is intended to be a public/private partnership between the District and Manatee county for the creation of a trail that meets the regional criteria for trails to facilitate multiuse means of transportation. The plan is to ultimately extend the trail from Lake Manatee Preserve to Nathan Bendoron Park. Ms. Ross noted that eventually additional extension will be done with the widening of Bourneside from SR70 to University. Mr. Jensen noted that SMR is negotiating with the County for the acquisition of 50 acres behind the fire station on SR70 and Bourneside for a state park and trail head.

Mr. Litzell noted that the change order also includes a time extension.

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 11, RIPA & Associates, LLC.

**Change Order No. 1
Irrigation Design Associates (IDA)
Taylor Ranch East
Landscape Buffer – Irrigation Contract
Site Enhancement Plans**

Mr. Litzell presented the change order in the amount of \$9,781,78

On MOTION by Mr. Chiofalo, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 1, Irrigation Design Association (IDA).

Executive Director's Report

Executed Documents

Ms. Ross stated that with the acquisition of BRU, Staff continued to work with the BRU Engineer of Record, Respec under the ongoing agreements that were in place upon acquisition. Respec is a long standing, responsive firm, and provides good quality work and Staff rely heavily on them for BRU regulatory requirements. Ms. Ross requested that the Board approve Staff and District Attorney to enter into an updated Master Services Agreement with Respec under a Sole Source procurement.

On MOTION by Mr. Hanbury, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District authorized Staff and District Counsel to enter into an updated Master Services Agreement with Respec under a Sole Source procurement.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Robertson, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the May 15, 2025 meeting.


Secretary/Assistant Secretary


Executive Director