

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**
 - **Landowner Construction Funding Agreement – SMR Taylor Ranch Requisition List for Draw #22**
 - **Landowner Construction Funding Agreement – The Reserve**

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



- 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

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

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- 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. Supplemental Assessment Methodology Report
 - B. 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
 - C. 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
- 11. Consideration of Resolution 2026-35, Approving a Landscape Maintenance and Installation Agreement
- 12. Consideration of Resolution 2026-36, Affirming and Ratifying Actions Taken Regarding Emergency Repairs and for an Irrigation Line Break

Financial Matters

- 13. Draw Requests
- 14. Compilation Report

Other Business

- 15. 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
 - Change Order No. 6 - FINAL
Frederick Derr & Company Inc.
SR-64 & Uihlein Road
Utility pipe cost overruns; storm drain pipe & structures; concrete
curb & sidewalk; roadway base & stabilization

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

Supervisor Requests
Audience Comments

Adjournment

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