

# Lakewood Ranch Stewardship District

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

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**BOARD OF SUPERVISORS  
LAKEWOOD RANCH  
STEWARDSHIP DISTRICT**

**Monday, October 21, 2024, 9:00 a.m.  
Schroeder-Manatee Ranch, Inc.  
14400 Covenant Way  
Lakewood Ranch, FL 34202**

For those attending the meeting telephonically, the call-in information for the meeting is as follows:

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

## **BOARD OF SUPERVISORS MEETING AGENDA**

### **Call to Order / Roll Call**

- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

### **Administrative Matters**

- **Nomination(s) for Vacant Seat 1 (term expires 2024)**

#### **1. Consent Agenda**

- i. **Minutes**
  - **September 6, 2024 Board of Supervisors Meeting**
- ii. **Matters Relative to the Villages of Lakewood Ranch South Project – Bungalow Walk**
  - a. **Resolution 2025-01, Ratifying the Sale of the Series 2024 Bonds**
  - b. **Supplemental Disclosure of Public Financing**
- iii. **Arbitrage Rebate Report – Special Assessment Revenue Bonds, Series 2019 (Indigo Expansion)**
- iv. **Project Completion and Assessment Finalization Resolutions**
  - a. **Resolution 2025-07, Lakewood Ranch Stewardship District Special Assessment Revenue Bonds, Series 2020 (Northeast Sector Project - Phase 2B)**
  - b. **Resolution 2025-08, Lakewood Ranch Stewardship District Utility Revenue Bonds, Series 2023 (System Acquisition Project)**
  - c. **Resolution 2025-09, Lakewood Ranch Stewardship District Special Assessment Revenue Bonds Series 2021 (Sweetwater Project)**
- v. **Engineer’s Report**
  - **Change Order No. 134 Under Specific Authorization No. 109**  
**Stantec**  
**Waterside East-West Roadway (Blue Lake Road) Project**
  - **Change Order No. 135 Under Specific Authorization No. 141**  
**Stantec**  
**Taylor Road BRU Lake Driveway / Reclaim Main Extension**
  - **Change Order No. 136 Under Specific Authorization No. 131**  
**Stantec**



**pfm**

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).

**SR-64 and Uihlein Road Roundabout**

**Design, Permitting, and Construction Phase Services Project**

- **Dam Road Water Main & 44<sup>th</sup> Ave. E, Phase 5 Force Main - Bid Extension**  
**E.T. Mackenzie of Florida, Inc.**  
**30-day extension (until October 28, 2024)**

**Business Matters**

2. **Consideration of Financing Matters Relative to the Palm Grove Project, Series 2024 Special Assessment Revenue Bonds**
  - A. **Updated Master Engineer's Report**
  - B. **Amended and Restated Master Assessment Methodology Report**
  - C. **Resolution 2025-02, Rescinding Prior Levy and Declaring Special Assessments**
  - D. **Resolution 2025-03, Setting Public Hearing on the Imposition of Special Assessments**
  - E. **Supplemental Engineer's Report**
  - F. **Supplemental Assessment Methodology Report**
  - G. **Resolution 2025-04, Delegation Resolution**
    - a. **Form of Forty-Fourth Supplemental Indenture**
    - b. **Form of Bond Purchase Contract**
    - c. **Form of Preliminary Limited Offering Memorandum**
    - d. **Form of Continuing Disclosure Agreement**
  - H. **Other Matters** (*provided under separate cover*)
3. **Consideration of Lakewood Ranch Southeast Offsite Utility Procurement, Lorraine Road Section**
  - A. **Memorandum**
  - B. **Resolution 2025-05, Award of Contract to Garney Construction**
  - C. **Garney Construction Contract**
  - D. **LWR Stewardship District Rules & Procedures (details to procurement processes)**
4. **Consideration of Dam Road Water Main Up-sizing Reimbursement Agreement**
5. **Consideration of Bid Award for Dam Road Water Main and 44th Avenue East Phase 5 Force Main Project**
  - A. **Award Recommendation Letter and Bid Tabulation**
  - B. **Resolution 2025-06, Award of Contract**

**Financial Matters**

6. **Draw Requests** (*provided under separate cover*)
7. **Compilation Report**

**Other Business**

8. **Staff Reports**
  - **Attorney's Report**
  - **District Manager's Report**
  - **Engineer's Report**
    - **Lorraine Road Utilities Scope of Services**
    - **Change Order No. 13**  
**Frederick Derr & Company Inc.**  
**44<sup>th</sup> Ave East Phase VI Project**
  - **Executive Director's Report**
    - **Executed Documents**

**Audience Comments**

**Adjournment**



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