

# Lakewood Ranch Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817; 407.723.5900

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

**BOARD OF SUPERVISORS  
LAKEWOOD RANCH  
STEWARDSHIP DISTRICT**

**Friday, November 22, 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://pfmccd.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**

- **Administering the Oath of Office to Newly Elected Supervisor(s)**
- 1. **Consideration of Resolution 2025-10, Declaring a Vacancy in Seat 1**
  - **Nomination(s) for Vacant Seat 1**
- 2. **Consent Agenda**
  - i. **Minutes**
    - **October 21, 2024 Board of Supervisors Meeting**
  - ii. **Arbitrage Rebate Reports *(provided under separate cover)***
    - **Special Assessment Revenue Bonds, Series 2014 (Country Club East Project)**
    - **Special Assessment Revenue Bonds, Series 2019 (NE Sector Project – Phase 2A)**
    - **Special Assessment Revenue Bonds, Series 2019 (Azario Project)**
  - iii. **Resolution 2025-13, Project Completion and Assessment Finalization Resolution**
    - **Lakewood Ranch Stewardship District Special Assessment Revenue Bonds, Series 2021 (Star Farms at Lakewood Ranch Project – Phase 1/2)**
  - iv. **Waterside Park License Agreement, Lakewood Ranch Blues Festival**
  - v. **Service Mark License Agreement**
  - vi. **Lake Kingfisher Hurricane Emergency Repair, C&M Road Builders Quote**
  - vii. **Engineer's Report**
    - **Change Order No. 140 Under Specific Authorization No. 145  
Stantec  
General District Engineering Services (Fiscal Year 2024-2025)**
    - **Change Order No. 9  
RIPA & Associates, LLC  
Bourneside Blvd II Widening w/ 3 Roundabouts/ Reclaim WM & Booster Pump Station  
10" plug valve assembly and relocate endwall #24-6 and add 16 LF of 18" RCP**



**pfm**

If you are interested in obtaining any of the material for the agenda, please reach out to Jane Gaarlandt at (407) 723-5900 at [gaarlandtj@pfm.com](mailto:gaarlandtj@pfm.com).

- **Change Order No. 10**  
Frederick Derr & Company, Inc.  
Rangeland Parkway Extension  
MSB – Extension Lighting installation + Management fee for work  
Deduct for owner Material
- **Change Order No. 1**  
C&M Roadbuilders, Incorporated  
BRU- Kent Lake Booster Pump

### **Business Matters**

3. **Consideration of Financing Matters Relative to the Palm Grove Project, Series 2024 Special Assessment Revenue Bonds**
  - A. **Public Hearing on the Imposition of Special Assessment**
    - Public Comments
    - Board Comments
  - B. **Updated Master Engineer’s Report**
  - C. **Amended and Restated Master Assessment Methodology Report**
  - D. **Resolution 2025-11, Levying Special Assessments**
  - E. **Supplemental Assessment Methodology Report**
  - F. **Resolution 2025-12, Supplemental Assessment Resolution**
4. **Consideration of Bid Award for LWR Parcel J Lift Station Project**
  - A. **Award Recommendation Letter and Bid Tabulation**
  - B. **Resolution 2025-14, Award of Contract**

### **Financial Matters**

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

### **Other Business**

7. **Staff Reports**
  - **Attorney’s Report**
  - **District Manager’s Report**
  - **Engineer’s Report**
  - **Executive Director’s Report**
    - **Executed Documents**

**Audience Comments**

**Adjournment**



**pfm**

If you are interested in obtaining any of the material for the agenda, please reach out to Jane Gaarlandt at (407) 723-5900 at [gaarlandtj@pfm.com](mailto:gaarlandtj@pfm.com).