

# LAKWOOD RANCH STEWARDSHIP DISTRICT

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

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## Minutes - Board of Supervisor's Meeting

February 7, 2025, 9:00 a.m.

Attending and constituting a quorum:

Tony Chiofalo	Vice-Chair / Assistant Secretary
John Gleeson	Assistant Secretary (by phone)
Glenda Robertson	Assistant Secretary
Bob Hanbury	Assistant secretary

Also attending were:

Jane Gaarlandt	PFM Group Consulting LLC
Blake Firth	PFM Group Consulting LCC (by phone)
Jennifer Glasgow	PFM Group Consulting LLC (by phone)
Kevin Plenzler	PFM Financial Advisors LLC
Brent Wilder	PFM Financial Advisors LLC (by phone)
Jonathan Johnson	Kutak Rock
Anne Ross	LWRSD
Heather Ross	LWRSD
Scott Almand	LWRSD
Brett Sealy	MBS
Sete Zare	MBA
Misty Taylor	BMO
Bob Simons	LWR Development
Denise Gray	LWR Development
Traci Caridi	LWR Development
Rob Engel	Stantec
Scott Schuhle	US Bank
Mike Arnold	Public/CCE
J. Dexter	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

#### Consent Agenda

Mr. Chiofalo presented the consent agenda:

#### i. Minutes

- January 10, 2025 Board of Supervisors Meeting

- ii. Ratification of Proposals for Irrigation and Landscape Installation Proposals, 44<sup>th</sup> Ave Extension, Phase 6
  - a. Cepra Landscape
  - b. Cepra Sod Installation
  - c. IDA Irrigation Installation
- iii. Engineer's Report
  - Change Order no. 10  
RIPA & Associates  
Bourneside Blvd II widening w/3 Roundabouts / Reclaimed WM & Booster Pump Station  
Adding contract days from days lost from storms and hurricanes from September 2024- no change to contract amount
  - Change Order No. 1  
E.T. Mackenzie of Florida, Inc.  
Dam Road Water Main Ext. 44<sup>th</sup> Ave E Ph 5 Force Main Ext.  
Deduction to contract for Core & Main materials related to 44<sup>th</sup> Ave force main part of the project
  - Change Order No. 2  
E.T. Mackenzie of Florida, Inc.  
Dam Road Water Main Ext. 44<sup>th</sup> Ave E Ph 5 Force Main Ext.  
Deduction to contract for Core & Main materials related to 44<sup>th</sup> Ave force main part of the project
  - Change Order No. 39 (previously listed as No. 37)  
Under Specific Authorization No. 3002  
Stantec  
44<sup>th</sup> Avenue East, Phase 6 Project  
Existing Task 260 – Construction Phase Services

Mr. Chiofalo noted that the items on the consent agenda had been reviewed with Staff.

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

**THIRD ORDER OF BUSINESS**

**Business Matters**

**LWR Southeast Update**

Mr. Chiofalo provided updates on the litigation status and the projected schedule for the project and inquired about the timeline for issuance of the bond(s) that would provide \$147 millions in construction funds. Mr. Sealy responded that the District has already undertaken the statutory requirements including the assessment process based on the Engineer's report, and the general timeline to complete the transaction would be about ninety days from the District instructing Staff to proceed. There was additional discussion relative to the timing and issuance of the bonds.

Mr. Engel will provide pricing updates to the Engineer's report.

Mr. Gleeson asked for clarification on the appeals process. Mr. Chiofalo responded that the appeal of the comprehensive plan was denied, there is currently a 30-days appeal period for the two rezonings approved on January 29<sup>th</sup>.

**FOURTH ORDER OF BUSINESS**

**Consideration of Bid Award for Bourneside Boulevard Phase 1 Project**

- A. Award Recommendation Letter**
- B. Resolution 2025-18, Award of Contract**

Mr. Engel noted that four bids were received, Frederick Derr & Company submitted the lowest bid in the total bid amount of \$23,254,312.35.

On MOTION by Chiofalo seconded by Mr. Gleeson with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2025-18, Award of Contract to Frederick Derr, with direction to Staff not to issue the letter to proceed until the end of the appeals period.

**FIFTH ORDER OF BUSINESS**

**Consideration of RFQ for GIS Services, Bid Award**

Mr. Engel noted that six qualifying packages were received in response to the RFQ. Upon review by evaluation staff at a qualification evaluation meeting, CDM Smith was found to be the highest ranked submitter, and staff recommends that the District pursue a contract with CDM Smith for GIS Services. Ms. Ross noted that the current budget has two items for GIS Services. These work assignments will be the first steps in asset management.

On MOTION by Ms. Robertson seconded by Mr. Hanbury. with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved that Staff pursue a contract with CDM Smith for GIS Services.

**SIXTH ORDER OF BUSINESS**

**Consideration of Reimbursement Agreement between the District and Sarasota County for Offsite Utilities, LWR Southeast Lorraine Segment**

Ms. Ross noted that this is the second reimbursement agreement with Sarasota County. The Contractor is Garney. Estimated construction timeline is about a year.

On MOTION by Chiofalo seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Reimbursement Agreement between the District Sarasota County for Offsite Utilities, LWR Southeast Lorraine Segment, authorization The Chair, Vice Chair, and Executive Director to sign the final document.

**SEVENTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 63  
The Villages of Lakewood Ranch South  
Pre-Funding - Landowner/County  
Construction Funding Agreement**

Mr. Simons provided status update on the engineering portion of the project. Upon permitting, the District can apply for reimbursement of \$1.1 Million impact fees.

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. 63 - The Villages of Lakewood Ranch South – Pre-Funding.

**Requisition List for Draw No. 41  
Northeast Sector  
Pre-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. 41 - Northeast Sector – Pre-Funding.

**Requisition List for Draw No. 13  
LRSD Taylor Ranch  
Series 2023 Bond**

Mr. Simons provided details on the status of the project. Ms. Ross notes that the Lennar golf course is open.

On MOTION by Mr. Chiofalo, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 13 – LRSD Taylor Ranch, Series 2023 Bond.

**Requisition List for Draw No. 3  
Lakewood Ranch Southeast  
Pre-Funding - Landowner Construction  
Funding Agreement**

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. 3 – Lakewood Ranch Southeast – Landowner Funding.

**Requisition List for Draw No. 2  
Bourneside Blvd & Masters Ave  
Roundabout  
Landowner Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 2 – 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** – Staff continues to monitor any legislation that might impact the District.

**Manager’s Report** – No report. Mr. Chiofalo noted that he will be calling in to the March 7<sup>th</sup> meeting.

**Engineer’s Report** – Mr. Engel provided updates on current projects: The landscape and irrigation prequalified contractor list is being updated; An RFQ for a BRU rate study is going out as well a bid for Taylor Ranch landscaping. Mr. Engel noted that two change orders on the consent agenda for direct purchase materials represent over \$294,000 in tax savings.

**Executive Director’s Report**

**Executed Documents**

Ms. Ross noted the with the Fruitville segment reimbursement agreement going before to the Board of County Commissioners next week, the E.T. Mackenzie bid will be brought before the Board at either the March or April meeting. The FY24 Audit will be on the March agenda.

**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 Mr. Chiofalo, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the February 7, 2025 meeting.

  
Secretary/Assistant Secretary

  
Executive Director