

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

September 28, 2023

BOARD OF SUPERVISORS

WORKSHOP

AGENDA

TSR

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

TSR Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

September 21, 2023

Board of Supervisors
TSR Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Workshop on September 28, 2023 at 12:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Discussion: Landscaping Upgrades on Rangeland Boulevard
4. Discussion: Welcome Center Options
5. UPCOMING MEETING DATE: October 11, 2023 at 6:00 PM

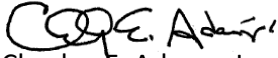
○ QUORUM CHECK

SEAT 1	DAVID DEENIHAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	FRANK STALZER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JASON SILBER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	RAY SZELEST	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARY COMELLA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

6. Supervisors' Requests
7. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,


Chesley E. Adams, Jr.
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

3

Travis Resmondo Sod, Inc.

P.O. Box 966 * Dundee, FL. 33838-0966

(863) 676-6109 * FAX: (863) 676-2891

SOD PROPOSAL

SUBMITTED TO: Starkey Ranch TSR CDD

DATE: 05/03/2023

SITE LOCATION: Starkey Ranch – Rangeland East Estimate: #7454

Attention:

We hereby submit the price information for the **delivery Rip Out and installation** of sod to the location listed above:

SOD TYPE	Approx. SQ FEET	UNIT PRICE	AMOUNT
Zoysia - Install		\$0.68	\$127,062.76
	186,857		
Ripout		\$0.30	\$56,057.10

**** OUR TERMS ARE C.O.D. UPON DELIVERY OF THE SOD **
ALL OTHER TERMS MUST HAVE PRIOR APPROVAL**

This proposal is subject to acceptance within ten (10) days and is void thereafter at the option of the undersigned.

Authorized Signature: **Travis Resmondo**



6/30/22

Title: President

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted.

Date: _____

Signature: _____

Title: _____

**** PLEASE SIGN AND RETURN ONE COPY TO OUR OFFICE ****

Travis Resmondo Sod, Inc.

P.O. Box 966 * Dundee, FL. 33838-0966

(863) 676-6109 * FAX: (863) 676-2891

SOD PROPOSAL

SUBMITTED TO: Starkey Ranch TSR CDD

DATE: 05/03/2023

SITE LOCATION: Starkey Ranch – Rangeland West Estimate: #7447

Attention:

We hereby submit the price information for the **delivery Rip Out and installation** of sod to the location listed above:

SOD TYPE	Approx. SQ FEET	UNIT PRICE	AMOUNT
Zoysia - Install	187,929	\$0.68	\$127,791.72
Ripout		\$0.30	\$56,378.70

**** OUR TERMS ARE C.O.D. UPON DELIVERY OF THE SOD **
ALL OTHER TERMS MUST HAVE PRIOR APPROVAL**

This proposal is subject to acceptance within ten (10) days and is void thereafter at the option of the undersigned.

Authorized Signature: **Travis Resmondo**



6/30/22

Title: President

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted.

Date: _____

Signature: _____

Title: _____

**** PLEASE SIGN AND RETURN ONE COPY TO OUR OFFICE ****



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	5/26/2023
Estimate #	83683
LMP REPRESENTATIVE	
GaH	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Rangeland West Chemical applications applied to areas prior to new turf installation with light grading and curb line cut out to ensure turf lays correctly to properly root.			
Herbicide applications 187,929 square feet	187,929	0.10	18,792.90
Light grading labor 160 hours	160	35.00	5,600.00

TOTAL	\$24,392.90
--------------	--------------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	5/26/2023
Estimate #	83684
LMP REPRESENTATIVE	
GaH	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Rangeland East Chemical applications applied to areas prior to new turf installation with light grading and curb line cut out to ensure turf lays correctly to properly root.			
Herbicide applications 186,857 square feet	186,857	0.10	18,685.70
Light grading labor 160 hours	160	35.00	5,600.00

TOTAL	\$24,285.70
--------------	--------------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

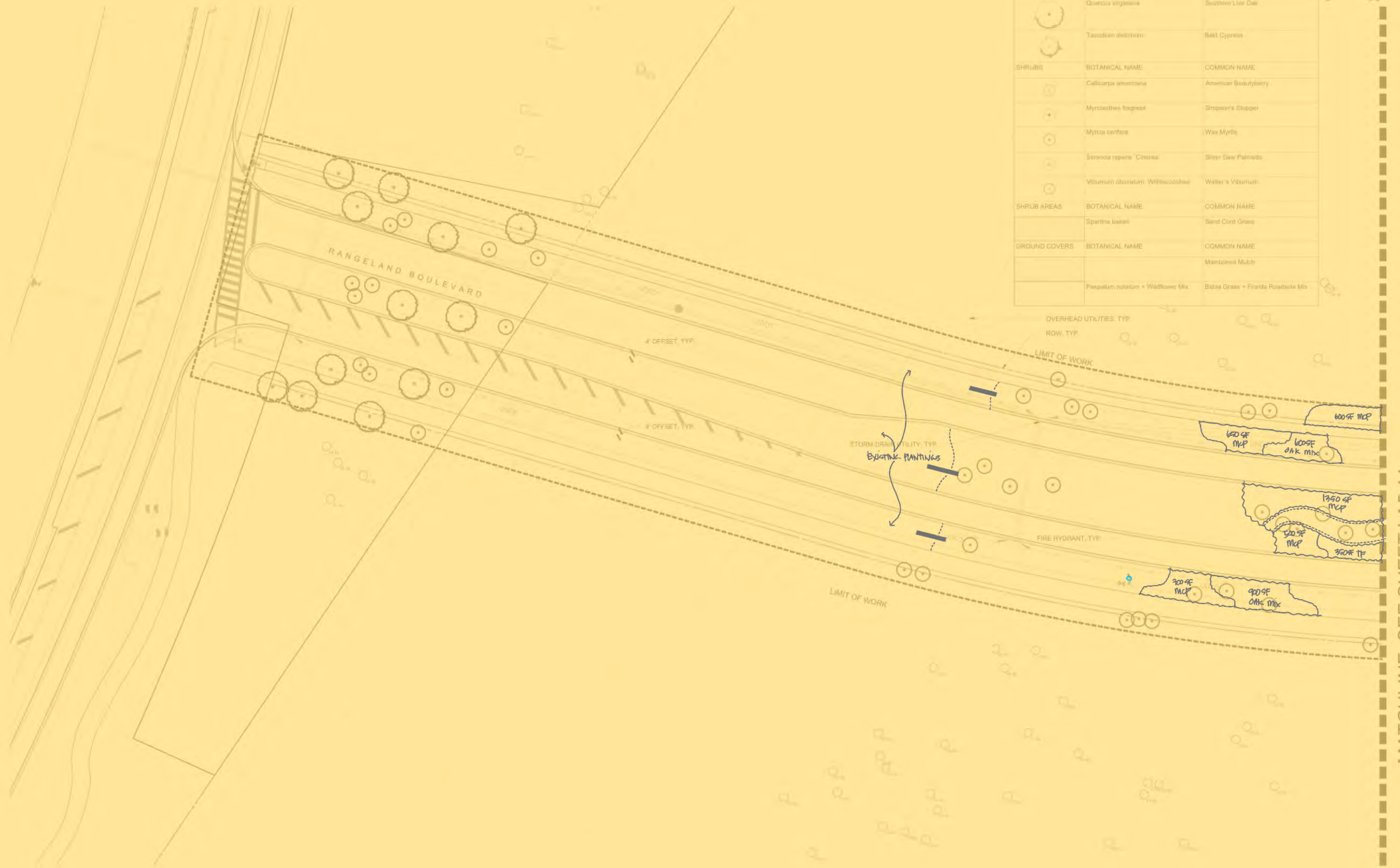
DATE

LANDSCAPE NOTE:
 All trees shall be planted a minimum of 4' off of the edge of any adjacent landscape surface (i.e. curbs, sidewalks, etc.)

TREES	BOTANICAL NAME	COMMON NAME
	Magnolia virginiana	Sweet Bay Magnolia
	Pinus elliotii	Slash Pine
	Quercus virginiana	Southern Live Oak
	Taxodium distichum	Bald Cypress
SHRUBS	BOTANICAL NAME	COMMON NAME
	Callicarpa americana	American Beautyberry
	Myrsine fragrans	Simpson's Stopper
	Myrica carolinensis	Wax Myrtle
	Serenoa repens 'Cinerea'	Silver Saw Palmetto
	Viburnum acerifolium 'Wintershades'	Walker's Viburnum
SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	Spartina patens	Sand Cord Grass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Paspalum notatum + Wildflower Mix	Ballet Grass + Florida Roadside Mix

DATE: 07-21-19
 DRAWN BY: JG/BJL
 REVIEWED BY: BJL
 JOB NUMBER: LA5.10
 REVISION: _____ DATE: _____

SCALE: 1" = 60'



MATCHLINE: SEE SHEET LA5.11

STARKEY RANCH
 Pinellas County, Florida

Gentry Land Company
 5711 19th Street, Saint Cloud, FL 34769
 (888) 451-1111

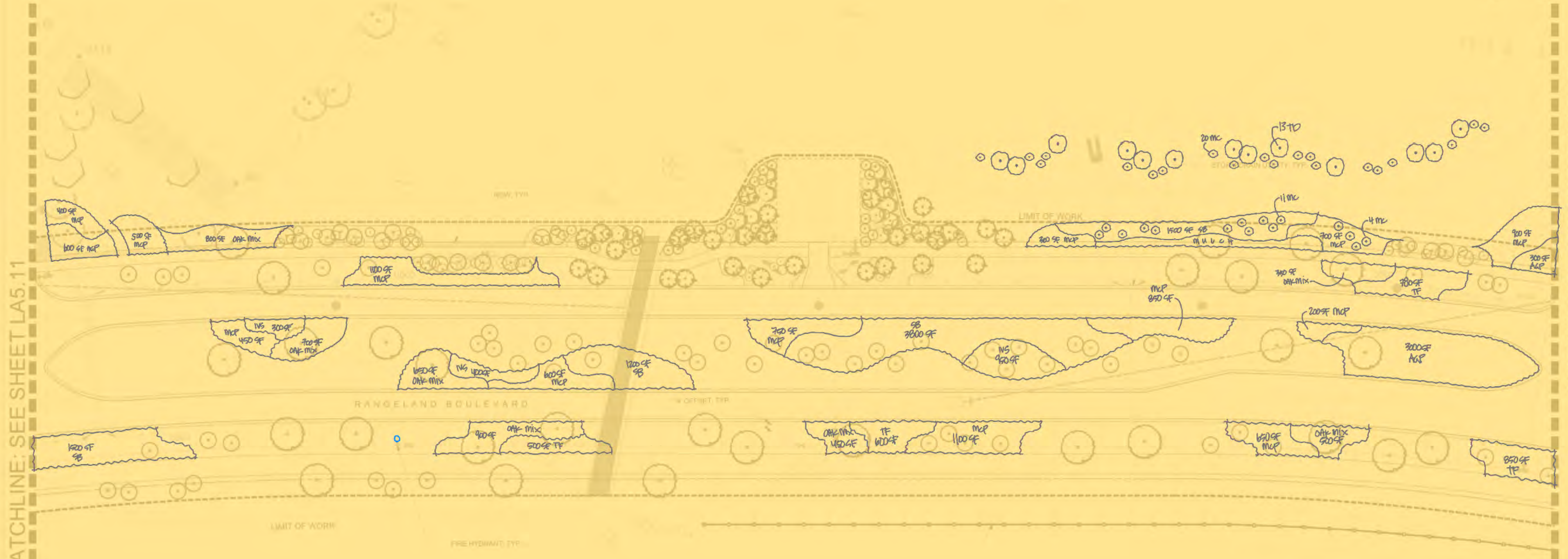
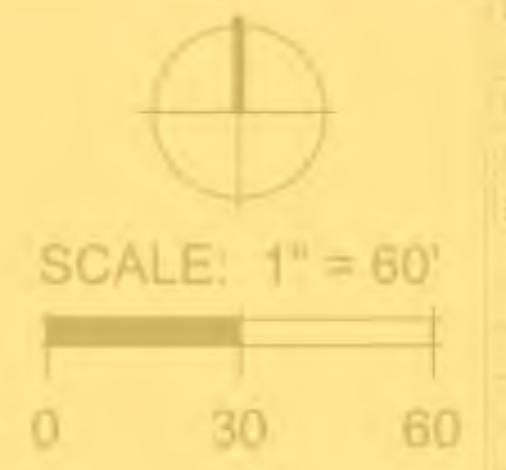
DIXIE HITE
 PARTNERS
 140 W. WALKER AVENUE
 TAMPA, FL 33604
 (813) 281-1111

RANGELAND BOULEVARD PHASE II
 CONSTRUCTION PLANS

Landscape Plans

Sheet Number:
LA5.10

LANDSCAPE NOTE
 All trees shall be planted & maintained with regard to their original/established location (1 & 2) unless otherwise noted.



PLANT SCHEDULE			
TREES		BOTANICAL NAME	COMMON NAME
		<i>Magnolia grandiflora</i>	Common Bay Magnolia
		<i>Taxodium distichum</i>	Swamp Pine
		<i>Quercus imbricaria</i>	Shoemaker Live Oak
		<i>Taxodium distichum</i>	Red Cypress
SHRUBS		BOTANICAL NAME	COMMON NAME
		<i>Calliandra thymifolia</i>	Common Broomrape
		<i>Miconia coccinea</i>	Scarlet Stinger
		<i>Myrica aspera</i>	Slack Moss
		<i>Senecio repens</i>	Slack Blue Palmate
SHRUB AREAS		BOTANICAL NAME	COMMON NAME
		<i>Quercus imbricaria</i>	Shoemaker Live Oak
GROUND COVERS		BOTANICAL NAME	COMMON NAME
		<i>Monarda mollis</i>	Monarda Moss
		<i>Passiflora ligularis</i>	White Passiflora

MATCHLINE: SEE SHEET LA5.11

MATCHLINE: SEE SHEET LA5.13

STARKEY RANCH
 (Starkey Ranch Florida)

Gentry Land Company
 5311 Lake Street, Suite 100, Ft. Lauderdale, FL 33309

STARKEY
 RANCH

DEX HITE

RANGELAND BOULEVARD PHASE II
 CONSTRUCTION PLANS

Landscape Plans

LA5.12

LANDSCAPE NOTE
 All trees shall be planted & maintained at 2' min. to the support of any adjacent structure without 3 in. min. clearance, etc. 2'

TREES	BOTANICAL NAME	COMMON NAME
	<i>Alnus incana</i>	Forest Bay Almond
	<i>Pinus strobus</i>	Blue Pine
	<i>Quercus virginiana</i>	Southern Live Oak
	<i>Taxodium distichum</i>	Red Cypress
SHRUBS	BOTANICAL NAME	COMMON NAME
	<i>Chimonanthes</i>	Common Broomrape
	<i>Myrica aspera</i>	Common Sedge
	<i>Myrica aspera</i>	Wax Myrtle
	<i>Sarcococca confusa</i>	Silver Star Plantain
	<i>Wikstroemia floribunda</i>	Yellow Wax Myrtle
GROUND COVER	BOTANICAL NAME	COMMON NAME
	<i>Saxifraga</i>	Saxifrage
	<i>Phlox subulata</i>	Flowering Phlox



Date:	05/14/24
Drawn by:	WJH
Reviewed by:	WJH
Sheet Number:	02 of 04
Revision:	None

STARKEY RANCH
 Putnam County, Florida
 Gentry Land Company
 10111 Highway 17, Ft. Pierce, FL 34946



RANGELAND BOULEVARD PHASE II
 CONSTRUCTION PLANS
 Landscape Plans

Sheet Number
LA5.13



POND 15-1
 TOB = 33.7'
 DRW_{100'} = 33.4'
 DRW_{50'} = 34.4'
 DRW = 32.81'
 NWS = 32.3'
 BOT = 33.0/24.0'

POND 15-1
 TOB = 33.7'
 DRW_{100'} = 33.4'
 DRW_{50'} = 34.4'
 DRW = 32.81'
 NWS = 32.3'
 BOT = 33.0/24.0'

MATCHLINE: SEE SHEET LA5.12

TSR

COMMUNITY DEVELOPMENT DISTRICT

4



WELCOME CENTER OPTIONS

OPTION 1:
CUNNINGHAM HALL
EXPANSION / NEW BUILDING

OPTION 1) EXPANDING CUNNINGHAM HALL OR A NEW STRUCTURE WITH SUFFICIENT SPACE.

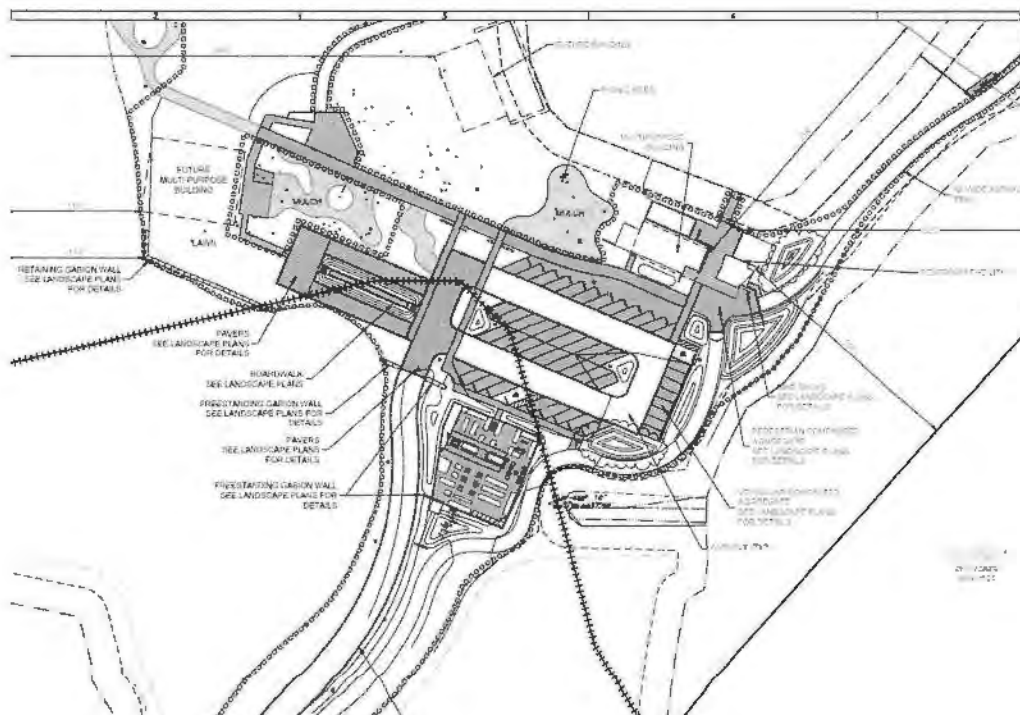
1. Could the existing Cunningham Park building be easily expanded to add 1-2 offices to the building? I think the options discussed would be to remove the oak tree on the west side and add on or potentially modify the canoe storage area to add office space.

Yes, you could expand the conditioned square footage. Limiting factors will be the total allowable square footage for the type of construction and the ratio of the existing assembly footage to proposed office footage to confirm any required fire separation or sprinklers would be required. If you are only talking about a few offices, I don't foresee any issues. One thing to consider is the added number of occupants (calculated by use and size of space) to see if additional restrooms/fixtures are required.

2. The other question was could we build out the storage room as office space or add an interior wall to create 1-2 offices? From a construction standpoint I am sure you can figure it out, but from a code standpoint would the building have to change in other ways if we were going to add office space?

Yes, you could create office space within the existing footprint. I don't think you would need to change anything major code-wise; the building is permitted as assembly occupancy, which is more restrictive than a business occupancy.

Below is a page from the construction docs for Cunningham Park. It is important for the Board to understand that there are **two future building pads that were anticipated in the site plan approval**. To follow are additional building construction design options that would have placed a District office on the parcel adjacent to the Welcome Center. It has been suggested that one of these building designs could be built on the sites at Cunningham Park.





STARKEY RANCH
DISTRICT OFFICE OPTIONS

NOVEMBER 4, 2019

ROCCHETTA A:DB
APPLICATOR / DESIGN BULLETIN



Starkey
RANCH

STARKEY RANCH DISTRICT OFFICE
OPTION B - SITE PERSPECTIVE

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

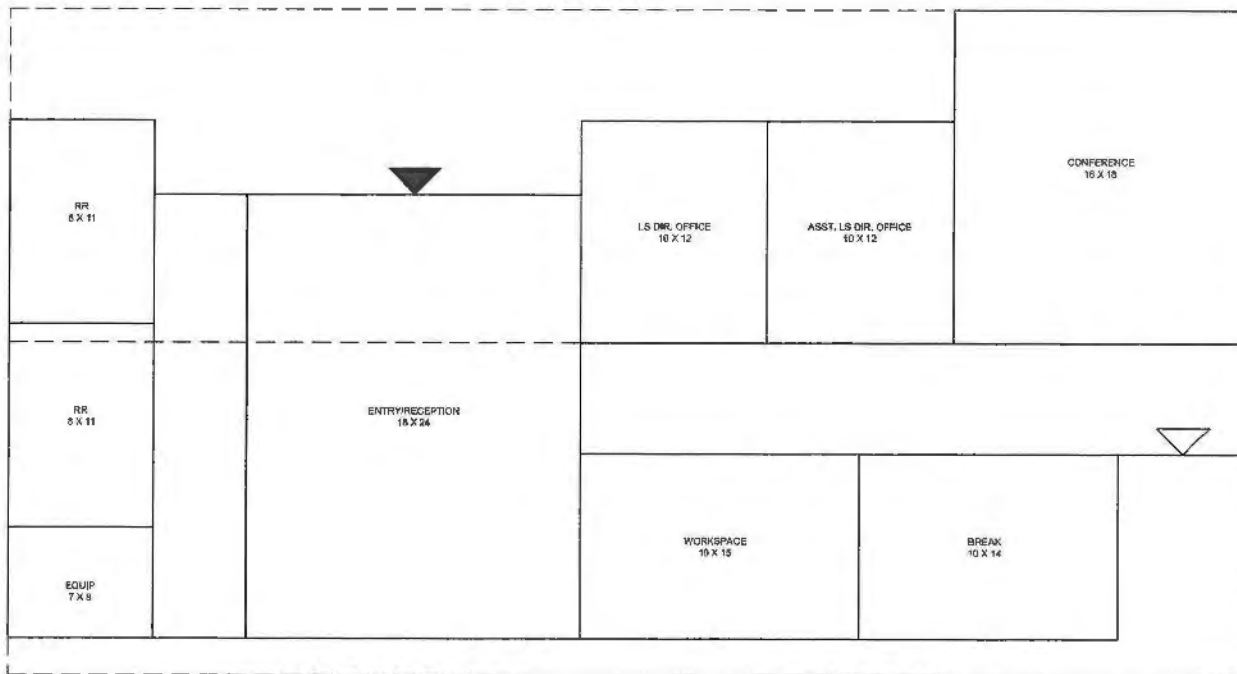
NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
 OPTION B - SITE PLAN

ROCCHETTA A:DB
 ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



PLAN B

1,810 GSF ENCLOSED

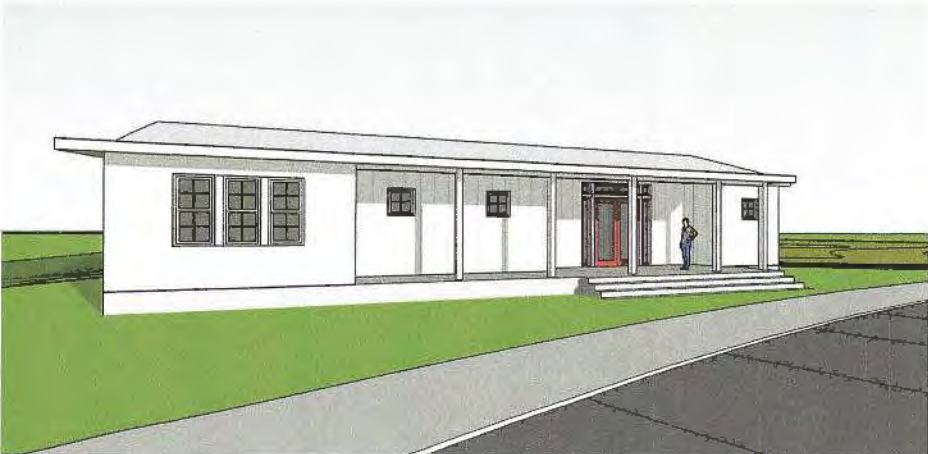


Starkey
RANCH

STARKEY RANCH DISTRICT OFFICE
OPTION B - SPACE PLAN

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
OPTION B - FRONT PERSPECTIVE VIEWS

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



Starkey
RANCH

STARKEY RANCH DISTRICT OFFICE
OPTION B - SITE PLAN & REAR PERSPECTIVE VIEWS

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
OPTION D - SITE PERSPECTIVE

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

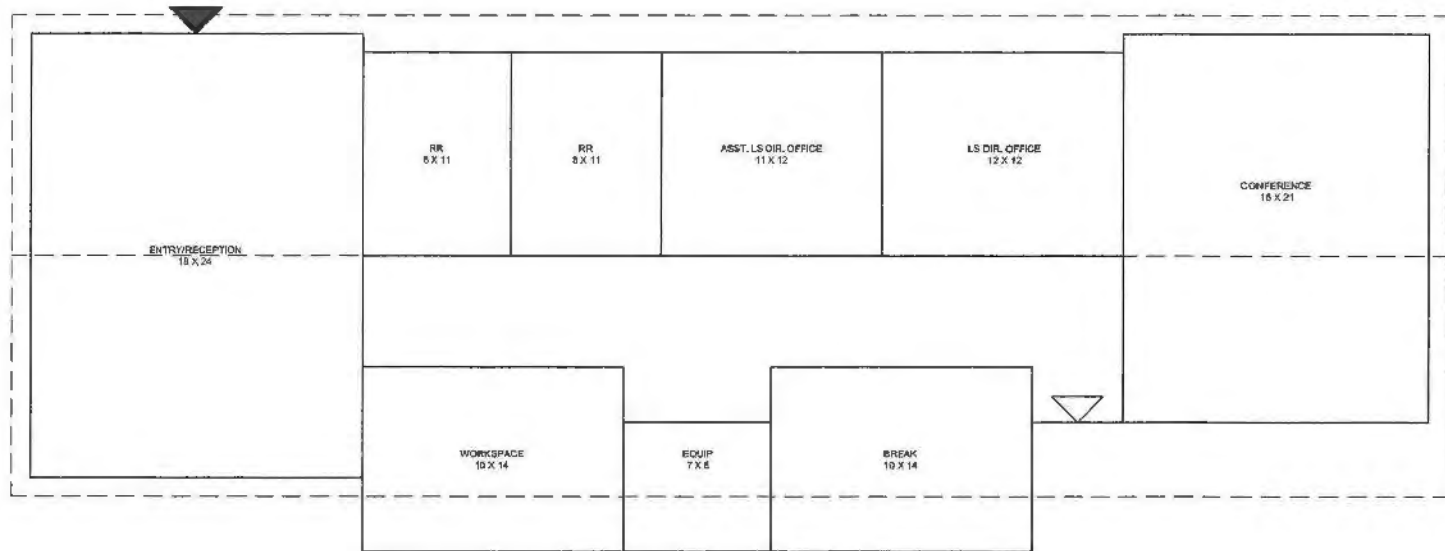
NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
 OPTION D - SITE PLAN

ROCCHETTA A:DB
 ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



PLAN D

1,840 GSF ENCLOSED

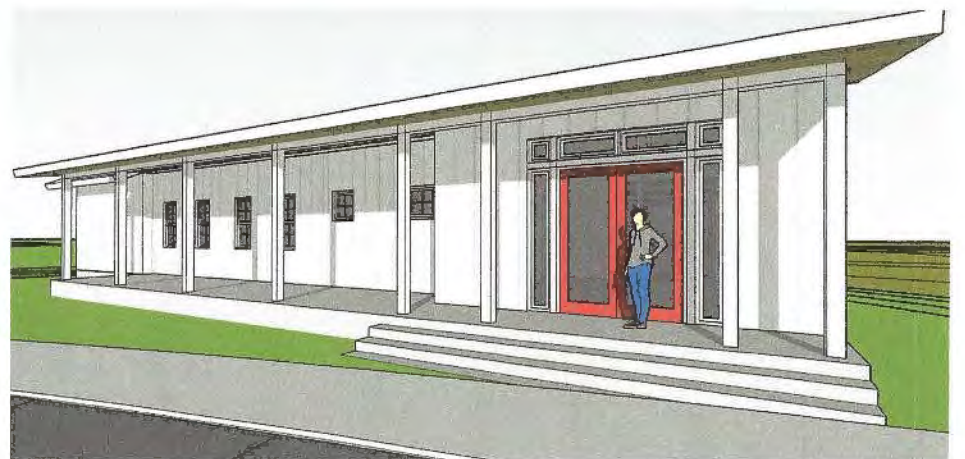
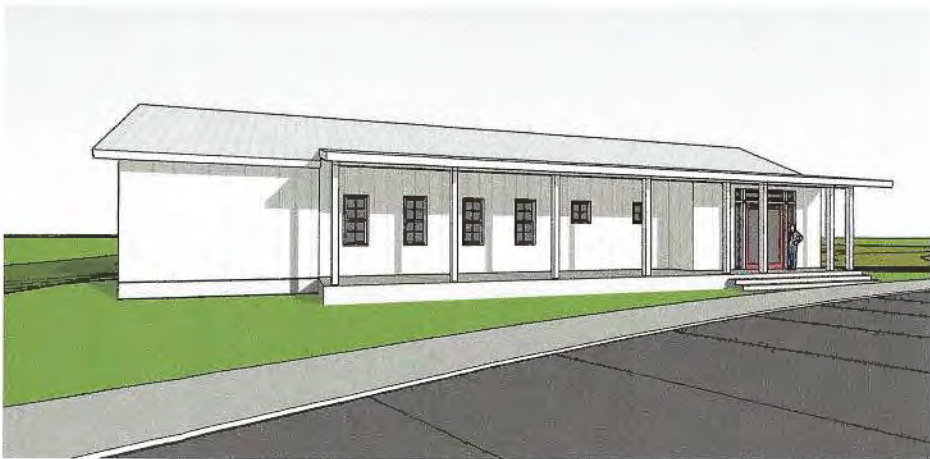
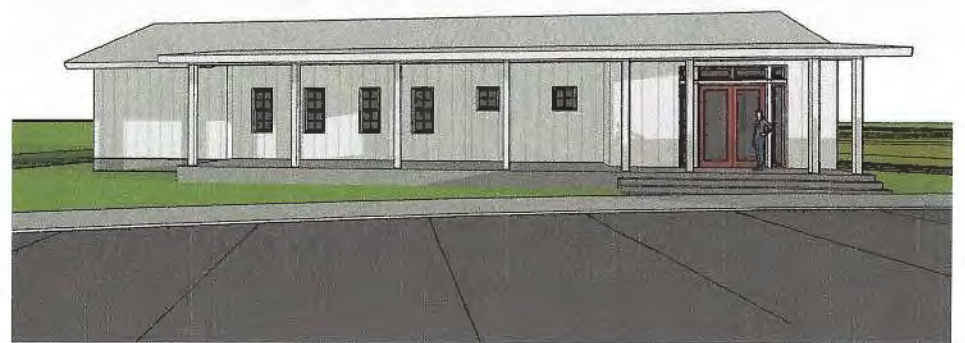
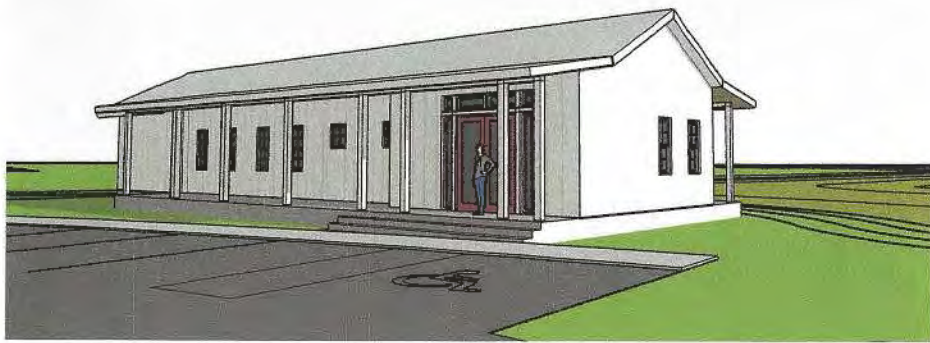


Starkey
RANCH

STARKEY RANCH DISTRICT OFFICE
OPTION D - SPACE PLAN

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019

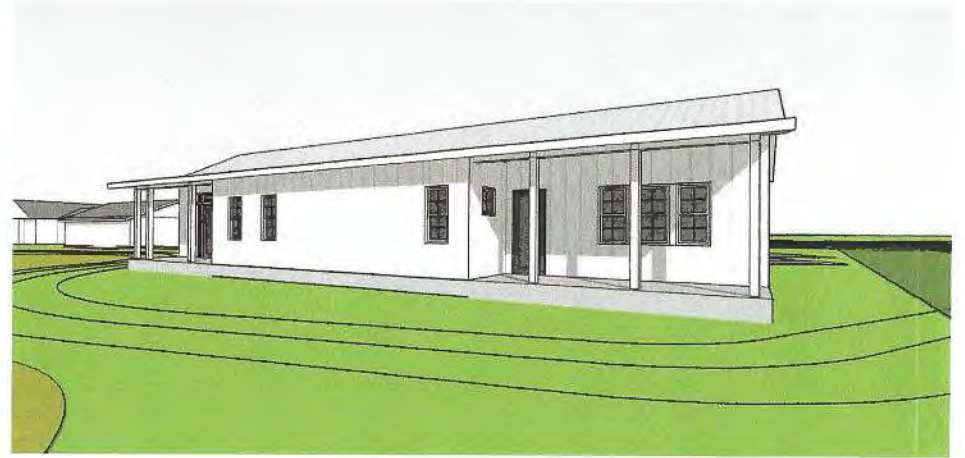


Starkey
RANCH

STARKEY RANCH DISTRICT OFFICE
OPTION D - FRONT PERSPECTIVE VIEWS

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
OPTION D - SITE PLAN & REAR PERSPECTIVE VIEWS

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

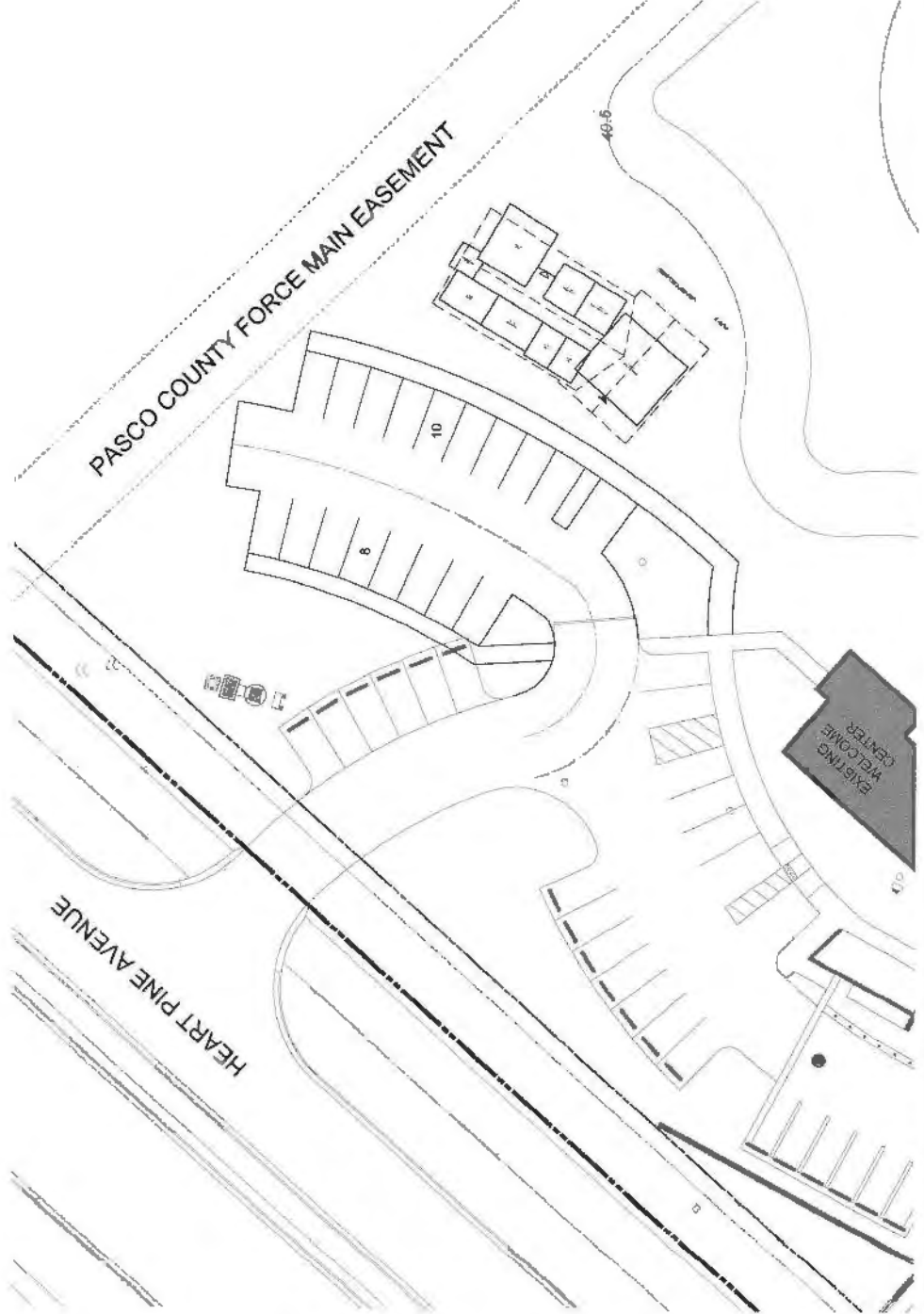
NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
OPTION F - SITE PERSPECTIVE

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

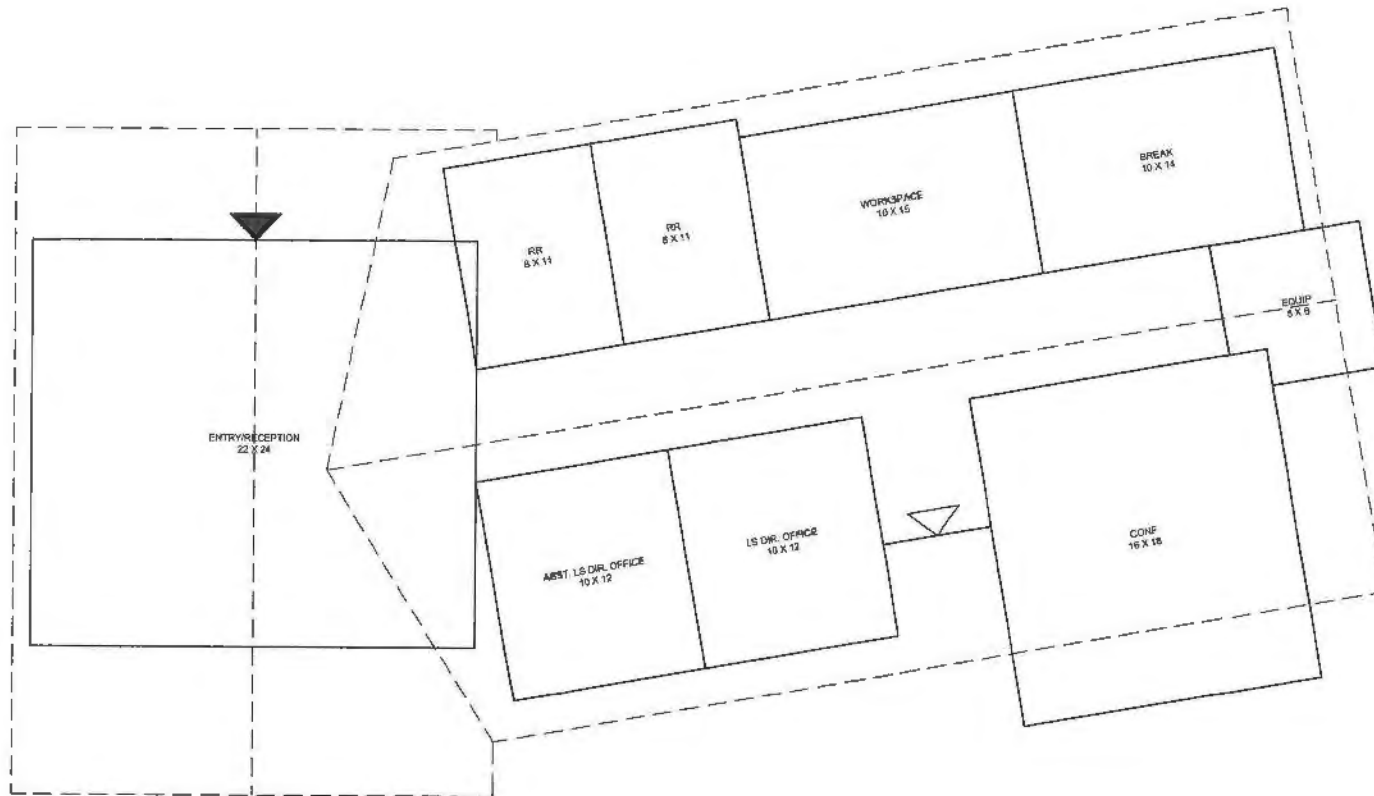
NOVEMBER 4, 2019




STARKEY RANCH DISTRICT OFFICE
 OPTION F - SITE PLAN

ROCCHETTA A:DB
 ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



PLAN F

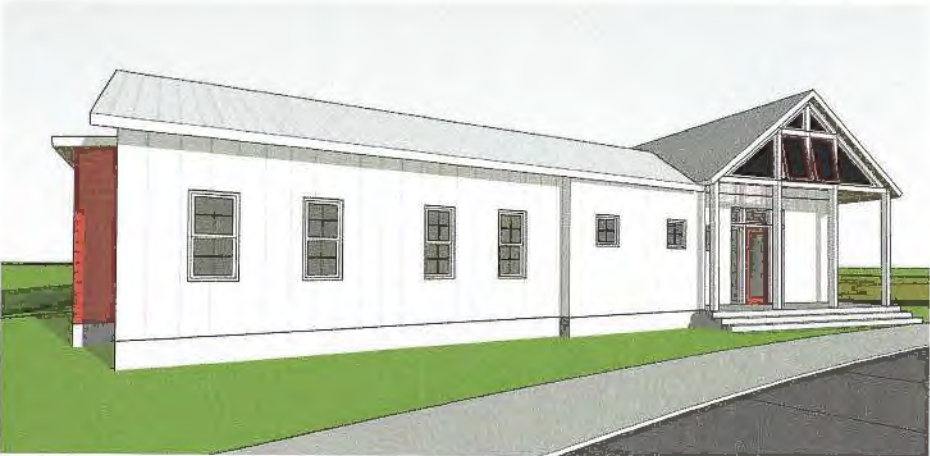
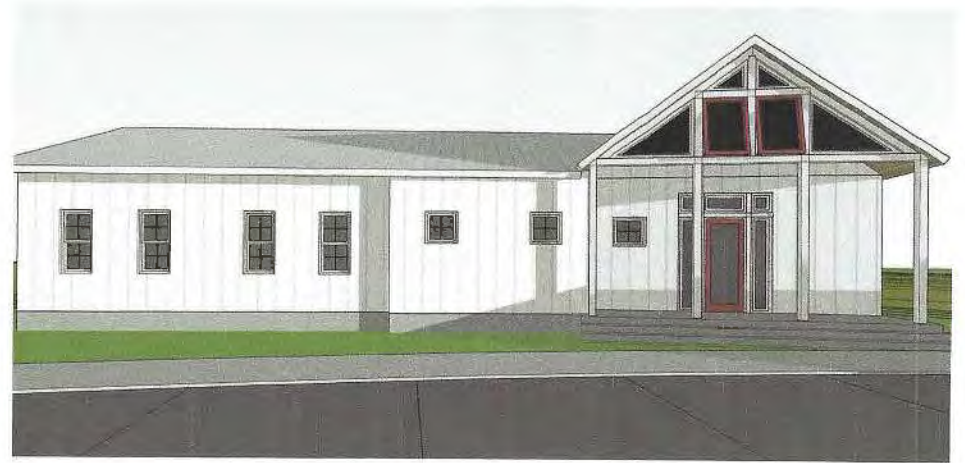
1,882 GSF ENCLOSED



STARKEY RANCH DISTRICT OFFICE
OPTION F - SPACE PLAN

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
OPTION F - FRONT PERSPECTIVE VIEWS

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
OPTION F - SITE PLAN & REAR PERSPECTIVE VIEWS

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019

OPTION 2:
LEASING OUTSIDE FACILITY
NEAR TSR COMMUNITY



Trinity Tuscan Center | Little Rd
80,989 SF of Space Available in Trinity, FL



HIGHLIGHTS

- 2 miles from SR 54
- 2.2 miles from Trinity Hospital
- 4 level parking garage
- Blanket wet zoning
- Restaurant space with outdoor seating
- Courtyard stage for live entertainment

SPACE AVAILABILITY (25)

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE
1st Floor	20,300 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste 101-102	6,034 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste 103	1,368 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste 104	1,368 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste 1317	3,880 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste F101	2,057-2,058 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste F102	2,001 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste F103	4,484 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste F104	2,059 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste M101	3,805 SF	3-5 Years	Upon Request	Negotiable



Ricky Maestrelli
8137276575

Distance to WC: 6 miles (14 minutes)



4120 Rowan Rd

3,700 SF of Space Available in New Port Richey, FL



HIGHLIGHTS

- Affordable rates
- Plenty of parking
- Easy access from State Rd 54 and Rowan Rd
- Great location near national retailers

SPACE AVAILABILITY (4)

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE
1st Floor, Ste 4130 - 3	200 SF	Negotiable	\$24.00 /SF/YR	Full Service
1st Floor, Ste 4130 - 6	200 SF	Negotiable	\$24.00 /SF/YR	Full Service
1st Floor, Ste 4142	300 SF	Negotiable	\$24.00 /SF/YR	Full Service
1st Floor, Ste 4146-4150	3,000 SF	2-5 Years	\$11.50 /SF/YR	Triple Net (NNN)

PROPERTY FACTS FOR 4120 ROWAN RD , NEW PORT RICHEY, FL 34653

Rental Rate	\$11.50 - \$24.00 /SF/YR	Gross Leasable Area	20,800 SF
Property Type	Retail	Year Built	1983
Property Subtype	Restaurant	Parking Ratio	2.53/1,000 SF

ABOUT THE PROPERTY

Very well-maintained retail/office property on the corner of Rowan Rd and State Rd 54. Plenty of parking available directly in front of each suite. Great signage on building for each tenant and monument signage

- Freeway Visibility

available to all tenants. Join Papa John's and other long-standing tenants. Easy access from 54 and multiple access points from Rowan Rd.

- Pylon Sign



Will Kochenour III
7273145689

Distance to WC: 7.2 miles (15 minutes)



1645-1661 Davenport Dr
11,726 SF of Office Space Available in Trinity, FL



HIGHLIGHTS

- Excellent location in Trinity just N of Pinellas County line.
- Medical office property located on Davenport Drive in Trinity, Florida.

ALL AVAILABLE SPACES(5)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste 101	3,819 SF	Negotiable	Upon Request	Office	Standard Office	April 01, 2023
1st Floor, Ste 102	1,955 SF	Negotiable	Upon Request	Office	Standard Office	April 01, 2023
1st Floor, Ste 103	1,959 SF	Negotiable	Upon Request	Office	Standard Office	April 01, 2023
1st Floor, Ste 104	2,034 SF	Negotiable	Upon Request	Office	Standard Office	April 01, 2023
1st Floor, Ste 105	1,959 SF	Negotiable	\$16.00 /SF/YR	Office	Standard Office	Now

PROPERTY OVERVIEW

Terrific Medical or Office space for lease in Trinity, FL. This 1,959 SF spaces contains (2) 10' x 10' privates offices, reception area, 15' x 20' conference room, kitchen with

- Air Conditioning

granite counter tops and full size refrigerator. Open Floor Plan area for work stations and break areas. The space is available now.



Michael Braccia
8132546756



Scott Shimberg
8132546756



Distance to WC: 6 miles (12 minutes)

5140 Deer Park Dr

1,640 SF of Office/Retail Space Available in New Port Richey, FL



HIGHLIGHTS

- 1,640 SF unit available in the highly visible Deer Park Professional Center
- Sits directly across from River Crossings Shopping Center, one of the busiest Publix shopping centers in the area
- Surrounded by businesses and retailers; Starbucks, McDonalds, Monticciolo Family Dentistry, Sonny's BBQ, Verizon Wireless, and Dunkin Donuts
- Deer Park is a multi-specialty professional park in the thriving Seven Springs area
- Ample parking and great visibility
- Detailed Lease Brochure Under Links

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste 5140	1,640 SF	Negotiable	\$16.00 /SF/YR	Office/Retail	Shell Space	Now

PROPERTY OVERVIEW

Lease - Deer Park Professional Center (Seven Springs) - New Port Richey, FL 34653
1,640 SF unit available in the highly visible Deer Park Professional Center, a multi-specialty professional park in the thriving Seven Springs area along busy Little Road just north of SR 54 and the Trinity Medical Center. The site has ample parking and great visibility on busy Little Road and is surrounded by a host of medical and retail users and sits directly across from River Crossings Shopping Center, one of the busiest Publix shopping centers in the area. Other neighbors include Starbucks, McDonalds,

Monticciolo Family Dentistry, Sonny's BBQ, Verizon Wireless, and Dunkin Donuts.
Parking Ratio: 5.9 / 1000
Estimated Cam: \$4.25 / SF
Located in Seven Springs near the intersection of Little Road and Troublecreek Road, east of US-10, north of State Road 54 and west of the Suncoast Highway, just north of the thriving Trinity market.

- Signage
- Air Conditioning



Sabrina Dawning
7273764900

Distance to WC: 5.5 miles (12 minutes)

Wyndlake Plaza | 8010-8056 Old County Road 54
1,250 SF of Office Space Available in New Port Richey, FL



HIGHLIGHTS

- One 1,250 sf office suite available for immediate occupancy
- Least expensive office rent in South Pasco/Trinity area
- Good access, parking and signage

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste 804B	1,250 SF	Negotiable	\$9.60 /SF/YR	Office	Standard Office	Now

PROPERTY OVERVIEW

Wyndlake Plaza is conveniently located at the corner of Old County Rd 54 and SR 54 in New Port Richey.

- Air Conditioning

PROPERTY FACTS

Building Type	Office
Year Built	1982
Building Height	1 Story
Building Size	7,500 SF
Building Class	C
Typical Floor Size	7,500 SF
Parking	30 Surface Parking Spaces



Heidi Tuttle-Beisner
7273764900

Distance to WC: 6.5 miles (14 minutes)

Summer Lakes Offices | 4411-4425 Rowan Rd

1,531 SF of Office Space Available in New Port Richey, FL



HIGHLIGHTS

- 1,531 sf professional office space available for immediate occupancy
- Updated with new flooring and fresh paint
- Ideally situated between 2 major hospitals: Medical Center of Trinity & Bay Care North Bay Hospital
- Large reception, 3 private offices w/ glass walls, break room area and open workspace
- Beautiful setting, backs to a pond and surrounded by an established residential community
- Great location on Rowan Road with easy access at a signalized light

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste 4435	1,531 SF	Negotiable	\$13.50 /SF/YR	Office	Standard Office	Now

PROPERTY OVERVIEW

Professional Office Space Available for Immediate Occupancy in Summer Lakes Professional Center

Great Location on Rowan Road with easy access at a signalized light
Ideally situated between 2 major hospitals

- Kitchen
- Reception

Next to Johns Hopkins All Children's Outpatient Clinic
Traffic Counts in excess of 25,000 vehicles per day
Excellent visibility and plenty of parking

- Air Conditioning



Deer Park Professional Center (Seven Springs)

5140 Deer Park Dr, New Port Richey, FL 34653

Executive Summary



OFFERING SUMMARY

Available SF:	1,640 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	4.3 Acres
Year Built:	2007
Building Size:	40,000 SF
Zoning:	C2
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	39,000

PROPERTY OVERVIEW

1,640 SF unit available in the highly visible Deer Park Professional Center, a multi-specialty professional park in the thriving Seven Springs area along busy Little Road just north of SR 54 and the Trinity Medical Center. The site has ample parking and great visibility on busy Little Road and is surrounded by a host of medical and retail users and sits directly across from River Crossings Shopping Center, one of the busiest Publix shopping centers in the area. Other neighbors include Starbucks, McDonalds, Monticciolo Family Dentistry, Sonny's BBQ, Verizon Wireless, and Dunkin Donuts.

Parking Ratio: 5.9 / 1000
Estimated Cam: \$4.25 / SF

LOCATION OVERVIEW

Located in Seven Springs near the intersection of Little Road and Troublecreek Road, east of US-19, north of State Road 54 and west of the Suncoast Highway, and just north of the thriving Trinity market.

For More Information:

813-254-6756 | EXT 7

Property Webpage: www.properties.baystreetcommercial.com/368669-lease

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com

[Back to Listings](#)

[Activate Account](#)



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[360° View Virtual Tour](#)

 1,500 sqft

 Days on Market: 21

**** EXCELLENT LOCATION - OFF OF S.R. 54 CLOSE TO SUNCOAST PKWY** NEW COMMERCIAL LOCATION INTERIOR DESIGNED WITH 5 INDIVIDUAL OFFICES ONE W/STORAGE CLOSET SIZES FROM 9X10*, 9X11*, 11X12*,10X11*,10X14*, ENTRY FOYER LEFT RECEPTIONIST 9X10* AND RIGHT CONFERENCE ROOM W/CLOSET AREA 11X17*, COMMERCIAL RESTROOM 6X9 AND SMALL EFFICIENT KITCHEN W/SINK, TWO WATER FOUNTAINS 7X9, READY FOR REFRIGERATOR & MICROWAVE, CHERRY WOOD LOOK CABINETRY AND OUTSIDE BACK D...**



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Buy / Rent

Favorites

Planner

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Lot Size Area: 0.07 acres

Cooling: Central Air

Lease Term: 12 Months

County/Parish: Pasco

Subdivision: SUNCOAST MEADOWS INCREMENT 01

Lease Price Per Area: \$16.00/sqft

Lease Amount: \$2,000.00/Monthly

Property Details



Interior Details

Total Livable Area 1,500 sqft

Total Building Area 1,500 sqft

Flooring Laminate

SH

Exterior Details

Property Type Commercial Lease

[Back to Listings](#)

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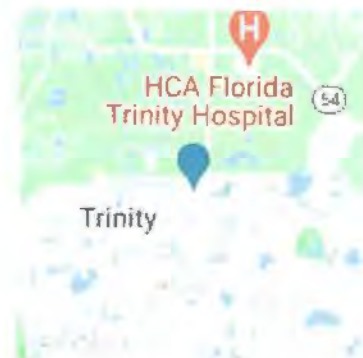


1/27

[View Virtual Tour](#)

875 sqft

Days on Market: 233



***Pristine medical office vacant and ready for immediate occupancy. This office was efficiently designed for maximizing the current space. In a well established professional/medical plaza in the heart of Trinity, Florida. With a Check-in & Check out Reception Area plus 3 exam rooms. Good parking ratio and private physician entrance in the back. lease terms is a modified gross.

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Features

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Type: Office

Buy / Rent

Favorites

Planner

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Lease Term: 3 to 5 Years

County/Parish: Pasco

Subdivision: ACREAGE

Lease Price Per Area: \$25.18/sqft

Lease Amount \$1,679.00/Monthly

Property Details



Building Details



Other Facts & Features



Schools

School Ratings

Elementary Schools	SH	▼
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Trinity Oaks Elementary School

Public Schools

8.1/10*

OPTION 3:
LONG-TERM LEASE /
PURCHASE OF WELCOME CENTER

OPTION 3: LONG-TERM LEASE OR PURCHASE OF THE WELCOME CENTER



Terms from January 2023

Starkey Ranch Welcome Center Basic lease terms:

1. 3,260 sf of office area along with porches, walkways, landscape areas and parking lot.
2. Rent is \$25 per square foot billed at \$6,791.67 per month for April 1, 2023, to September 30, 2023, as the initial term.
3. WS-TSR, LLC is not willing to allow sub leasing of the facility to other professionals but is ok with programming activities and the MPOA using the facility under the supervision of Arch Amenities staff.

Open items remaining

4. Annual rent adjustments tied to CPI.
5. Security Deposit Amount:
6. CAM charges
 - a. Charter Communications (Phone & Internet)
 - b. Duke Electric
 - c. Clearwater Gas
 - d. Water / Reclaim
 - e. Lift Station maintenance
 - f. Lift Station Electric.
7. Landscape maintenance
8. Building Maintenance items
 - a. Cleaning
 - b. Pressure washing exterior.
 - c. Window Washing

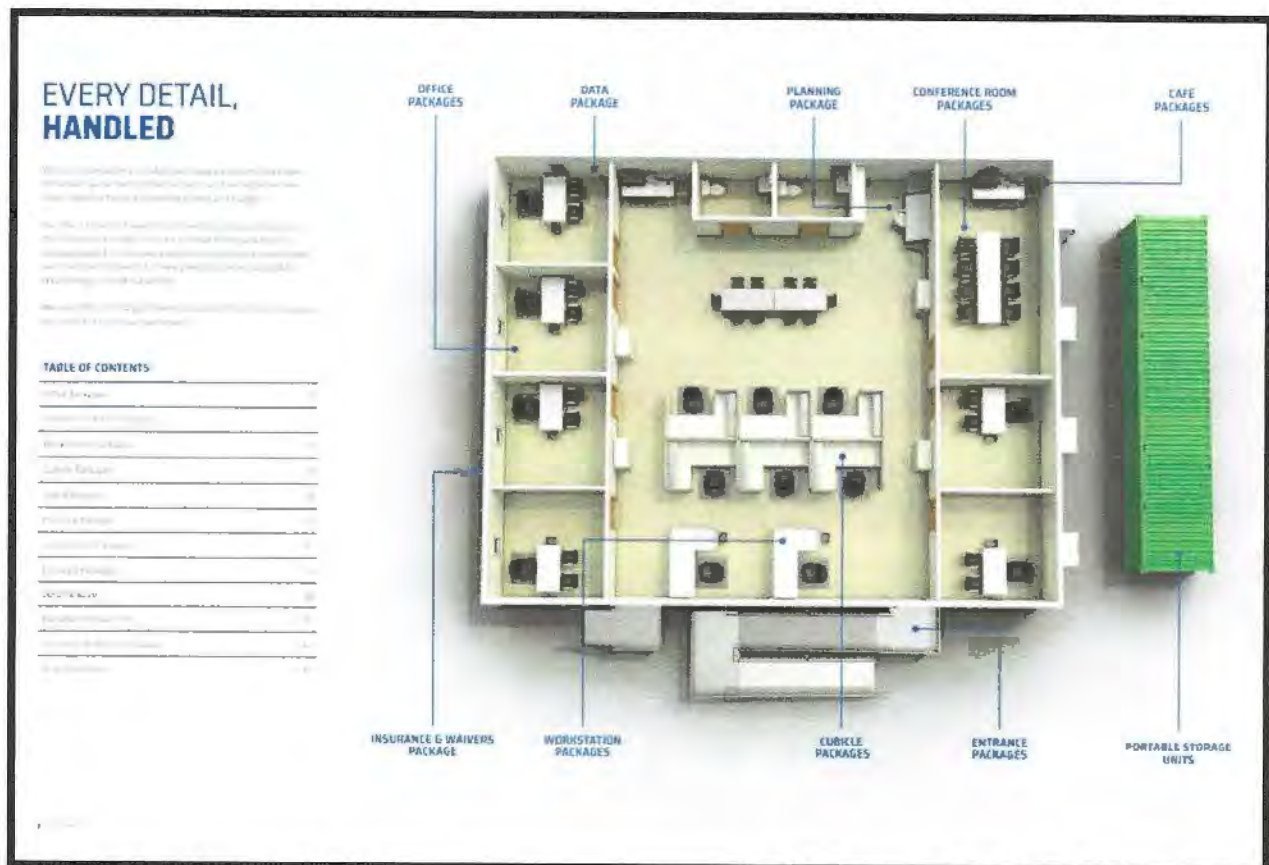
OPTION 4:
MODULAR TRAILER
LEASE/ PURCHASE

Welcome Center Alternatives:

Operations has been working with Welcome Center Team to seek alternative options for onsite staff. In addition to the office and warehouse rental options we explored, we also obtained information from Willscot (<https://www.willscot.com/>) to place modular office on another parcel with Starkey Ranch, either as a temporary or permanent solution. Willscot offers a variety of sizes and products, both for lease and purchase. Note that they have extra packages that include office furniture and wiring up the office, allowing staff to move in and support the community immediately.

Due to current market conditions and demand due to the storm season of 2022, Willscot is only looking to sell used trailers. For the new options featured below, the company will only be willing to lease these units. To start the process, we would have to determine a specific site for the modular office trailer to be located and the company would come out and measure the site to determine which size trailer could fit on the property. From there they would provide us with a full markup of pricing based on what additional features we want in the modular including ready Internet access, furniture, entry stairs, etcetera. We obtained a proposal for 64 x 36 unit.

LEASED TRAILER OPTIONS TO MATCH THE WELCOME CENTER





ABOUT OUR MODULAR OFFICE TRAILERS

More space means greater flexibility. Choose between our standard 8-office layout or a custom floorplan to meet your needs. Our 64' x 48' modular office complex provides 2,880 sq. ft. of office space, is made with durable, high-quality materials that meet national and state building, electrical, mechanical and plumbing codes and is supported by the best customer service in the industry. Standard and customized floorplans are available and allow you the flexibility to reconfigure, expand or relocate as your needs change. We also offer The Essentials to ensure your section modular office is ready to work from day one.

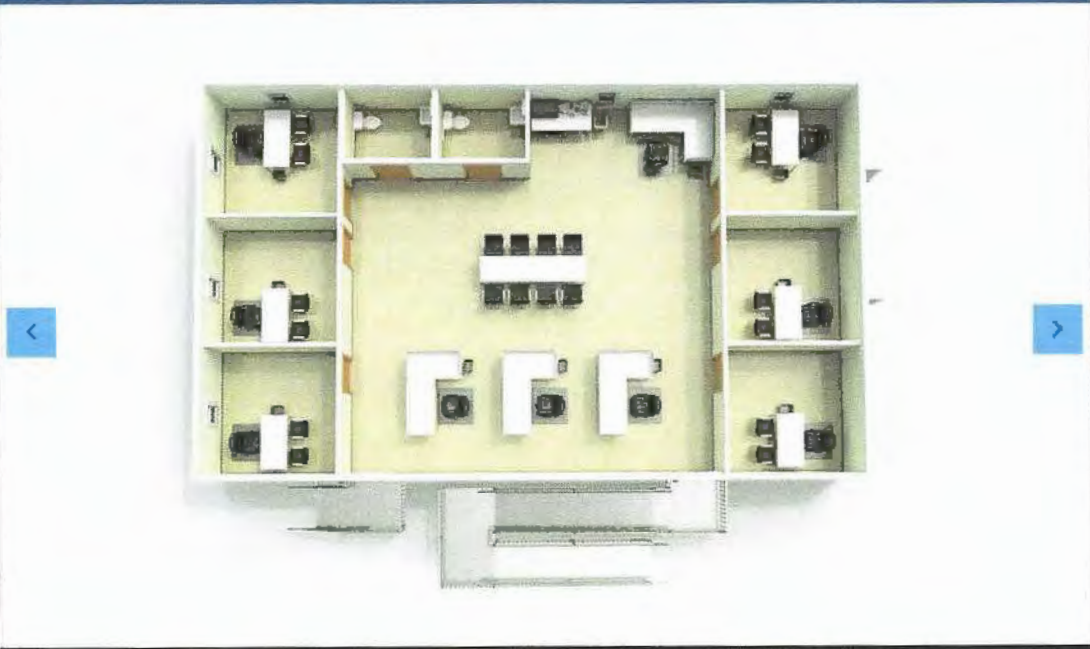
Ideal for larger, temporary or permanent applications, consider this 64' x 48' section modular office when you need space for a jobsite contractor's office, sales or retail outlet, administrative office, swing space during renovations or new construction, medical facility or visitor center.

Our 64' x 48' section modular office:

- Creates a secure, efficient office environment
- Easily relocated or reconfigured as your needs change
- Provides onsite office space and conference areas to facilitate meetings
- Offers personnel all the conveniences of a traditional office in a modular setting
- Can be equipped with or without a restroom

When you have access to comfortable, convenient office space, your business operations flow more seamlessly. Our 64' x 48' section modular office can help keep your operations on track and moving forward. No matter what space challenge you are trying to solve, you can be confident our section modular office buildings and complexes meet your needs.

64' X 36' MODULAR OFFICE TRAILER



ABOUT OUR MODULAR OFFICE TRAILERS

With six private offices and a large common area, consider this section modular office for mid-size and large projects. Our 64' x 36' modular office complex provides 2,160 sq. ft. of office space, is made with durable, high-quality materials that meet national and state building, electrical, mechanical and plumbing codes and is supported by the best customer service in the industry. Standard and customized floorplans are available and allow you the flexibility to reconfigure, expand or relocate as your needs change. We also offer The Essentials to ensure your section modular office is ready to work from day one.

Ideal for larger, temporary or permanent applications, consider this 64' x 36' section modular office when you need space for a jobsite contractor's office, sales or retail outlet, administrative office, swing space during renovations or new construction, medical facility or visitor center.

Our 64' x 36' section modular office:

- Creates a secure, efficient office environment
- Easily relocated or reconfigured as your needs change
- Provides onsite office space and conference areas to facilitate meetings
- Offers personnel all the conveniences of a traditional office in a modular setting
- Can be equipped with or without a restroom

When you have access to comfortable, convenient office space, your business operations flow more seamlessly. Our 64' x 36' section modular office can help keep your operations on track and moving forward. No matter what space challenge you are trying to solve, you can be confident our section modular office buildings and complexes meet your needs.



Williams Scotsman, Inc.
 5002 E. Hillsborough Avenue
 Tampa FL 33610-4815

Your WillScot Representative
 Chris Ahr, Territory Sales Manager
Phone: (813)626-2862 Ext. 41616
Email: christopher.ahr@willscot.com
Toll Free: 800-782-1500

Contract Number: 1760536
Revision: 1
Date: January 26, 2023

Quotation

Lessee: TSR CDD 2300 Glades Road Boca Raton, Florida 33431	Contact: Barry Mazzone 2300 Glades Road Boca Raton, FL 33431 Phone: 8133990865 Email: mazzonib@whhassociates.com	Ship To Address: ODESSA, FL 33556 US Delivery Date (on or about): 06/07/2023
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Rental Pricing Per Billing Cycle	Quantity	Price	Extended
64x36 Modular (60x36 Box)	1		\$3,895.00
Loss Damage Waiver (11/12) Alt	3	\$199.00	\$597.00
ADA/IBC Ramp -w/ switchback	1	\$515.00	\$515.00
ADA/IBC Stair - Rental	2	\$120.00	\$240.00
General Liability - Allen Insurance	1	\$37.20	\$37.20
Data Hub Rental T2	3	\$120.00	\$360.00
Prem. Office Package T2	6	\$150.00	\$900.00
Prem. Conference Package T2	1	\$255.00	\$255.00
Minimum Lease Billing Period: 12			Total Recurring Building Charges: \$2,895.00
Billing Cycle: 28 Days			Subtotal of Other Recurring Charges: \$2,904.20
			Total Recurring Charges Per Billing Cycle: \$6,799.20

Estimated Delivery & Installation

Fuel Surcharge Delivery	1	\$554.85	\$554.85
Essentials Material Handling	1	\$2,302.50	\$2,302.50
State Approved Building Plans	1	\$1,000.00	\$1,000.00
Ramp - Delivery & Installation	1	\$570.00	\$570.00
Data Hub Installation	3	\$375.00	\$1,125.00
Delivery Freight	3	\$685.00	\$2,055.00
Block, Level & Tiedown	1	\$13,626.00	\$13,626.00
Vinyl skirting	192	\$22.00	\$4,224.00
			Total Delivery & Installation Charges: \$25,457.35

Estimated Final Return Charges*

Fuel Surcharge Return	1	\$554.85	\$554.85
Ramp - Knockdown & Return	1	\$570.00	\$570.00
Teardown	1	\$6,445.00	\$6,445.00
Return Freight	3	\$685.00	\$2,055.00
			Due On Final Invoice*: \$9,624.85
Total Including Recurring Billing Charges, Delivery, Installation & Return**:			\$116,672.60

Summary of Charges

Model: SM6436	Quantity: 1	Total Charges for(1) Building(s): \$116,672.60
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Insurance Requirements Addendum

QTY	PRODUCT	EQUIPMENT VALUE/BUILDING	DEDUCTIBLE PER UNIT
1	SM6436	\$102595.00	\$0.00

Lessee: TSR CDD

Pursuant to the Williams Scotsman Lease Agreement and its Terms and Conditions ("Agreement"), a Lessee is obligated to provide insurance to Williams Scotsman, Inc. ("Lessor") with the following insurance coverage:

- Commercial General Liability Insurance:** policy of combined bodily injury and property damage insurance insuring Lessee and Lessor against any liability arising out of the use, maintenance, or possession of the Equipment. Such insurance shall be in an amount not less than \$1,000,000 per occurrence, naming the Lessor as Additional Insured and Loss Payee.
- Commercial Property Insurance:** covering all losses or damage, in an amount equal to 100% of the Equipment Value set forth in the Lease providing protection against perils included within the classification and special extended perils (all "risk" insurance), naming the Lessor as Additional Insured and Loss Payee.

By signing below, the Lessee agrees to the terms and conditions stated herein. All other general Terms and Conditions of the Agreement shall remain the same and in full force and effect. Each party is hereby authorized to accept and rely upon a facsimile or electronic signature of the other party on this Addendum. Any such signature shall be treated as an original signature for all purposes.

General Liability Insurance Program

Lessee elects to participate in the General Liability Insurance Program, whereby Lessee will receive insurance coverage through American Southern Insurance Company ("Insurer") and administered by Allen Insurance Group ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party liability policy that covers those amounts that Lessee is legally obligated to pay due to bodily injury and property damage arising from the proper use and occupancy of Equipment leased from Williams Scotsman up to the policy limits. Coverage is subject to underwriting and specific terms and conditions set forth in the policy. An outline of cover is available upon request. By signing below, Lessee understands and agrees that the Lessor is not providing the insurance coverage and serves only as a billing agent for the Insurer and its Agent; and, accordingly, it assumes no liability therefore.

Signature of Lessee: _____ Print Name: _____ Date: _____

Loss Damage Waiver Program

Lessee elects to participate in the Lessor's Loss Damage Waiver Program. Lessee understands and agrees that under this program, the Lessor waives, for a fee, Lessee's obligation to carry Commercial Property Insurance and Lessee's liability to Lessor for repair or replacement of the modular units leased from Williams Scotsman resulting from loss or damage as specified in the Lease Agreement. Lessee remains liable to Williams Scotsman for the amount of the damage deductible, if any, per unit of equipment noted above. Please refer to the Agreement for specific details on coverage, exclusions and restrictions on coverage. The Loss Damage Waiver is not and shall not constitute a contract for insurance.

Signature of Lessee: _____ Print Name: _____ Date: _____

Please return this signed document with the signed lease agreement.



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Clarifications

***Final Return Charges are estimated and will be charged at Lessor's prevailing rate at time of return. **All prices exclude applicable taxes. All Lessees and Leases are subject to credit review.** In addition to the stated prices, customer shall pay any local, state or provincial, federal and/or personal property tax or fees related to the equipment identified above ("Equipment"), its value or its use. Lessee acknowledges that upon delivery of the Equipment, this Agreement may be updated with the actual serial number(s), delivery date(s), lock serial number(s), etc, if necessary and Lessee will be supplied a copy of the updated information. Prices exclude taxes, licenses, permit fees, utility connection charges, site preparation and permitting which is the sole responsibility of Lessee, unless otherwise expressly agreed by Lessor in writing. Lessee is responsible for locating and marking underground utilities prior to delivery and compliance with all applicable code requirements unless otherwise expressly agreed by the Lessor in writing. Price assumes a level site with clear access. Lessee must notify Lessor prior to delivery or return of any potentially hazardous conditions or other site conditions that may otherwise affect delivery, installation, dismantling or return of any Equipment. Failure to notify Lessor of such conditions will result in additional charges, as applicable. Physical Damage & Commercial Liability insurance coverage is required beginning on the date of delivery. Lessor is not responsible for changes required by code or building inspectors. **Pricing is valid for thirty (30) days.**

Please note the following important billing terms:

- In addition to the first billing period rental and initial charges, last billing period rent for building and other recurring rentals/services (excluding General Liability Insurance and Property Damage Waivers), will be billed on the initial invoice. Any amounts prepaid to Williams Scotsman will be credited on the final invoice.
- Invoices are due on receipt, with a twenty (20) day grace period. Interest will be applied to all past due amounts.
- Invoices are due on receipt, with a twenty (20) day grace period. Late fees will be applied to all past due amounts.
- Williams Scotsman preferred method of payment is ACH. Payments made by check are subject to a Paper Check Fee, charged on the next invoice following payment by check.
- Williams Scotsman preferred method of invoicing is via electronic transmission. Customers are encouraged to provide an email address or use MMConnect. Invoices sent standard mail are subject to a paper invoice fee, charged on the following invoice.

Lessor hereby agrees to lease to Lessee and Lessee hereby agrees to lease from Lessor Modular Equipment and Value Added Products (as such items are defined in Lessor's General Terms & Conditions) selected by Lessee as set forth in this Agreement. All such items leased by the Lessee for purposes of this Lease shall be referred to collectively as the "Equipment". By its signature below, Lessee hereby acknowledges that it has read and agrees to be bound by the Lessor's General Terms & Conditions (8-3-22) located on Lessor's internet site (<https://www.willscot.com/About/terms-conditions>) in their entirety, which are incorporated herein by reference and agrees to lease the Equipment from Lessor subject to the terms therein. Although Lessor will provide Lessee with a copy of the General Terms & Conditions upon written request, Lessee should print copies of this Agreement and General Terms & Conditions for recordkeeping purposes. Each party is authorized to accept and rely upon a facsimile signature, digital, or electronic signatures of the other party on this Agreement. Any such signature will be treated as an original signature for all purposes and shall be fully binding. The undersigned represent that they have the express authority of the respective party they represent to enter into and execute this Agreement and bind the respective party thereby.

Invoicing Options (select one)

<input type="checkbox"/> Paperless Invoicing Option Williams Scotsman prefers electronic invoicing, an efficient, convenient and environmentally friendly process. To avoid fees, provide us with the proper email address for your invoices Corrected Email Address: _____	<input type="checkbox"/> Standard Mail Option Customer prefers to receive paper invoice via mail. Fees may apply. Invoices will be mailed to: 2300 Glades Road Boca Raton, Florida 33431 Enter a new billing address: _____
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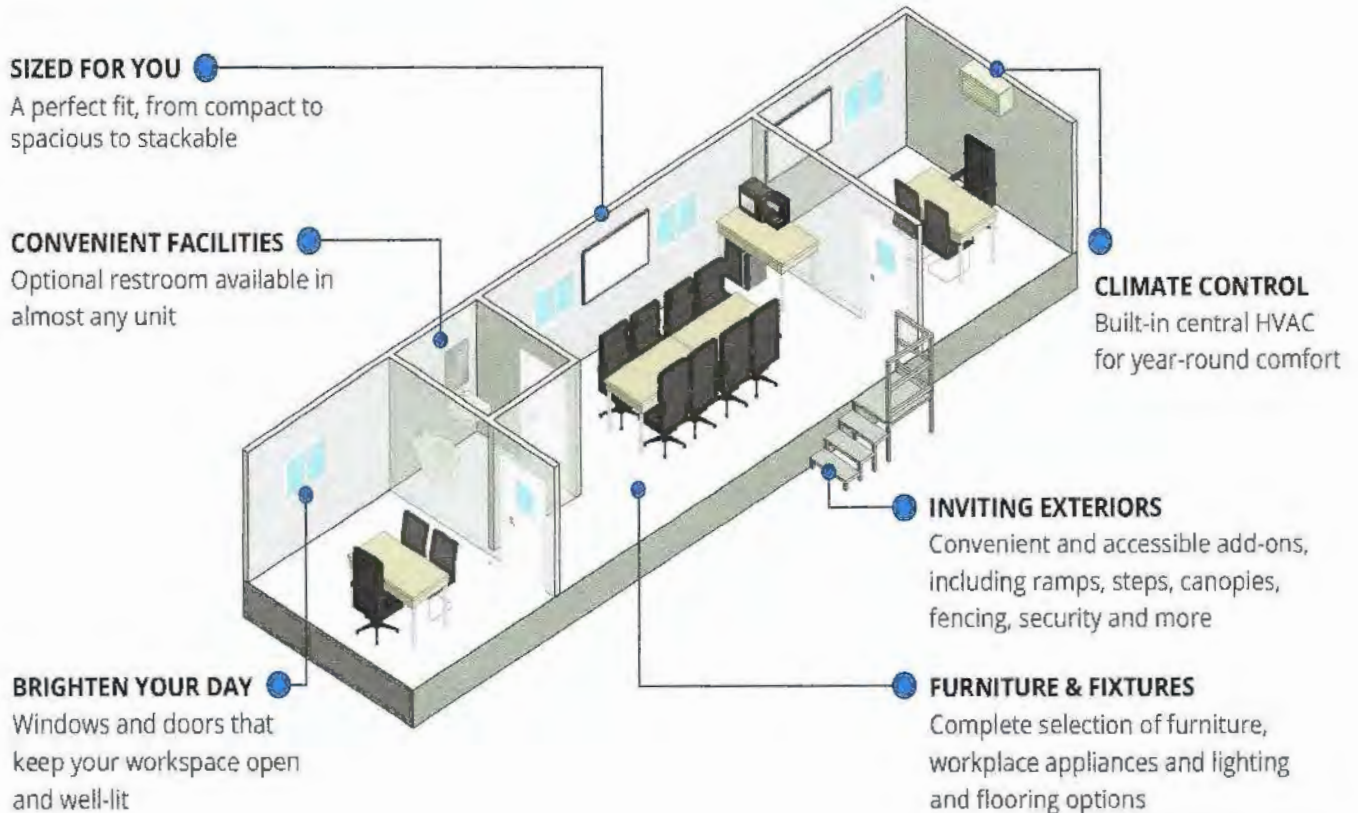
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WILLSCOT: THE FULLY STREAMLINED SPACE SOLUTION

When it's time to be productive on a project, you need temporary space that's as ready as you are. Our modular solutions are complete to the last detail, so you can forget about building logistics and focus on the job at hand. One call to WillScot and you're ready to work



READY-TO-WORK OPTIONS

Our in-house selection of amenities not only outfits your space for comfort, security and productivity - it also eliminates extra work for you.



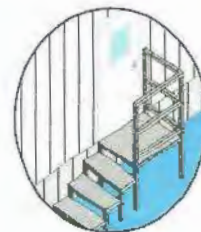
FURNITURE



APPLIANCES



TECHNOLOGY



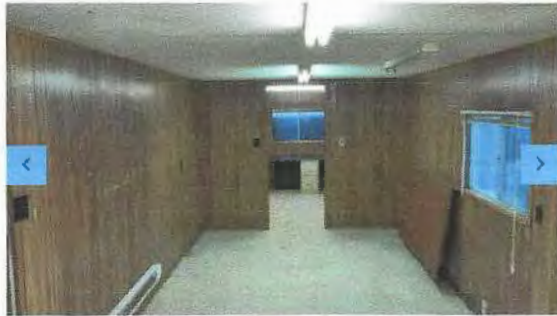
EXTERIORS



COVERAGE

EXAMPLES OF UNITS THAT ARE AVAILABLE FOR SALE:

These units are available for purchase. They can be transferred in and delivered to our site for an additional cost.



40'X10' MOBILE OFFICE

Branch: **Indianapolis** | Unit #: SMI-25800

This unit is located out of our Indianapolis branch location. It's ready to work - just for you! This unit is in GREAT condition and won't last long, request a quote today!

\$35,000

[REQUEST A QUOTE](#)

Call a representative to learn more:

FEATURES

- Ceiling: Prefinished Gypsum Panels
- Heat Type: Baseboard Electric
- Number of Offices: 1
- Roof Type: EPDM
- Exterior Finish: .019 Aluminum - Smooth
- HVAC: Window Unit
- Number of Conference Rooms: 1
- Window Quantity: 7
- Flooring: Tile
- Interior Walls: Wood Paneling
- RR Type: None
- Window Type: Single Glaze



36'X8' MOBILE OFFICE

Branch: **Indianapolis** | Unit #: SMI-23910

Need a Mobile Office in Indianapolis, IN? Well look no further. This used modular building is for sale and ready to get to work wherever you need it.

\$45,000

[REQUEST A QUOTE](#)

Call a representative to learn more:

FEATURES

- Ceiling: Prefinished Gypsum Panels
- Heat Type: Electric
- Number of Conference Rooms: 1
- RR Type: None
- Exterior Finish: .019 Aluminum - Smooth
- HVAC: Window Unit
- Number of Offices: 1
- Window Quantity: 6
- Flooring: Carpet - Tiles
- Interior Walls: Vinyl Covered Panel
- Roof Type: EPDM
- Window Type: Single Glaze

TSR

COMMUNITY DEVELOPMENT DISTRICT

5

TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	6:00 PM
November 8, 2023	Regular Meeting	6:00 PM
December 13, 2023	Regular Meeting	6:00 PM
January 10, 2024	Regular Meeting	6:00 PM
February 14, 2024	Regular Meeting	6:00 PM
March 13, 2024	Regular Meeting	6:00 PM
April 10, 2024	Regular Meeting	6:00 PM
May 8, 2024	Regular Meeting	6:00 PM
June 12, 2024	Regular Meeting	6:00 PM
July 10, 2024	Regular Meeting	6:00 PM
August 14, 2024	Regular Meeting	6:00 PM
September 11, 2024	Regular Meeting	6:00 PM