

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**January 10, 2024**

**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**

January 3, 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 January 10, 2024 at 4:00 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 Plans on Rangeland West Extension
4. UPCOMING MEETING DATES:
  - January 10, 2024 at 6:00 PM
  - February 14, 2024 at 6:00 PM

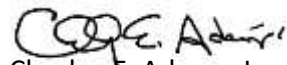
○ QUORUM CHECK

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

5. Supervisors' Requests
6. 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**



# RANGELAND BLVD. WEST EXTENSION

## LANDSCAPE PLANS

Prepared: October 25, 2023

Rangeland West Extension Plant List					10/24/2023
Quantity		Symbol	Botanical Name	Common Name	Size & Specification
4662	ea	AGP	Arachis glabrata 'Ecoturf'	Perrenial Peanut	1 Gal., Full, 18" O.C.
950	ea	IVS	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	3 Gal, Full, 30" OC
3216	ea	MCP	Muhlenbergia capillaris	Gulf Muhly Grass	1 Gal, Full in pot, 36" OC
1182	ea	SB	Spartina bakerii	Sand Cordgrass	1 Gal, Full in pot, 36" OC
670	ea	TF	Tripsacum floridanum	Dwarf Fakahatchee Grass	3 Gal, Full, 36" OC
<b>17020</b>	<b>sf</b>	<b>OAK MIX</b>	<b>Mix of the plants listed below based on % of area</b>		
53	ea	5%	Callicarpa americana	Beautyberry	3 Gal, 48" OC
756	ea	40%	Hamelia patens 'Calusa'	Calusa Firebush	3 Gal, 36" OC
319	ea	30%	Tripsachum floridanum	Dwarf Fakahatchee Grass	1 Gal, Full in pot, 48" OC
638	ea	15%	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	3 Gal, Full, 30" OC
136	ea	10%	Sabal minor	Dwarf Palmetto	7 Gal, 42" OC
118405	sf	SOD	Empire Zoysia Sod	Empire Zoysia Sod	Solid Sod, Weed free
75194	sf	MULCH	Pine Straw Mulch		3" Wet depth

Date:	10/24/2023
Revision:	Date:

**STARKEY RANCH**

Pasco County, Florida



735 Primera Blvd. Suite 145  
Lake Mary, FL 32707

**RANGELAND BLVD  
WEST EXTENSION**

**LANDSCAPE PLANS**

Seal:

Sheet Number:

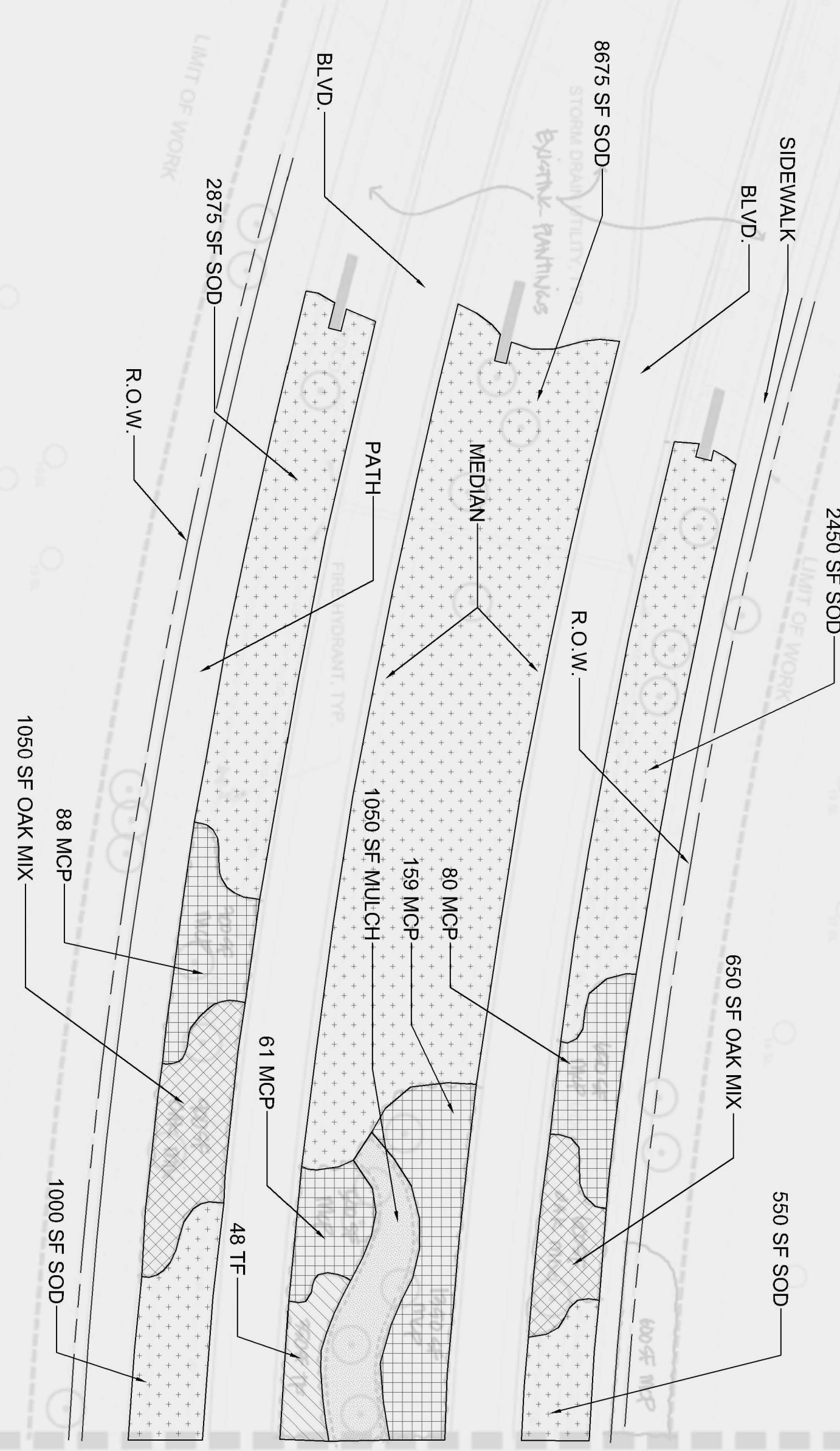
LANDSCAPE NOTE:  
 All trees shall be planted a minimum of 4' off of the edge of any adjacent landscape surface (i.e. curbs, sidewalks, etc.)

STARKEY BOULEVARD

RANGELAND BOULEVARD

PLANT SCHEDULE			
TREES	BOTANICAL NAME	COMMON NAME	
	<i>Nagelkerkea virginiana</i>	Swamp Blackgum	
	<i>Prunus serotina</i>	Swamp Pine	
	<i>Quercus virginiana</i>	Southern Live Oak	
	<i>Taxodium distichum</i>	Bald Cypress	
	BOTANICAL NAME	COMMON NAME	
	<i>Callerya speciosa</i>	American Fraxinifera	
	<i>Myrsine virginiana</i>	Swamp Bayberry	
	<i>Myrica caroliniana</i>	Wax Myrtle	
	<i>Sideroxylon rostratum</i>	Shrub Star Fern	
	<i>Viburnum cassinii</i>	Yellow Viburnum	
	BOTANICAL NAME	COMMON NAME	
	<i>Spiraea alba</i>	White Spirea	
	BOTANICAL NAME	COMMON NAME	
	BOTANICAL NAME	COMMON NAME	

SCALE: 1" = 30'



**RANGELAND BLVD  
 WEST EXTENSION**

LANDSCAPE PLANS



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**STARKEY RANCH**

Pasco County, Florida

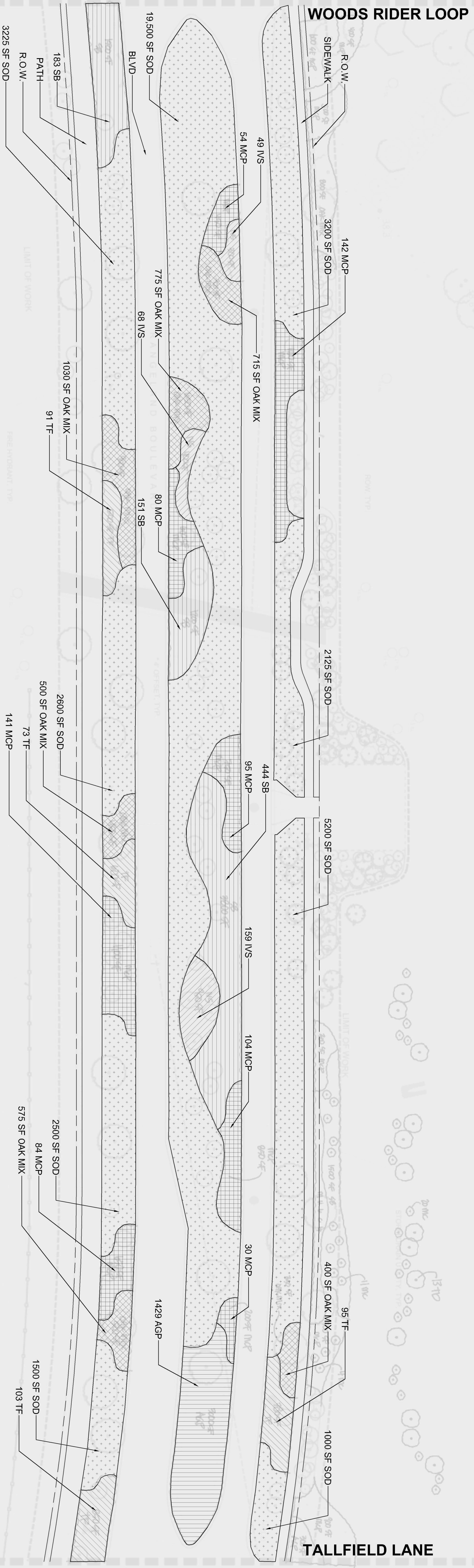
Sheet Number:  
**L1.10**

Date: 10/24/2023  
 Revision: Date:





LANDSCAPE NOTE:  
 All trees shall be installed a minimum of 4' off of the edge of any adjacent landscape within 1/4" slope (approx. 1:4).



ESPLANADE

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME
	<i>Quercus virginiana</i>	Southern Live Oak
	<i>Magnolia virginiana</i>	Sweet Bay Magnolia
	<i>Pinus palustris</i>	Slash Pine
	<i>Quercus virginiana</i>	Southern Live Oak
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**LANDSCAPE PLANS**



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**STARKEY RANCH**

Pasco County, Florida

Sheet Number:  
**L1.30**

Date: 10/24/2023  
 Revision: Date:



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4**

**TSR COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

*Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556*

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 11, 2023*</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>November 8, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>December 13, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>January 10, 2024</b>	<b>Workshop</b>	<b>4:00 PM</b>
<b>January 10, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>February 14, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>March 13, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>April 10, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>May 8, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>June 12, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>July 10, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>August 14, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>September 11, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>