

Public Facilities Report

TSR
Community Development District

June 1, 2019

By: Governmental Management Services-Central Florida, LLC
135 W. Central Blvd. Suite 320,
Orlando, Florida 32801

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I. Purpose and Scope

This report is provided for TSR Community Development District (the “District”) as an obligation under Section 189.08 Florida Statutes regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion programs within the next 10 years. The Public Facilities Report and Annual Notice of any changes be submitted to the local government and posted on the District’s website. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government.

II. Introduction

The District is a local unit of special purpose government of the State of Florida (the “State”) created in accordance with the Uniform Community Development District Act of 1980, Florida Statutes, as amended (the “Act”), created by Ordinance No. 04-39 of the Board of County Commissioners of Pasco, County, Florida effective on September 13, 2004. The District will contain over 2,300 housing units and various recreational facilities.

III. Public Facilities (189.08)(2)(a)

i. A description of existing public facilities owned or operated by the special district.

The District presently provides certain landscape amenities and facilities within the Starkey Ranch project. These facilities include entry landscaping and hardscaping along Heart pine Avenue, Long Spur, Town Avenue and Rangeland Boulevard, common signage, storm water management and treatment areas, recreational and park facilities that include amenity center, playing fields, community pool, picnic areas and sports courts. Village 1 of the project, which includes neighborhood parks with playground equipment, play fields, dog parks, picnic areas, swimming pool, splash pad area and amenity center. Village 2 of the project, includes neighborhood parks with playground equipment, play fields, dog parks, picnic areas and a swimming pool.

Current Capacity of Facility

-Maximum capacity of amenity center is 90

Swimming pool Village 1: Pool Volume (Gallons) 67,500 Bathing load 71

Splashpad Village 1: Pool Volume (Gallons) 2,000 Bathing Load 46

Swimming pool Village 2: Pool Volume (Gallons) 56,500 Bathing Load 61

ii. Current demands placed on it

-Clubhouse is 0 to 20 per day

Swimming pool Village 1 per day 1 is 0 to 50

Swimming pool Village 2 per day 1 is 0 to 30

iii. Location

2500 Heart Pine Ave, Odessa Fl 33556. Attached exhibit A are the parcel id's of all CDD owned property.

IV. Proposed Expansions over the 7 years (189.08)(2)(b)

The anticipated expansion includes community parks and recreational facilities. The proposed park and recreational facilities may contain trails, swimming pools, cabana and picnic areas. The costs associated with the facilities do not include any private amenities that will be privately owned and maintained.

V. Replacement of Public Facilities over next 10 years (189.08)(2)©

-There are currently no plans to replace the District's public facilities.

Exhibit A

Parcel Number	Owner	Mailing Address	City
16261700100B1000000	TSR COMMUNITY DEVELOPMENT DISTRICT	12959 STATE ROAD 54	ODESSA FL
16261700100B2000000	TSR COMMUNITY DEVELOPMENT DISTRICT	12959 STATE ROAD 54	ODESSA FL
16261700100B3000000	TSR COMMUNITY DEVELOPMENT DISTRICT	12959 STATE ROAD 54	ODESSA FL
16261700600B4000000	TSR COMMUNITY DEVELOPMENT DISTRICT	12959 STATE ROAD 54	ODESSA FL
20261700100B1000000	TSR COMMUNITY DEVELOPMENT DISTRICT	135 W CENTRAL BLVD STE 320	ORLANDO F
20261700100B2000000	TSR COMMUNITY DEVELOPMENT DISTRICT	135 W CENTRAL BLVD STE 320	ORLANDO F
20261700100B3000000	TSR COMMUNITY DEVELOPMENT DISTRICT	135 W CENTRAL BLVD STE 320	ORLANDO F
20261700100B4000000	TSR COMMUNITY DEVELOPMENT DISTRICT	12959 STATE ROAD 54 135 W CENTRAL BLVD	ODESSA FL
20261700100L1000000	TSR COMMUNITY DEVELOPMENT DISTRICT	135 W CENTRAL BLVD STE 320	ORLANDO F
20261700100L2000000	TSR COMMUNITY DEVELOPMENT DISTRICT	135 W CENTRAL BLVD STE 320	ORLANDO F
20261700100L3000000	TSR COMMUNITY DEVELOPMENT DISTRICT	135 W CENTRAL BLVD STE 320	ORLANDO F
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28261700800L4000000	TSR COMMUNITY DEVELOPMENT DISTRICT	C/O GOVT MGMT SERVICES	135 W CENTR
28261700800L5000000	TSR COMMUNITY DEVELOPMENT DISTRICT	C/O GOVT MGMT SERVICES	135 W CENTR
28261700800L6000000	TSR COMMUNITY DEVELOPMENT DISTRICT	C/O GOVT MGMT SERVICES	135 W CENTR
28261700800L7000000	TSR COMMUNITY DEVELOPMENT DISTRICT	C/O GOVT MGMT SERVICES	135 W CENTR
28261700800L8000000	TSR COMMUNITY DEVELOPMENT DISTRICT	C/O GOVT MGMT SERVICES	135 W CENTR
28261700800L9000000	TSR COMMUNITY DEVELOPMENT DISTRICT	C/O GOVT MGMT SERVICES	135 W CENTR
28261700800NP000010	TSR COMMUNITY DEVELOPMENT DISTRICT	C/O GOVT MGMT SERVICES	135 W CENTR
28261700800NP000020	TSR COMMUNITY DEVELOPMENT DISTRICT	C/O GOVT MGMT SERVICES	135 W CENTR
28261701000A1000000	TSR COMMUNITY DEVELOPMENT DISTRICT	12959 STATE ROAD 54	ODESSA FL
28261701000B1000000	TSR COMMUNITY DEVELOPMENT DISTRICT	12959 STATE ROAD 54	ODESSA FL
28261701000B2000000	TSR COMMUNITY DEVELOPMENT DISTRICT	12959 STATE ROAD 54	ODESSA FL
28261701000L1000000	TSR COMMUNITY DEVELOPMENT DISTRICT	12959 STATE ROAD 54	ODESSA FL
28261701000L2000000	TSR COMMUNITY DEVELOPMENT DISTRICT	12959 STATE ROAD 54	ODESSA FL
28261701000L3000000	TSR COMMUNITY DEVELOPMENT DISTRICT	12959 STATE ROAD 54	ODESSA FL
28261701000L6000000	TSR COMMUNITY DEVELOPMENT DISTRICT	12959 STATE ROAD 54	ODESSA FL

