

Some District Amenities Include:

- Aerobics Studio: Fitness Classes which include Pilates, Yoga, Zumba, Aqua Aerobics, Tone & Stretch, Cardio Blast, Stretch & Abs, Certified Personal Training.
- Basketball Court
- Fitness Center: State-of-the-art fitness facility equipped with cardio and strength training equipment, two aerobics rooms, a child watch room, and locker rooms.
- Gated: Controlled Access Gatehouses serve portions of the community.
- Park
- Picnic Area
- Playground
- Swimming Pool
- Tot Lot
- Trail: 8 Miles of Multi-Use Paths

Sweetwater Creek CDD

St. Augustine, Florida



District Manager: Jill Burns

Assistant District Manager: Jennifer Walden

12051 Corporate Boulevard

Orlando, FL 32817

Phone: (407) 382-3256

Email: jillc@fishkind.com; jenniferw@fishkind.com



About the District

The Sweetwater Creek Community Development District (“District”) is an independent special district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by the Board of County Commissioners in St. Johns County approval of Ordinance No. 2006-59, on May 19, 2006. The District includes within its boundaries approximately 865 acres of land located entirely within the boundaries of St. Johns County, Florida.

District Infrastructure and Property

The District issued its Series 2007A Bonds (“Bonds”) to fund the construction and/or acquisition of stormwater management improvements, landscaping, utilities improvements, and roadway improvements. The term of the bond is 30 years

District Assessments

The Sweetwater Creek CDD assessments will appear on your tax bill. Landowners will pay non-ad valorem special assessments for the capital costs along with the operation and maintenance of District facilities and services and administration of the District. The landowners who petitioned for the establishment of the District believed that the District would allow for greater property value and greater service levels than would otherwise be achievable.

Assessment amounts vary based on lot width and location in the community. Please refer to the CDD’s web site at:<http://sweetwatercreekcdd.com>

Amounts can also be verified by contacting the CDD Management team at:

Fishkind & Associates, Inc
12051 Corporate Blvd, Orlando, FL 32817
Phone:(407) 382-3256 Fax:(407) 382-3254

The debt assessment is a fixed amount that will not vary over the term of the bond. The Operations & Maintenance (O&M) Assessment is determined annually by the Board of Supervisors.

Can I prepay my assessment?

Yes, the principal amount of the debt service assessment can be prepaid at any time prior to the maturity of the Bonds. Please remember that prepaying will only eliminate your debt service assessment. You still must pay your annual O&M assessment to the District. For more details on prepaying your debt service assessment, please contact the District Manager.

PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT IMPOSES TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS, AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Contact Us

Sweetwater Creek CD
12051 Corporate Boulevard
Orlando, FL 32817

(407) 382-3256

Visit us on the Web:
SweetwaterCreekCDD.com