

**SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL ENGINEERS REPORT
FOR
2019 REFUNDING BONDS IMPROVEMENTS**

Prepared for

**Board of Supervisors
Sweetwater Creek
Community Development District**

Prepared by



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14775 Old St. Augustine Road
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E 05-010-15

May 23, 2019
Revised July 12, 2019

EXECUTIVE SUMMARY

The Sweetwater Creek Community Development District (The Sweetwater Creek CDD or the "District") is an 865± acre community development district located in St. Johns County, Florida, south of Pine Island Road and east of US-1/Philips Highway (see *Plate 1* for the general location map). The land within the District is located within the Marshall Creek DRI/PUD. The authorized land uses within the District allow for residential development as well as open space and recreational amenities.

See *Plate 2* for the map of the District boundary and *Plate 3* for a legal description of the District.

To serve the residents of the Sweetwater Creek Community Development District, the District developed and adopted an Improvement Plan on March 22, 2007, that allowed it to finance and construct certain infrastructure, transportation and recreational facilities within and adjacent to the District.

This Supplemental Improvement Plan updates the information contained in the March 22, 2007 Improvement Plan with the proposed 2019 Refunding Bonds Improvements. Funding for the 2019 Improvements will be from refinancing the current outstanding principal amount of the Series 2007A bonds. The 2019 Refunding Bonds Improvements may be revised in the future to include additional improvements as determined and approved by the Board of Supervisors of the Sweetwater Creek Community Development District so long as such additional improvements are allowed pursuant to Chapter 190, Florida Statutes.

The 2019 Refunding Bonds project includes the following improvements (See *Plate 4* Site Plan for locations of the improvements and *Plate 5* for Conceptual Park Plans):

2019 Refunding Bonds Improvements

1. Amenity Center

- A. Outdoor Fitness Area
- B. Resurface Pool
- C. Repaint Amenity Center

2. Guard House

- A. Repaint Guard House

3. Ensenada Park

- A. Resurface Basketball Court
- B. Repaint Pavilion
- C. Restroom Facility Addition

4. Onda Park

- A. Playground
- B. Outdoor Fitness Area
- C. Restroom Facility Addition
- D. Pavilion
- E. Sports Court
- F. Sitework, Lighting, Landscape, Irrigation

5. Golf Cart Use Roadway Conversion (Study & Implementation)

6. Contract Manager – Proposed Improvements

This supplemental report reflects the anticipated refunding bonds improvements for the 2019 Refunding Bonds projects. All the improvements are to existing parks or infrastructure except for Onda Park. Onda Park is currently an unimproved tract to be conveyed from Lennar Homes to the District. The 2019 Refunding Bonds projects consists of resident desired improvements, as listed in Table 1.

The Improvement Plan contained in this report reflects the present intentions of the Sweetwater Creek Community Development District. However, the Improvement Plan may be subject to modification in the future. The implementation of any improvement outlined within the Plan requires final approval by the Sweetwater Creek Community Development District Board of Supervisors.

**TABLE 1
SUMMARY OF COSTS
SWEETWATER CREEK COMMUNITY DEVELOPMENT
DISTRICT
2019 REFUNDING BONDS IMPROVEMENTS**

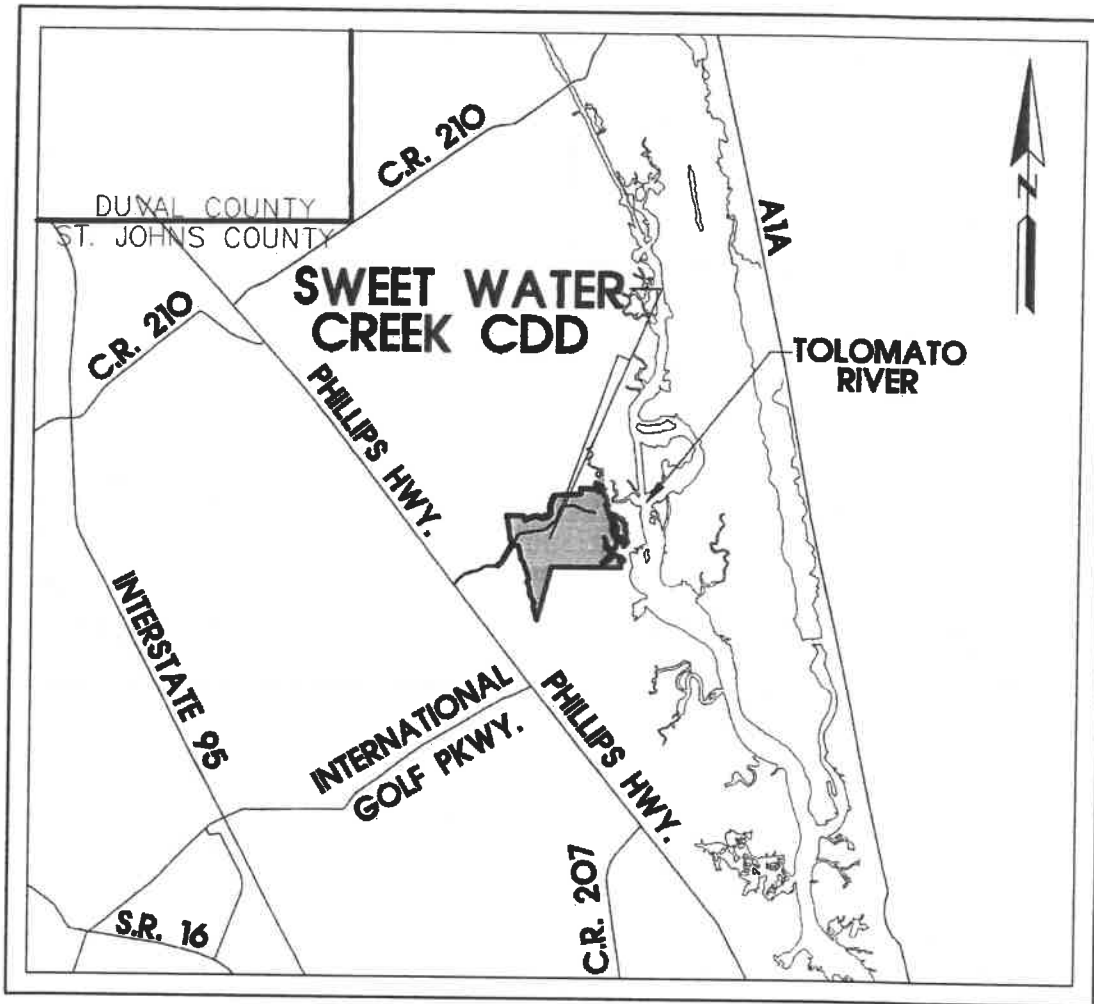
IMPROVEMENT DESCRIPTION FACILITY	ESTIMATED COST
1. Amenity Center – Outdoor Fitness Area	\$ 100,000
2. Amenity Center – Resurface Pool	\$ 110,000
3. Amenity Center – Repaint	\$ 39,000
4. Guard House – Repaint	\$ 6,500
5. Ensenada Park - Resurface Basketball Court	\$ 11,000
6. Ensenada Park - Repaint Pavilion	\$ 2,300
7. Ensenada Park - Restroom Facility Addition	\$120,000
8. Onda Park – Playground	\$ 55,000
9. Onda Park – Outdoor Fitness Area	\$ 100,000
10. Onda Park – Restroom Facility Addition	\$ 110,000
11. Onda Park – Pavilion	\$ 50,000
12. Onda Park – Sports Court	\$ 30,000
13. Onda Park – Sitework, Utilities, Lighting, General Conditions	\$ 570,000
14. Onda Park – Landscape	\$ 40,000
15. Onda Park – Irrigation	\$ 45,000
16. Golf Cart Use Roadway Conversion (Study & Implementation)	\$ 50,000
17. Contract Manager – Proposed Improvements	\$ 100,000
<i>IMPROVEMENTS SUB-TOTAL</i>	\$1,538,800
18. Deduct Portion of Items 2-6 (70% per agreement with Marshall Creek CDD)	\$ -118,160
19. Contingency	\$ 250,000
<i>IMPROVEMENTS TOTAL</i>	\$1,670,640

APPENDIX
Description

Plate No.

- | | |
|---|---|
| 1 | Location Map |
| 2 | District Boundary |
| 3 | Legal Description |
| 4 | Proposed Improvements Location Map |
| 5 | Conceptual Plans prepared by Basham & Lucas |

PLATE 1



PLOTTED: April 25, 2019 - 8:51 AM, BY: Beth Watkins

G:\05-010\05-010-15\LandDev\Design\Plots\District Bndy Plate 1.dwg

ETM

VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

LOCATION MAP

SWEET WATER CREEK CDD

ST. JOHNS, FLORIDA

ETM NO. 05-010-15

DRAWN BY: D. BRIGHT

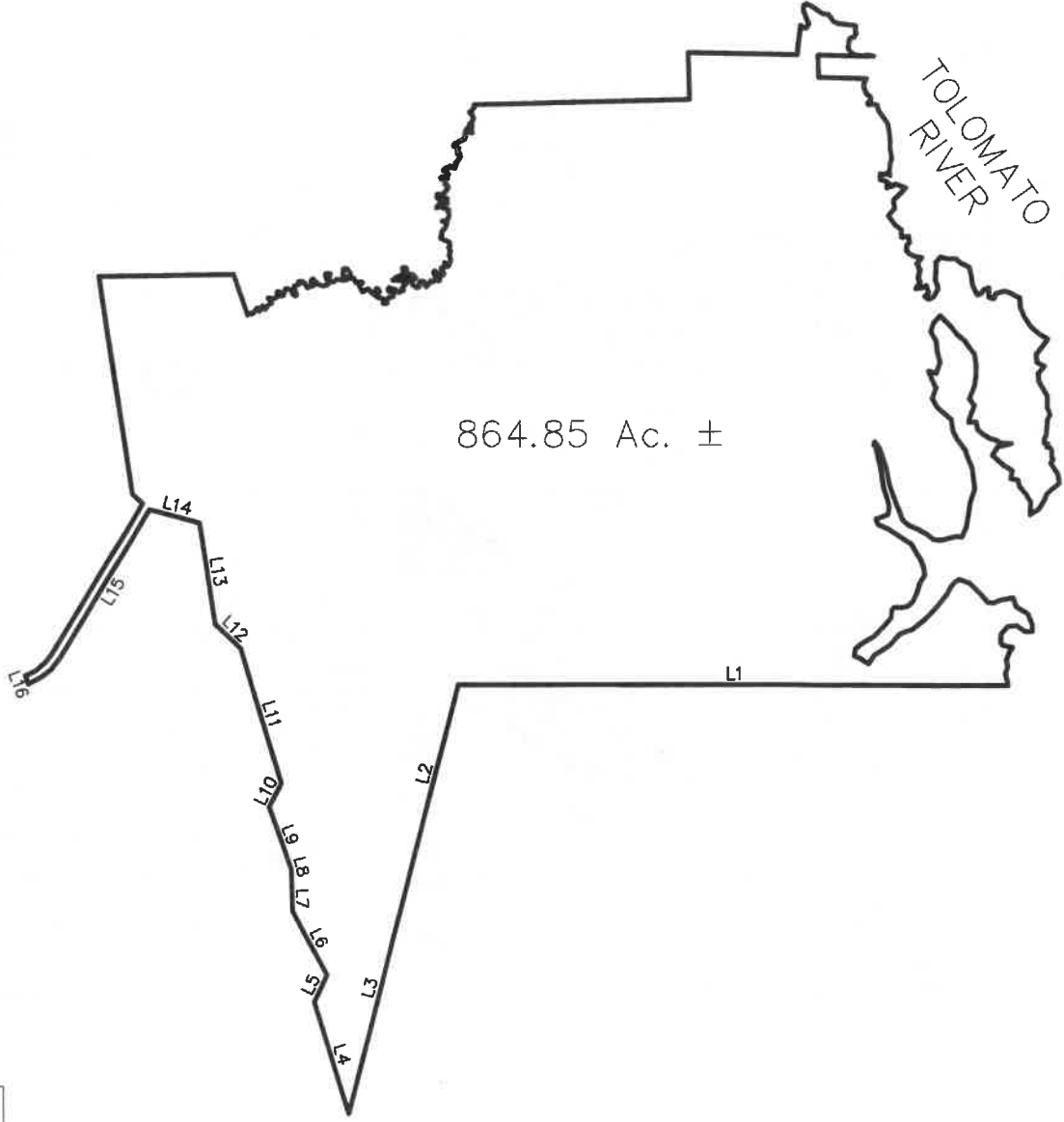
DATE: JANUARY 26, 2006

DRAWING NO. 1

PLATE 2

TOLOMATO RIVER

864.85 Ac. ±



ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
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CA - 00002584 LC - 0000316

DISTRICT BOUNDARY

SWEET WATER CREEK CDD

ST. JOHNS, FLORIDA

ETM NO. 05-010-15

DRAWN BY: D. BRIGHT

DATE: JANUARY 26, 200...

DRAWING NO. 2

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PLATE 3

LEGAL DESCRIPTION:

A portion of fractional Sections 28 and 33, a portion of Section 29, a portion of the Marshall or Leonardi Grant, Section 60 and a portion of the Rogue Leonardi Grant, Section 61, all lying in Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the corner common to Sections 19, 20, 29 and 30 of said Township 5 South, Range 29 East; thence North $89^{\circ}09'44''$ East, along the Northerly line of said Section 29, a distance of 5291.00 feet to the corner common to Sections 20, 21, 28 and 29 of said Township and Range; thence continue North $89^{\circ}09'44''$ East, along the Northerly line of said Section 28, a distance of 519.11 feet to the Point of Beginning.

From said Point of Beginning, continue North $89^{\circ}09'44''$ East, along the Northerly line of said Section 28, a distance of 1198.79 feet to its intersection with the Westerly line of said Rogue Leonardi Grant, Section 61; thence South $19^{\circ}57'07''$ East, along said Westerly line, 367.25 feet to a point referred to as Reference Point "A"; thence continue South $19^{\circ}57'07''$ East, along said Westerly line, 23 feet, more or less to its intersection with the Southerly Ordinary High Water Line of Sweetwater Creek; thence along the meanderings of said Southerly Ordinary High Water Line and along the meanderings of the Easterly Ordinary High Water Line of said Sweetwater Creek the following five approximate courses: East Northeasterly, 1970 feet more or less; thence Southeasterly, 750 feet more or less; thence East Northeasterly, 1430 feet more or less; thence Northeasterly, 830 feet more or less; thence Northerly, 1260 feet more or less to the convergence of said Easterly Ordinary High Water Line with the Easterly Mean High Water Line of said Sweetwater Creek; thence North Northeasterly along the meanderings of said Easterly Mean High Water Line, 1100 feet more or less to its intersection with the Southerly line of those lands described and recorded in Official Records Book 1291, page 930 of the Public Records of said county; thence North $88^{\circ}36'45''$ East, departing said Easterly Mean High Water Line and along said Southerly line of the lands of Official Records Book 1291, page 930, a distance of 14 feet, more or less to a point which bears North $47^{\circ}47'39''$ East, 2772.58 feet from said Reference Point "A"; thence continue North $88^{\circ}36'45''$ East, along the Southerly line of said lands and along the Southerly line of the lands described and recorded in Official Records Book 268, page 448 of said Public Records, a distance of 1900 feet to the Southeasterly corner of last said lands; thence North $02^{\circ}09'25''$ West, along the Easterly line of said lands, 423.55 feet to its intersection with the Southerly line of those lands described and recorded in Deed Book 76, page 192 of said Public Records; thence South $88^{\circ}50'53''$ East, along said Southerly line, 979.91 feet to its intersection with the West line of the lands described and recorded in Official Records Book 1533, page 837 of said Public Records; thence North $06^{\circ}20'01''$ East, along the West line of said lands, 227.49 feet to a point referred to as Reference Point "A1"; thence continue North $06^{\circ}20'01''$ East, along the West line of said lands, 36 feet more or less, to its intersection with the Southerly Mean High Water Line of Deep Creek; thence along the meanderings of said Southerly Mean High Water Line the following five approximate courses; Southeasterly, 61 feet more or less; thence Northeasterly, 47 feet more or less; thence North Northwesterly, 175 feet more or less; thence Northeasterly, 29 feet more or less; thence Southeasterly, 500 feet more or less to the convergence of said Southerly Mean High Water Line of Deep Creek with the Westerly Mean High Water Line of the Tolomato River; thence along the meanderings of said Westerly Mean High Water Line the following four approximate courses; Southerly, 77 feet more or less; thence Southwesterly, 75 feet more or less; thence Southerly, 90 feet more or less; thence East Southeasterly, 250 feet more or less to the intersection of said Westerly Mean High Water Line with said Southerly line of lands described and recorded in Deed Book 76, page 192; thence North $88^{\circ}50'53''$ West, departing said Westerly Mean High Water Line, along said Southerly line, 66 feet more or less to a point which bears South $67^{\circ}56'59''$ East, 635.22 feet from said Reference Point "A1"; thence continue North $88^{\circ}50'53''$ West, 435.00 feet to the Northwesterly corner of the lands described and recorded in Official Records Book 858, page 821 of said Public Records; thence South $02^{\circ}10'44''$ East, along the Westerly line of said lands, 200.00 feet to the Southwesterly corner thereof; thence South $88^{\circ}50'53''$ East, along the South line of said lands, 425.00 feet to a point referred to as Reference Point "A2"; thence continue South $88^{\circ}50'53''$ East, along the South line of said lands, 6 feet more or less to its

intersection with said Westerly Mean High Water Line of the Tolomato River; thence along the meanderings of said Westerly Mean High Water Line, the following fifty three approximate courses: South Southeasterly, 1020 feet more or less; thence Westerly 105 feet more or less; thence Southerly, 48 feet more or less; thence Southeasterly, 345 feet more or less; thence Southwesterly, 315 feet more or less; thence Southeasterly, 360 feet more or less; thence Southerly, 118 feet more or less; thence East Southeasterly, 117 feet more or less; thence Southerly, 310 feet more or less; thence East Northeasterly, 95 feet, more or less; thence South Southeasterly, 71 feet more or less; thence Southwesterly, 48 feet more or less; thence Easterly, 89 feet more or less; thence North Northeasterly, 390 feet more or less; thence Southeasterly, 283 feet more or less; thence South Southeasterly, 262 feet more or less; thence East Southeasterly, 532 feet more or less; thence Southeasterly, 472 feet more or less; thence Southerly, 1510 feet more or less; thence Southwesterly, 394 feet more or less; thence Northwesterly, 704 feet more or less; thence Northeasterly, 89 feet more or less; thence East Northeasterly, 127 feet more or less; thence Northwesterly, 476 feet more or less; thence Northerly, 654 feet more or less; thence Northwesterly, 461 feet more or less; thence Southwesterly, 171 feet more or less; thence Southerly, 399 feet more or less; thence West Northwesterly, 73 feet more or less; thence Southeasterly, 1190 feet more or less; thence South Southwesterly, 452 feet more or less; thence Easterly, 261 feet more or less; thence Northwesterly, 346 feet more or less; thence North Northwesterly, 722 feet more or less; thence Southwesterly, 32 feet more or less; thence South Southeasterly, 650 feet more or less; thence Southwesterly, 118 feet more or less; thence South Southeasterly, 54 feet more or less; thence Southeasterly, 349 feet more or less; thence South Southeasterly, 301 feet more or less; thence Southwesterly, 975 feet more or less; thence Southerly, 64 feet more or less; thence Southeasterly, 145 feet more or less; thence Northeasterly, 1130 feet more or less; thence Southeasterly, 330 feet more or less; thence East Northeasterly, 234 feet more or less; thence Southeasterly, 379 feet more or less; thence West Northwesterly, 240 feet more or less; thence Southwesterly, 164 feet more or less; thence Southeasterly, 122 feet more or less; thence South Southwesterly, 364 feet more or less to the intersection of said Westerly Mean High Water Line of the Tolomato River with the Northerly line of those lands described and recorded in Official Records Book 1431, page 504 of said Public Records; thence North $89^{\circ} 57' 21''$ West, departing said Westerly Mean High Water Line and along said Northerly line, 18 feet more or less to a point which bears South $13^{\circ} 10' 51''$ East, 3181.60 feet; thence South $04^{\circ} 58' 41''$ East, 1476.63 feet thence South $24^{\circ} 04' 11''$ East, 964.39 feet from said Reference Point "A2", 4877.49 feet to a point lying on the Westerly line of said lands of Official Records Book 1431, page 504, said point also lying on the line dividing said Sections 60 and 61 of said Township and Range; thence South $14^{\circ} 22' 35''$ West, along said Westerly line and along said dividing line and along the Westerly line of Section 53 of the Theresa Marshall Grant, of said Township and Range, a distance of 3982.09 feet; thence North $17^{\circ} 01' 55''$ West, departing said Westerly line of Section 53, a distance of 1047.70 feet; thence North $25^{\circ} 20' 13''$ East, 269.25 feet; thence North $28^{\circ} 27' 37''$ West, 656.99 feet; thence North $01^{\circ} 27' 47''$ West, 374.84 feet to a point lying on the Northerly line of said Section 33; thence North $19^{\circ} 39' 52''$ West, departing said Northerly line, 598.52 feet; thence North $28^{\circ} 19' 23''$ East, 240.68 feet; thence North $16^{\circ} 42' 41''$ West, 1270.16 feet; thence North $46^{\circ} 43' 34''$ West, 320.92 feet; thence North $08^{\circ} 41' 41''$ West, 920.26 feet; thence North $74^{\circ} 52' 04''$ West, 460.34 feet; thence South $30^{\circ} 45' 00''$ West, 1555.61 feet to a point of curvature of a curve concave Northwesterly, having a radius of 540.00 feet; thence Southwesterly along the arc of said curve through a central angle of $39^{\circ} 06' 02''$, an arc length of 368.52 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $50^{\circ} 18' 01''$ West, 361.41 feet; thence North $20^{\circ} 08' 58''$ West, 80.00 feet to a point on a curve concave Northwesterly, having a radius of 460.00 feet; thence Northeasterly along the arc of said curve through a central angle of $39^{\circ} 06' 02''$, an arc length of 313.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $50^{\circ} 18' 01''$ East, 307.86 feet; thence North $30^{\circ} 45' 00''$ East, 1570.67 feet; thence North $48^{\circ} 35' 01''$ West, 126.37 feet; thence North $08^{\circ} 32' 25''$ West, 1975.75 feet to the Point of Beginning.

Containing 865 acres, more or less.

PLATE 4
PROPOSED IMPROVEMENTS: SWEETWATER CREEK CDD



AMENITY CENTER

GUARD HOUSE

GUARD HOUSE

ONDA PARK

ENSENADA PARK

AMENITY CENTER

ONDA PARK

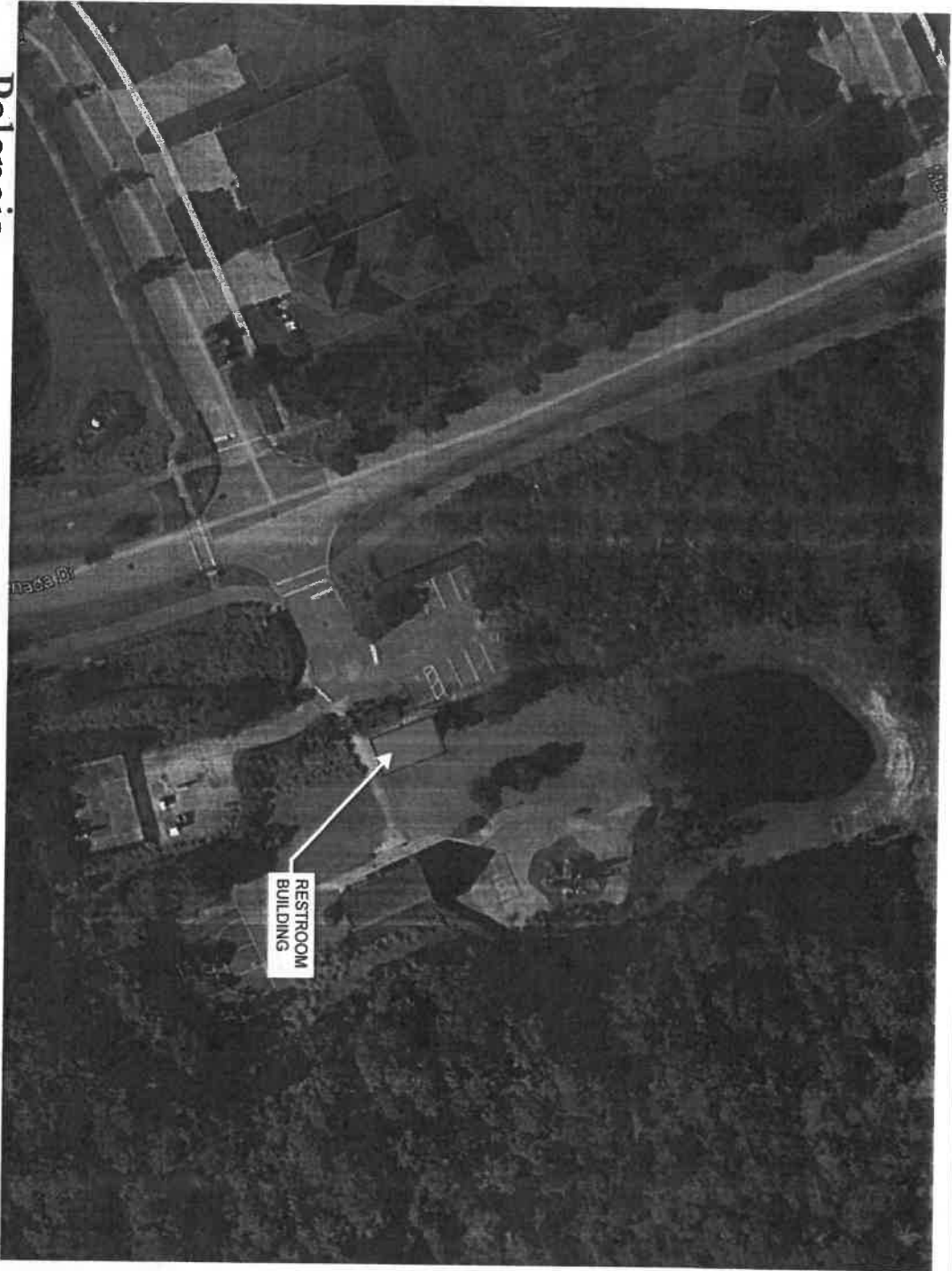
ENSENADA PARK

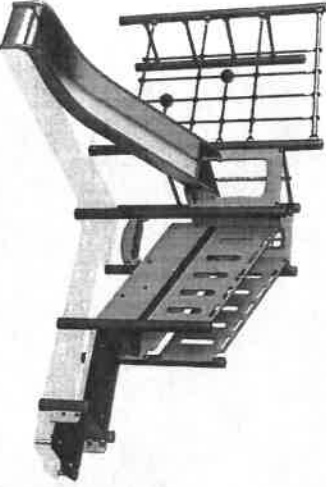
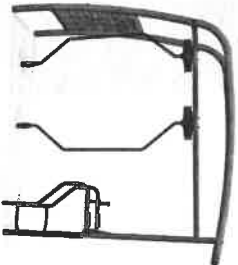
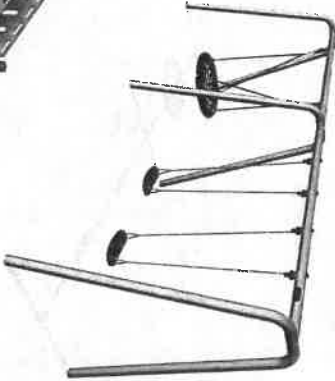
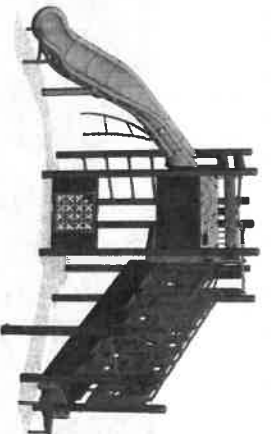
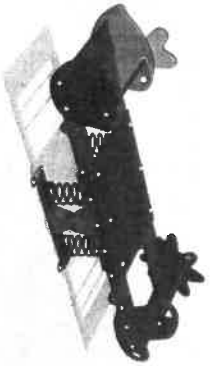


PROPOSED IMPROVEMENTS	
AMENITY CENTER	A. BOUNDARY AMENITY CENTER B. BOUNDARY SIGN C. BOUNDARY LIGHTING
GUARD HOUSE	A. BOUNDARY GUARD HOUSE B. BOUNDARY LIGHTING C. BOUNDARY SIGN
ONDA PARK	A. BOUNDARY LIGHTING B. BOUNDARY SIGN C. BOUNDARY LIGHTING
ENSENADA PARK	A. BOUNDARY LIGHTING B. BOUNDARY SIGN C. BOUNDARY LIGHTING
AMENITY CENTER	A. BOUNDARY AMENITY CENTER B. BOUNDARY SIGN C. BOUNDARY LIGHTING
GUARD HOUSE	A. BOUNDARY GUARD HOUSE B. BOUNDARY LIGHTING C. BOUNDARY SIGN
ONDA PARK	A. BOUNDARY LIGHTING B. BOUNDARY SIGN C. BOUNDARY LIGHTING
ENSENADA PARK	A. BOUNDARY LIGHTING B. BOUNDARY SIGN C. BOUNDARY LIGHTING

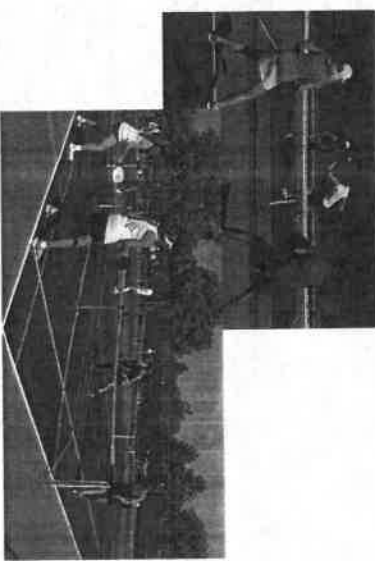


Palencia
Ensenada Park Site Concept





PLAYGROUND EQUIPMENT



PICKLEBALL COURT



BOCCE COURT



Palencia
Concept Image Board