

**MINUTES OF MEETING  
SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

A workshop of the Board of Supervisors of the Sweetwater Creek Community Development District was held on **Thursday, October 19, 2023** at 6:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Ron Cervelli	Chairman
John Smith	Vice Chairman
Rob Lisotta	Supervisor
Charles Usina	Supervisor

Also present were:

Howard McGaffney	District Manager, GMS
Erin Gunia	Director of Amenities
Paul Stratton	Field Operations Manager, RMS

*The following is a summary of the discussions taken at the October 19, 2023 Sweetwater Creek Community Development District's Board of Supervisors workshop.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

The workshop began at approximately 6:00 p.m. Four Board members were physically present.

**SECOND ORDER OF BUSINESS**

**Discussion of Onda Park and Other Park Related Matters**

Mr. Usina stated that a common comment he gets is the areas behind the roundabout get left out so the idea of putting parks in is to make parks within walking distance for the entire community.

Mr. Lisotta stated much of the land in the community is low-lying and holds water, so to bring that land up to a condition in which something can be built on it is very expensive, so the Board is in the position of trying to find areas that are already cleared and generally flat.

Alicia Burns asked where the idea for all the parks came from.

October 19, 2023

Sweetwater Creek CDD

Mr. Usina responded a survey completed by residents years ago and noted that's why there are changes being made to the amenity center and why pickleball courts are being built.

A resident commented that a majority of residents on Glorieta do not want a park there and added that there are three acres on Onda that are already cleared and therefore would be the least expensive location.

Mr. Lisotta stated that there are also residents of Onda present at the workshop that do not want a park in that location.

The resident then commented that in that case another survey needs to be done as the demographics of Palencia have changed over the years.

Mr. Usina stated that the Board has a certain amount of time to use the bond money from the refinancing and sending out a survey, collecting the results and creating a plan from there would take more time than what is available. He closed the back-and-forth commentary with the public by stating that the Board has a responsibility to 767 residents within the District and while seven or eight homes on Glorieta might be opposed, there may be a similar number of homes on the street that would love to have a park on their street.

Mr. McGaffney informed the Board that there is around \$350,000 available for use.

Mr. Lisotta stated that he doesn't want to see parking lots put next to homes or attracting people to an area such as a quiet cul-de-sac environment. He also questioned whether it's worth it if a bunch of money is spent to install a park and it gets used by 100 kids over the course of the year.

Mr. Smith stated that he likes the idea of a centrally located area, but he'd like to see something like a pavilion with grills off Onda and a running track with dip stations through the woods. He also questioned whether Ensanada could be expanded.

Mr. Cervelli stated that the parks in Marshall Creek are very under-utilized and there are a lot of maintenance costs involved. He believes a central area is the way to go and looks at this as an opportunity to provide one location that an entire family could utilize, which means considering options for Onda Park.

Mr. Lisotta stated his opposition to putting in a parking lot or multiple activities off of Onda.

Mr. Cervelli stated that he believes the Board would be in favor of removing the dog park from next to the fitness center and getting an idea of what the cost would be to prepare that land

October 19, 2023

Sweetwater Creek CDD

for another improvement. He also agreed that a dog park should be placed elsewhere, and, in his opinion, it should be south of the roundabout. What would need to be agreed upon is what improvement will be placed in the current dog park location and where the new dog park should be placed.

Mr. Usina proposed turning the area off the asphalt cut through from Glorietta that connects to Las Calinas into a dog park. Mr. McGaffney stated that he would verify how to open up the area that is currently blocking thru traffic.

An item will be added to the next agenda to discuss removing the current dog park and where it's going to be moved to.

**THIRD ORDER OF BUSINESS**

**Supervisor Requests / Public Comment**

There being no additional comments or requests, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Thursday,  
November 27, 2023 at 4:00 p.m. at 625  
Palencia Club Drive, St. Augustine, Florida  
32095**

**FIFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Smith, seconded by Mr. Lisotta, with all in favor, the workshop was adjourned at approximately 7:27 p.m.

DocuSigned by:  
  
396ACEAA84D8491...  
Secretary/Assistant Secretary

DocuSigned by:  
  
77008D09A185429...  
Chairman/Vice Chairman