



***SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Workshop

***Thursday
October 23, 2025
4:00 p.m.***

***Location:
1865 North Loop Parkway,
St. Augustine, FL 32095***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Sweetwater Creek Community Development District

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Sweetwater Creek Community Development District

Dear Board Members,

The Workshop of the Board of Supervisors of the Sweetwater Creek Community Development District is scheduled for **Thursday, October 23, 2025, at 4:00 p.m.** at the **1865 North Loop Parkway, St. Augustine, FL 32095.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (904) 386-0186 or Howard@fcsmanagementgroup.com. We look forward to seeing you at the meeting.

Sincerely,

Howard McGaffney

Howard McGaffney
District Manager

Cc: Attorney
Engineer
District Records

Sweetwater Creek Community Development District

Meeting Date: Thursday, October 23, 2025

Time: 4:00 PM

Location: Fitness Center, 1865 N. Loop Pkwy, St. Augustine, FL 32095

Sweetwater Creek CDD – Workshop Agenda

- I. Roll Call**
- II. Audience Comments – *(limited to 3 minutes per individual for agenda items)***
- III. Presentation of Proof of Publication(s)**
- IV. Discussion Topics**
 - A. Sweetwater Creek CDD Board of Supervisors – Prioritization of Major District Projects
 - 1. Landscape RFP Scope & Score Card Review
 - 2. Privatization of Roads
 - 3. Fitness Center Landscape Improvement Project
 - 4. O&M Assessments Discussion
 - 5. Onda Lane
 - 6. Resurfacing of the Fitness Center Pool
 - 7. Pickleball Tournament & Outside Participation
- V. Supervisors' Requests**
- VI. Audience Comments – *(limited to 3 minutes per individual for non-agenda items)***
- VII. Adjournment**

[Exhibit 1](#)
[Pg. 5](#)

EXHIBIT 1

Ad Preview

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP

Notice is hereby given that the Board of Supervisors of the Sweetwater Creek Community Development District (the "**District**") will hold a workshop on Thursday, October 23, 2025, at 4:00 p.m. at 1865 N. Loop Pkwy., St. Augustine, FL 32095. The purpose of the workshop is to have an open discussion without decision making.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 741.

The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. The workshop may be continued in progress without additional notice to a date, time, and place to be specified on the record at the workshop. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the workshop is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 741. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the workshop, with respect to any matter considered at the workshop, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**Sweetwater Creek Community
Development District**

Howard McGaffney,
District Manager
(321) 263-0132, Ext. 741
Oct. 15, 2025; #11741892