

Keith Hyatt
Marc Harris
Southeast Development Partners

We first became aware of the special parcel of land that is to become Grand Oaks nearly 10 years ago. Imbedded with a stunning canopy of mature oak trees, some more than a century old, the Smith Ranch lies in a highly desirable area of Northwest St. Johns County. When a chance meeting in an airport several years ago brought us back in contact with the landowner, the concept for Grand Oaks was born. We are honored to have his blessing on our vision for a truly unique and beautiful Northeast Florida community.

It is our desire, and the Smith family's, that we preserve as much as possible of the existing features and topography of the site. When developing Grand Oaks, we let the existing trees and wetlands speak to us. Our talented design team crafted an exceedingly thoughtful master plan in order to do them justice. The landscape is not an afterthought; instead, it forms the foundation for Grand Oaks.

We have also taken care in our planning to address infrastructure improvements and upgrades so Grand Oaks will fit responsibly into what already exists in Northwest St. Johns County. The addition of a new water main loop, our plan to employ a state-of-the-art stormwater and reuse irrigation program, and a proposed widening of almost 5 miles of State Road 16 are major steps in this direction that will benefit the entire area.

Our vision is of a multi-generational community where walking through the woods and gazing up into the trees is an everyday routine, where children bike to the pool and residents ride golf carts to the neighborhood market, where families and neighbors play croquet and lawn bowling together, and where evening conversations take place in rocking chairs on front porches. Our vision is of a neighborhood where families look forward to community camping nights, where people of all ages tend the rose garden, where fishing at the lakefront pavilions is commonplace and where all ages enjoy living and playing together. Our vision is to transform this unique setting into a beautiful community where generations to come can be proud of the place they call home.

We are grateful for the support that has already been shown by neighbors, businesses, and community leaders who are excited about what we have to offer this region. We will continue to work hard to realize the potential of this special community that is Grand Oaks.

Thank you,

Keith Hyatt
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