



## **Frequently Asked Questions**

### **What is Grand Oaks?**

- Grand Oaks is a mixed-use master-planned community with single-family residential homes, commercial space and professional office space.
- Grand Oaks is located on 522 acres, west of Interstate 95 and south of State Road 16 in Northwest St. Johns County.

### **Who is on the Grand Oaks development team?**

- Southeast Development Partners, LLC, is developing Grand Oaks. Company partners Marc Harris and Keith Hyatt have extensive experience in residential and commercial development and construction.
- Several prominent national and regional builders have demonstrated interest in the Grand Oaks community. The building team will be announced at a later date.

### **What is unique or different about this master-planned community?**

- The developers became aware of this particular piece of land years ago because it has a distinctive canopy of stunning mature trees, including a number of specimen oaks.
- The landowner, Dr. Dennis Smith, has given his blessing to Southeast Development Partners because they share his vision of respecting the land, showcasing existing features and designing around significant elements.
- Grand Oaks has been carefully and thoughtfully planned to preserve trees, wetlands and land features, while creating a walkable vibrant community that celebrates its unique environment.

### **What features and amenities will be part of Grand Oaks?**

- Living up to its name, Grand Oaks will have a signature grand boulevard with mature live oaks as focal points – both at the entrance to the community and at the Residents Club.
- Nearly 30 percent of the property has been set aside for open spaces, nature preserves and recreational areas.

- The main amenity center includes a Residents Club, an aquatics center with a pool and splashground, a grand lawn and rose garden, and a fountain promenade overlooking the lake.
- A secondary amenity center will have a lakefront park, shaded pavilions and a playground.
- Recreational areas include multi-purpose fields, tennis and pickleball courts, sports court for basketball and foursquare, playground, campground, croquet lawn, tree fort, party pavilion with a dock, and dog park.

### **Is there a need for this community with existing development in Northwest St. Johns County?**

- Northwest St. Johns County is a highly desirable area because it is located along a major transportation corridor for people who commute within Northeast Florida. Grand Oaks will attract residents with the top-rated St. Johns County school district, good access to commercial areas and the beaches, proximity to a major metropolitan area and its rural flair.
- More than 40 percent of all new single-family home permits in the region since 2011 have been in St. Johns County, according to market analyses.
- A 2016 population study by the University of Florida projects that the number of people living in St. Johns County -- around 220,000 -- will increase to between 273,000 and 365,000 by 2030. An extensive market demand analysis showed that there has been a declining inventory of housing lots during the last five years in the Northwest sector of the county, resulting in a limited supply that constrains homebuilding.
- St. Johns County has the lowest amount of retail space per capita in the five-county Jacksonville metropolitan area, indicating that many residents shop out of county.
- There will be continued demand for housing and retail opportunities in the area for the foreseeable future. Grand Oaks will provide diversified living options, including an age-restricted community, and neighborhood commercial and retail opportunities in one of the most sought-after residential locations.

### **Will there be multi-family apartments in Grand Oaks?**

- Grand Oaks is planned for only single-family homes and a section of homes with an age-restricted living component. The community does not include any multi-family or rental housing.

### **How will Grand Oaks impact traffic on State Road 16?**

- There will be three entrances to Grand Oaks, two along State Road 16 and one on proposed County Road 2209, which will spread out the number of daily traffic trips on State Road 16.
- Southeast Development Partners has committed approximately \$10 million to facilitating improvements and upgrades to roadways in the proximity of the

project, with anticipated matching funds from the Florida Department of Transportation.

- The proposed widening of State Road 16, from San Giacomo Road to the West Mall Entrance, would significantly reduce traffic congestion in the area.
- A traffic light will be installed at the main entrance to Grand Oaks that will provide easy access to the development and will aid with traffic speed control and traffic separation on SR 16.

### **How will Grand Oaks affect area schools?**

- Grand Oaks will be donating a 30-acre site to the St. Johns County School Board for a future school.
- A fiscal impact study found that Grand Oaks will not adversely impact school capital costs – in fact, the amount of local ad valorem taxes generated by Grand Oaks homes will support a higher share of school system operating costs.

### **What will be in the commercial and office space?**

- There will be a maximum of 100,000 square feet of commercial space which will contain a mix of neighborhood restaurants, boutiques, markets and shops.
- There will be up to 50,000 square feet of office space which would be used for a variety of business, medical and professional purposes.

### **How will development affect area utilities, such as water?**

- The St. Johns County Utility Department has already affirmed that it can meet the water and sewer plant capacity for the community, which will be provided by the Northwest Water and Wastewater treatment plants.
- Grand Oaks will install on-site reuse piping and utilize stormwater harvesting and reuse water for irrigation.

### **How will this help the larger Northwest St. Johns County Area?**

- Groundwater demands in Northwest St. Johns County are on pace to increase faster than the needs can be met. The addition of a water main loop through Grand Oaks will greatly help interconnectivity of existing systems, with benefits also realized by surrounding communities.
- Efforts to expand and develop reuse and stormwater harvesting are a high priority for the Northwest corridor. Stormwater reclamation and reuse at Grand Oaks help fulfill this priority and also set a precedent for future area development.

### **What is the timeline?**

#### **Phase 1**

- Q2 2018 to Q3 2018 -- Master Infrastructure, including Phase 1 amenities
- Q2 2018 to Q3 2018 -- Lot Infrastructure

- Q4 2018 to Q3 2019 -- Home Construction

Phase 2

- Q2 2019 to Q3 2021 -- Master Infrastructure, including main amenities
- Q4 2019 to Q2 2022 -- Lot Improvements
- Q3 2020 to Q1 2023 --Home Construction
- Q1 2025 -- Anticipated Final Home Closings/Project Completion

**Informational Website:**

- [www.livegrandoaks.com](http://www.livegrandoaks.com)