

# Ponte Vedra Beach Development Set To Begin Construction In March

**A new community of 23 estate-size homesites is going up in Ponte Vedra Beach. The property is situated on approximately 17 acres on the west side of Ponte Vedra Boulevard, north of Mickler Beachfront Park and Guana Tolomato Matanzas National Estuarine Research Reserve.**

*St. Augustine, Feb. 3<sup>rd</sup> 2018 (by The St. Augustine Record)* - EvenTide's homesites range in size from approximately a third of an acre to more than one acre. Construction is set to begin in March with home and home-site package prices starting at \$1.3 million.

The community will offer home buyers an opportunity to build luxury homes with private beach access and sunset views of the Guana River.

The land, known as the "Stockton Property," has long been used for agricultural purposes. The development, originally called the Ponte Vedra Beach Preserve and now being marketed as EvenTide, has been embroiled in controversy since a legal dispute in 2011 led to a 2013 ruling by Judge Michael Traynor that an easement agreement was still valid and future landowners in the area would be allowed to use a path to access the beach. The ruling was upheld on appeal.

Members of the public have also expressed concern over the impact of drainage from the development on the nearby GTM Research Reserve. However, the St. Johns River Water Management District determined last year that the building plans would not negatively affect the water table or surrounding environment, and issued an environmental resource permit for a surface storm-water management system. The ruling was appealed, but hearings determined that the development would have a lower environmental impact than the property's previous agricultural use (due to the installation of infrastructure to properly dispose of rainwater, runoff and sewage, among other mitigating factors).



Now, the community is up and running. Roads have been built and GreenPointe Communities has announced its preferred construction teams — Arthur Rutenberg Homes by Mark Refosco and Glenn Layton Homes, both local award-winning builders.

*“The reputation and expertise of our elite builders, combined with the exceptional sales team, align with EvenTide’s distinction and exclusivity,” says Ed Burr, president and CEO of GreenPointe Holdings. “EvenTide is a remarkable property, the perfect blend of convenience, sophistication and serenity, and one of the most exciting new communities in Northeast Florida.”*



For a limited time, any new contracts with one of EvenTide’s preferred builders will include a price incentive plus a \$50,000 allowance to be applied toward beautifying and enhancing the home’s landscaping and outdoor environment. Each residence in EvenTide will be designed to complement the community’s unique environment.

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Michael Turwitt has long represented buyers and sellers in the purchase of fine properties and high value assets. Specialized in extraordinary quality homes and luxury property, Michael Turwitt enables clients to successfully navigate the complex North East Florida – First Coast Real Estate Market. For more information, visit [www.turwitt.com](http://www.turwitt.com)

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