

Sand Castles

LUXURY * LIFESTYLE * REAL ESTATE

FEATURING

Ponte Vedra Beach Residents and the Sisters of Mary World Villages for Children

Digital Health & Artificial Intelligence: The new frontier for health care

Normandy to Paris

Lara Trump speaks at annual Daily Caller luncheon

Netflix launches a new series, 'Buying London'

...AND MORE INSIDE



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JULY 2024

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When I was elected in 2020 I promised to fight for St. Johns County, and that's exactly what I did. I led the charge for four new regional parks, providing more ballfields, green space and recreational opportunities for our children and families. As a conservative Republican, I fought to eliminate wasteful spending and keep taxes low to protect our quality of life. I've fought to slow the growth by denying incompatible developments to allow our infrastructure to catch up and ensure developers pay their fair share. With your vote, I will continue fighting for our St. Johns values every day.

-Christian Whitehurst

Welcome to the Sand Castles summer issue



By Janet Westling

Welcome to our summer issue of Sand Castles, a luxury, lifestyle and real estate seasonal section. This summer issue arrives

every July midway through our summer and vacation season.

NORMANDY TO PARIS

This year marked the 80th anniversary of D-Day and the Normandy invasion that was the turning point to victory in Europe. In this issue, Louis Shuntich shares the story of his father-in-law, Woody Schmoie, who was on Eisenhower's staff during World War II with his article, "Normandy to Paris." The generation during World War II who were later named the Greatest Generation, sacrificed their lives for our freedoms and did so unselfishly.

MARKET UPDATE

Broker Mark Dilworth of Keller Williams shares his insight, the Ponte Vedra Beach

Mid-Year Market Update. How's the real estate market? Real estate agents are asked this question daily. The answer, of course, depends on who you're talking to! For homeowners who have no plans to move, the market is great. As all first-time home buyers are aware, buying a new home can be challenging. Overall, the market is, well, weird! Home prices are up, the number of pending and closed sales are down ... it's a little hard to predict what's coming next.

In this issue, 12 Realtors share their stories about their amazing new listings, each with its own "wow factor" from the oceanfront to the Intracoastal and in between!

DIGITAL HEALTH & ARTIFICIAL INTELLIGENCE: THE NEW FRONTIER FOR HEALTH CARE

Dr. Shyam Paryani, director, EMHA program chair at Brooks College of Health at the University of North Florida, shares information with his article "Digital Health & Artificial Intelligence: The New Frontier for Health Care." Digital health, said Paryani, encompasses a wide range

of technologies and practices aimed at improving health and well-being.

School board member Kelly Barrera looks forward to the upcoming school year in her column.

NETFLIX LAUNCHES A NEW SERIES BUYING LONDON

If you haven't had a chance to watch the new series on Netflix, "Buying London," I would recommend tuning in.

I just returned from a family trip to London in May. While I was there, I picked up a local paper, that featured a story on the May 22 premiere, about the launch of a new real estate series called "Buying London with Broker Daniel Dagers," AKA Mr. Super Prime, and the luxury agents at DDRE Global.

SOTHEBY'S HOLDS REAL ESTATE AUCTION IN LONDON

On May 30, 2024, Sotheby's Concierge Auctions, the world's largest luxury real

CONTINUED ON PAGE 4 ■

FROM COTTAGES TO CASTLES beacheshomes.com

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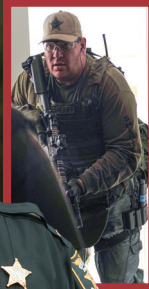
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Jim and his wife, Paula, live in the southern part of St. Johns with their two horses and loyal pup Cadey. They enjoy attending services at the historical First Baptist Church of Hastings.

Paid by Jim Priestler, Republican, for St. Johns County Sheriff.

WELCOME

CONTINUED FROM PAGE 3

estate auction marketplace, held its inaugural "Exceptional Global Properties" sale at Sotheby's London. The auction streamed live on conciergeauctions.com and sothebys.com and the sale realized 83% of lots sold and more than US\$160 million in bids further solidifying Sotheby's Concierge Auctions as a market leader in luxury real estate auctions.

REVOLUTIONIZING REAL ESTATE PAYMENTS: BANK SHOT TAKES THE LEAD

In today's fast-paced real estate market, efficient and secure payment processing is crucial. Enter Bank Shot, a game-changing platform that's redefining how real estate professionals handle transactions.

FUN IN THE SUN: SUMMER SKINCARE ESSENTIALS

According to Dr. Ellen Hancock (plastic surgeon), Michelle Besner (skin health care specialist), Jennifer Thurman-Olivieri APRN (advanced practice provider), all from Ponte Vedra Plastic Surgery,

"As temperatures rise and sunny days become the norm, it's crucial to adapt your skincare routine to keep your skin healthy and radiant."

The doctors and staff at Ponte Vedra Plastic Surgery share great advice on just how to have "Fun in the Sun."

DID THEY CHECK ALL THE BOXES

With the football season almost upon us, the Jaguars' Brian Sexton takes a look back to Jaguars General Manager Trent Baalke and Head Coach Doug Pederson huddled in the Miller Electric Center hours after their team was eliminated by the Titans in Nashville in January.

"On the cusp of another NFL season, the Jaguars 30th in franchise history, the two men have worked through that long list and can look one

another in the eye after a busy and productive off-season. By my recount of their stated intentions," said Sexton, "their list sits complete as training camp looms."

A LIFE DEDICATED TO CONSERVATION AND COMMUNITY

"My journey in conservation," writes Commissioner Henry Dean, "began decades ago, driven by a deep-seated love for Florida's unique landscapes. Over the years, I have had the honor of spearheading efforts to negotiate and acquire over 1.25 million acres of land across our state. From the pristine Guana River Preserve to the tranquil Twelve Mile Swamp and beyond, each acquisition has been a testament to our shared commitment to safeguarding Florida's natural heritage."

WOMEN'S BOARD WORKING ON WOLFSON CHILDREN'S HOSPITAL EVENTS

Kendra McCrary, president, of the Women's Board, Wolfson Children's Hospital, fills us in on the summer work at the Women's Board.

"While many of you are enjoying our beautiful beaches and amazing river," said McCrary, "The Women's Board of Wolfson Children's Hospital is hard at work on our signature events, the Florida Forum and the First Coast Design Show."

SAND CASTLES THANK YOU LUNCHEON

On July 9 I hosted, "A Sand Castles Thank You Luncheon" for all our advertisers with special guest speakers, Dr. Ellen Hancock, Ponte Vedra Plastic Surgery; Wallis Brooks, head of school, St. Johns Academy; and the Homeless Coalition president, Jeanne Moeller, at my home in Sawgrass Country Club.

FLORIDA HOUSE HONORS JACKSONVILLE NATIVE GRACE NELSON, MAYOR DONNA DEEGAN PRESENTS

CONTINUED ON PAGE 5 ■

WELCOME

CONTINUED FROM PAGE 4

KEY TO THE CITY

The Jacksonville Chapter of Florida House on Capitol Hill hosted a memorable fundraiser and silent auction at the Baptist MD Anderson Cancer Center to celebrate Grace Nelson. According to Claire King, Nelson received the prestigious Florida House Vision Award in recognition of her decades-long dedication to Florida House. Mayor Donna Deegan presented Nelson with the key to the City of Jacksonville, underscoring her profound impact on the community and love for her hometown.

DAILY CALLER NEWS FOUNDATION HOST LARA TRUMP AT THEIR ANNUAL LUNCHEON

On Wednesday, June 26, the Daily Caller News Foundation held its annual advisory board luncheon with DCFN President Adele Malpass, who introduced their special guest, Lara Trump, co-chair of the RNC, on the eve before her father-in-law's big debate, Lara Trump has been a supporter of the work of the foundation and spoke to the audience with an update on the campaign

and upcoming election in November.

SAN MARCO BOOKS — STILL WRITING NEWS STORIES

“As the world moves toward an AI-filled space with less personal connections,” said owner Desiree Bailey, “we at San Marco Books and More strive to keep that customer-service-driven model that has been our hallmark since we opened.”

ST. JOHN'S ACADEMY ENDS THE YEAR ON A HIGH NOTE

“The first week in June was a busy week at the academy, beginning with our annual Spring Revue,” according to Head of School Wallis Brooks. This year's theme was “A Broadway Salute to the Red, White and Blue ... in God We Trust.” Students in grades K-10 participated in the program, which featured such patriotic songs as “God Bless America,” “Yankee Doodle” and “This Land is Your Land” — and that was just kindergarten!

PROTECTING PUBLIC HEALTH: THE VITAL MISSION OF THE ANASTASIA MOSQUITO CONTROL DISTRICT

According to Martha Gleason, commissioner, Anastasia Mosquito Control District, mosquito control stands

as a cornerstone of public health efforts in Florida, where the warm, humid climate fosters ideal conditions for disease-carrying mosquitoes. Within St. Johns County, the Anastasia Mosquito Control District plays a pivotal role in combatting mosquito-borne diseases and managing mosquito populations to safeguard residents.

PONTE VEDRA BEACH RESIDENTS AND THE SISTERS OF MARY WORLD VILLAGES FOR CHILDREN

“Ponte Vedra Beach residents Tom and Glory Sullivan’s connection with the Sisters of Mary World Villages for Children started by chance. While reading a Washington, D.C., newspaper, they discovered an article about a charity working to transform the lives of the world’s poorest children. This discovery led them on a transformative journey, deeply impacting their lives and those of countless children, said Colleen Orpak, who shares their amazing story and journey in Sand Castles.

In closing, our home is our castle, and at the beaches it is our castle in the sand. From palm trees to sand dunes, and golf courses to resort living, Jacksonville, Ponte Vedra and the beaches communities offer the most desirable living in Northeast Florida.



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Meet Brandon



Paid by Brandon Patty, Republican, for St. Johns County Clerk of the Circuit Court and Comptroller. Use of military rank, job titles, and photographs in uniform does not imply endorsement by the Department of the Navy or the Department of Defense.

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THE RECORDER
SERVING PONTE VEDRA, ST. AUGUSTINE, THE BEACHES AND GREATER ST. JOHN'S COUNTY



The cover features the home at 2375 Ponte Vedra Blvd, in Ponte Vedra Beach, listed by Janet Westling.

Read more about this home and see more photos on page 36

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MARKET WATCH

Ponte Vedra Beach Mid-Year Market Update

By Mark Dilworth

How's the real estate market? Real estate agents are asked this question daily. The answer, of course, depends on who you're talking to! For homeowners who have no plans to move, the market is great. But, as all first-time home buyers are aware, buying a new home can be challenging in today's market. Overall, the market is, well, weird! Home prices are up, the number of pending and closed sales are down ... it's a little hard to predict what's coming next.

According to the Florida Association of Realtors (FAR) and the National Association of Realtors (NAR), the national market is experiencing record high home prices; however, the number of sales is very low and interest rates are still too high.

Here are some important statistics at the national level:

- Home prices are expected to rise 5.7% this year (up from 3.9% in 2023).
- Interest rates were predicted to drop in 2024 to just above 5%. Instead, home loan rates increased and are now just under 7%. The higher interest rates have a large impact on buyers' monthly costs. This had led to many buyers waiting to purchase their next home until rates fall below 6%.
- New construction homes made up

30% of residential sales (up from 16% before the pandemic).

- Many of today's homeowners are "locked-in" to their current low mortgage rate and the high equity they have in their house. Financially, it doesn't make sense for them to sell their current home and finance a new home at the much higher rates.

- According to NAR, 42% of homeowners in the U.S. own their homes and have no mortgage. Many of those people who typically would be moving to a smaller or larger home have decided to stay put, further reducing the inventory of re-sale homes.

- Investors accounted for a staggering amount of home buyers, up to almost 30% of residential purchases (compared to 20% in 2019). This further reduces the number of homes available to traditional home buyers.

So, how does the Ponte Vedra Beach real estate market compare to the national market? According to the Northeast Florida Association of Realtors (NEFAR), at the mid-year mark our market (Ponte Vedra Beach, not including Nocatee) was in a state of flux:

- The median home sale price was down 9.8% when compared to June of 2023.
- Closed sales were down almost 21% when compared to last year.
- The median price per square foot was

up 2.4% to \$399/foot.

- Pending sales were down 50%. Pending sales are considered a leading indicator, so we can anticipate closed sales to be down again next month.

- New listings and the active inventory are up substantially. Right now, we have almost six months of inventory available — suggesting we've made the shift to a more balanced market after the last several years of strong sellers' markets.

Does all this mean now is a bad time to sell? Not necessarily! Home values are still higher, much higher, than they've ever been. So, unless you purchased your home within the last year, you will likely make a profit. Now can be a good time to buy, too. The inventory of available listings is much more robust than in the recent past — you'll have more to choose from. If the current interest rate makes you nervous, remember you can always refinance the loan in the future when rates (eventually) come down. Or, you can structure your offer in a way that the seller helps buy-down your interest rate.

Now, more than ever, it's important to have an experienced, knowledgeable real estate agent representing you. Make sure you're well represented with an agent you trust, and someone who knows our local market.

Mark Dilworth, Team Leader
Keller Williams Realty Atlantic Partners

Netflix launches a new series, 'Buying London'

By Janet Westling

If you haven't had a chance to watch the new series on Netflix, "Buying London," I would recommend tuning in.

I just returned from a family trip to London in May. While I was there, I picked up a local paper, that featured a story on the May 22 premiere, about the launch of a new real estate series called "Buying London with Broker Daniel Dagggers," AKA Mr. Super Prime, and the luxury agents at DDRE Global.

Founded in 2020, DDRE Global



Photo provided by DDRE Global

Daniel Dagggers

has zeroed in on a different way of presenting luxury properties in the

European market. This creative model of marketing and connecting to their extensive Rolodex of contacts using social media has been very successful for Dagggers and his company and has placed his firm at the very top.

The Netflix team noticed this, too, and approached Dagggers and his team about a new series with London at the center, creating a British version of its successful series, "Selling Sunset."

CONTINUED ON PAGE 24 ■

Your Waterfront Luxury Specialists



697 Ponte Vedra Blvd, Ponte Vedra Beach, FL 32082

Experience coastal luxury in this fully renovated oceanfront home in Ponte Vedra Beach, boasting 120 feet of shoreline. Rebuilt in 2023, this stunning residence spans over 4,200 sf with 4 bedrooms, 4.5 bathrooms, an office, and a bonus room with expansive ocean views. Elevated on a majestic bluff, the home's design masterfully maximizes the panoramic vistas of the Atlantic. The open-concept design highlights a gourmet kitchen with a large island, Thermador appliances, and a butler's pantry featuring a secondary kitchen. The primary suite & two bedrooms offer luxurious en suite bathrooms, while a fourth bathroom includes an extra washer, dryer, & mudroom for beach days. Enjoy exquisite finishes like white oak flooring, antique wood ceiling beams, designer lighting, custom closets. Meticulously remodeled by Barnett Custom Homes with selections by Nesting Place Interiors, this home combines sophistication with coastal charm. Don't miss the chance to own this oceanfront oasis! Home was completely redesigned and remodeled down to the studs. Offered for \$12,950,000.



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TEAM



Normandy to Paris

Contributed photos

In 1993 I was having dinner with my late father-in-law Charles W. “Woody” Schmoie, when he said that he wanted to attend the 50th anniversary of the Normandy Invasion.

When I asked why, he said that “he had been a First Lieutenant on General Eisenhower’s staff and carried the invasion plans from Eisenhower’s headquarters in London to General Bradley’s headquarters in Southampton where the invasion was launched.

He added that at the time he was sure of what he had but was not certain until he delivered the package and was ordered to stay for the briefing, which scared him because of what he knew.

On hearing this, my first thought was that I had been married to this man’s oldest daughter for a dozen years and he never even mentioned that he had been involved in something so historic.

Later, I was to learn this was typical of the Greatest Generation that considered what they had done as just their duty, about which there was little to say as the real heroes were the ones who had sacrificed their lives for our freedom.

Pressing him for more information, I learned that he had also been ordered to land on the mats at Omaha Beach the first day of the Invasion with a plane load of maps, but they could not land because of the intense enemy fire and severe weather.

Consequently, they turned back and

landed in Scotland from where Woody took a train back to Southampton, gathered up 60 troops, a doctor and two boats with which he headed back to Omaha Beach. Landing in the dark, they spent the night outside a German bunker with five dead Germans inside while the battle raged just hundreds of yards away.

Eventually the Allies pushed the Germans off the beaches and out of Paris upon which Woody got orders to head for Paris to establish the American headquarters.

Being a practical man, on arrival he asked where the German headquarters were and was told that it was at the Hotel Wagram, just across from the Arc de Triumph on the Champs Elysee. Going in there he said was an eerie experience because it looked like the Germans had just run out as their maps were still on the walls and their phone systems and everything else was working.

Once inside he said he went up to the roof where he took down the last German flag over Paris and put up the American flag. At this point, I asked him “where the German flag was?” To which he calmly responded, “in a drawer in the living room at home.”

This made me realize that while not claiming to be any kind of hero, my father-in-law had been caught up in a special part of history from carrying the invasion plans to taking down the last German flag over Paris.

Woody saw the rest of the War from

Paris where he lived in the house of a French General’s niece whose husband was a professor at the Sorbonne.

During that period, he got the opportunity to escort Vice President Alvin Barkley and a delegation of Senators around to the concentration camps at Dachau, Buchenwald and Bilsen along with other sites around the European Theater on the first official visit to those locations. He also accompanied the Chief of Chaplains on official trips to the concentration camps and other spots while meeting many other famous people of that time who shaped our history.

Having heard my father-in-law’s story, I agreed that we should make the trip for the Anniversary and ended up joining a group of 82nd Airborne veterans that met in Leister, England, where the division had trained before the invasion.

While there, the English people were wonderful to us with several official events honoring those men who were extraordinary people just like the characters portrayed in the HBO series, “Band of Brothers.”

Our next visit was to Sainte-Mere-Eglise, in France where an entire battalion of 82nd Airborne troopers staged a drop over our location. The event was exciting and well attended by military personnel, members of Congress and other government officials who readily engaged in conversations with those interested in

CONTINUED ON PAGE 29 ■

Hometown Conservative

Roy

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FOR ST. JOHNS COUNTY COMMISSION

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Paid by Roy Alaimo, Republican, for St. Johns County Commission.

JACKSONVILLE JAGUARS

Did they check all the boxes?



By Brian Sexton
Photo by Susan Griffin

Jaguars General Manager Trent Baalke and Head Coach Doug Pederson huddled in the Miller Electric Center hours after their

team was eliminated by the Titans in Nashville in January.

They didn't have the time or the inclination to lament a season that ended with five losses in six weeks, none more gut-wrenching than the last, which ultimately left them on the outside of the playoffs looking in. Injuries aside, and there were key injuries down the stretch that helped disable their playoff hopes, there were too many flaws for a team that expected to build off their playoff win in 2022. The two men needed to take an honest assessment of where they were and commit to an aggressive strategy that would consume the next six months. They needed to get on the same page and that page was filled with an off-season to-do list for a team with too much talent, too much potential to fall short again.

On the cusp of another NFL season, the Jaguars 30th in franchise history, the two men have worked through that long list and can look one another in the eye after a busy and productive off-season. By my recount of their stated intentions, their list sits complete as training camp looms.

Getting bigger and stronger so they could overcome their lack of physical play at the line of scrimmage was at the top of the list. The Jaguars checked in at the bottom of the NFL on third down conversions of fewer than three yards and their inability to stay on the



field cost the offense any chance to find a rhythm that would let quarterback Trevor Lawrence play loose and free. Enter former Buffalo center Mitch Morse and a new contract for guard Ezra Cleveland who played hurt after arriving via trade in October. The addition of Morse should give them the push they need but they're still relying on Cam Robinson to stay on the field at left tackle and aging left guard Brandon Scherff to avoid injury. If the Jaguars can run the ball, it will unlock an offense that was too predictable and too passive a season ago.

On the other side of the line the addition of former San Francisco 49ers defensive end Arik Armstead and the news that defensive tackle DaVon Hamilton is finally healthy didn't stop the Jags brain trust from adding defensive lineman Maason Smith and Jordan Jefferson from LSU in the NFL Draft. The defensive front now has size and depth inside to go with pass rushers Josh Allen and Travon Walker.

The hole that remained when wide receiver Calvin Ridley left in free agency was quickly filled with former UCF Golden Knight Gabe Davis and first round draft pick Brian Thomas Jr. from LSU to give the quarterback

bigger targets with better speed down the field. Davis, who famously scored four touchdowns in a playoff loss to Kansas City while with Buffalo, brings a proven playmaker, while Thomas is the kind of receiver the Jaguars have long longed for, tall with great length, fast with an extra gear and fresh off a 17-touchdown season in Baton Rouge.

New defensive coordinator Ryan Nielsen needed help in the secondary to cover the opponents' receivers and who could handle his scheme, which requires defensive backs who can play in press coverage at the line of scrimmage. Ronald Darby signed on in free agency after a stint in Baltimore and a history with Pederson in Philadelphia where he claimed a Super Bowl ring and former Green Bay Packers first round draft pick Darnell Savage came south to play safety in the new scheme.

And that's just on the field. Off the field they had to massage the salary cap for a greater level of financial flexibility so that they could ink Allen to a \$150 million dollar contract, which registered as the biggest deal in franchise history, and then topped that with a \$275 million dollar contract for Lawrence. Check and check ... literally. Long-term planning is impossible without having the best player on both sides of the ball secured for the foreseeable future.

Mix in a new defensive coaching staff with men whose resumes met Pederson's criteria of championship experience and culture and you have a very busy off-season for Trent and Doug and by all accounts they checked every box mentioned above plus a few more.


But was their list complete? Did they do enough to take a team that won the AFC South in 2022 and gave it away in 2023 and re-focus, re-energize and re-shape it for 2024? We're about to find out!

PRIMARY ELECTION DAY IS AUGUST 20TH

NICK
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Dr. Ellen Hancock



Michelle Besner



Jennifer Thurman-Olivieri, APRN

Fun in the Sun: Summer Skincare Essentials

By Dr. Ellen Hancock MD (Plastic Surgeon), Michelle Besner (Skin Health Care Specialist), Jennifer Thurman-Olivieri APRN (Advanced Practice Provider), from Ponte Vedra Plastic Surgery

As temperatures rise and sunny days become the norm, it is crucial to adapt your skincare routine to keep your skin healthy and radiant. With the summer season in full swing, we emphasize the importance of sun protection, cleansing, and regeneration to combat the effects of UV rays, heat, and humidity.

My favorite summer treatments include HydraFacial and Skin Pen. I personally recommend getting the HydraFacial more often in the summer months for deep exfoliation and cleansing.

HydraFacial is a no-downtime individualized treatment by one of our skin health care specialists to cleanse pores and remove dead skin cells and oils from your skin. It can be especially useful for those with oily skin or those prone to acne or breakouts in the summer. It is quick enough to do over a lunch break.

Skin pen is a minimally invasive no-downtime microneedling treatment where small needles puncture the skin to stimulate collagen and elastin production. It is a rejuvenating and calmer treatment to have in the summer when it is best to limit invasive skin treatments.

Following up summer in the fall with a Moxi laser by our educated

and experienced advanced practice providers can also erase some of the hyperpigmentation that did occur.

It is a 1927 nm fractionated laser that usually takes around 10 minutes and corrects sun damage and pigmentation. It is commonly paired with our BBL HERO laser for a powerful antiaging skin treatment.

My favorite summer products include Sunscreen! One of the most crucial aspects of summer skincare is protecting your skin from harmful UV rays. These UV rays cause skin cancer and accelerate aging.

I recommend using a broad-spectrum sunscreen with an SPF of 30 or higher, even on cloudy days. I apply my sunscreen before leaving the house every morning and before any outdoor activity including even just daily dog walks. Don't forget your lips with lip balm with SPF! The lower lip is one of the most common areas to have skin cancer.

Applying sunscreen generously and reapplying every two hours, or immediately after swimming or sweating, is essential for effective protection. Lightweight, non-comedogenic formulas are ideal for summer, ensuring your skin stays protected without clogging pores.

I know this is hard for some of my sun worshippers to accept, as I am one myself, but it is worth it in the long run to prevent cancers and aging. You are still worshipping the sun, just now safely, with

the protection of SPF.

There are options of chemical and mineral sunscreens. Chemical sunscreens absorb into your skin and then absorb UV rays and convert them to heat. Mineral sunscreens do not absorb but sit on top of the skin and reflect UV light. There are also hybrid sunscreens that have both.

Mineral sunscreens may be safer for those with sensitive skin or patients with melasma as the heat from chemical sunscreens can exacerbate pigmentation. My favorite sunscreens include the Alastin Hydratint Pro Mineral Sunscreen with SPF 36 in replacement of daily make up, and SkinMedica, EltaMD, or ZO sunscreen just to name a few.

I enjoy these products because they feel light on the skin, are not very opaque, and do not aggravate my sensitive skin. Additional protection with wide brimmed hats, sunglasses, and beach umbrellas are also recommended.

Other great summer products include SkinCeuticals Vitamin C, which there are multiple formulations for different skin types and is best applied in the morning.

Vitamin C is one of the most powerful antioxidants in the skin and has been shown to protect against photoaging, hyperpigmentation, and UV-induced immunosuppression. It is antiaging by increasing collagen synthesis, stabilizing collagen fibers, and decreasing collagen

CONTINUED ON PAGE 15 ■

SKINCARE

CONTINUED FROM PAGE 14

degradation. It also decreases melanin (pigment) formation.

Non-hydroquinone summer safe products for pigment suppression include: Alastin A-luminare brightening serum. This contains PATH-3 technology, tranexamic acid, and niacinamide to correct and protect against future hyperpigmentation and supports the skin barrier.

Another favorite is SkinMedica Even and Correct. This contains 9% LTN complex (lotus sprout extract, tranexamic acid and niacinamide), vitis vinifera, plankton extract, pheythelyl resorcinol, and phytic acid to balance color changes and improve even skin texture and tone.

Hydroquinone should be avoided in the summer months as it can worsen pigmentation with sun exposure.

Finally, regenerative summer safe products include Plated intense and daily serum and SkinMedica TNS Advanced+ Serum. I personally use both and apply these before bed. Plated should be applied first as it has the smallest molecule: renewing exosomes that are fortified with antioxidants and growth factors that minimize wrinkles, redness, and hyperpigmentation.

The TNS has TNS-MR, growth factors and peptides, French flax seed, marine extract, and green microalgae that work together to support skin repair, renewal, and collagen and elastin production.

As summer continues to bring sunshine and warmth to our lovely beaches and pools, taking care of your skin should be a top priority. By incorporating these skincare essentials—sun protection, cleansing, and targeted medical grade skincare—you can enjoy the season while keeping your skin healthy and glowing.

Remember, a little extra care now can pay off in the long run, ensuring your skin remains beautiful and protected for years to come.

These are my personal recommendations but as we all know, skin types vary widely.

If you are unsure where to start, I highly encourage a consultation with one of our many talented skin health care specialists to analyze your skin type and recommend a personalized skin care regimen. We carry all the above products and more at Ponte Vedra Plastic Surgery.

For more information about Ponte Vedra Plastic Surgery and its services, visit their official website at pvps.com or contact their friendly staff by calling 904-273-6200 to schedule a consultation.

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Ponte Vedra Beach Clinic and Surgery Center: 209 Ponte Vedra
Park Dr. Ponte Vedra Beach, FL 32082

Ponte Vedra Beach Clinic: 220 Ponte Vedra Park Dr., Suite 140,
Ponte Vedra Beach, FL 32082

Gate Parkway Clinic and Surgery Center: 11512 Lake Mead Ave.
Unit 513 Jacksonville, Florida 32256

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St John's Clinic: 304 Ashourian Ave Unit 107 St. Augustine, FL
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242 Sanctuary Estates Lane 104 ... 600 ... Blvd.
125 ... 3991 Chicora Wood Drive 101 Duck Bill Cove
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GUEST COLUMN

A Life Dedicated to Conservation and Community



Henry Dean

By Henry Dean

Greetings. Allow me to introduce myself: I am Henry Dean — a lifelong steward of Florida's natural beauty and a passionate advocate for the well-being of our

communities. Throughout my career, I have been privileged to play a role in preserving our state's precious ecosystems and enhancing the quality of life for its residents.

CHAMPIONING CONSERVATION

My journey in conservation began decades ago, driven by a deep-seated love for Florida's unique landscapes. Over the years, I have had the honor of spearheading efforts to negotiate and acquire over

1.25 million acres of land across our state. From the pristine Guana River Preserve to the tranquil Twelve Mile Swamp and beyond, each acquisition has been a testament to our shared commitment to safeguarding Florida's natural heritage.

One of my proudest achievements has been leading the charge in establishing the first minimum flows and levels for the Wekiva River System — a crucial step in ensuring the long-term health of one of Florida's most beloved waterways. Additionally, my involvement in the Comprehensive Everglades Restoration Program stands as a testament to our dedication to preserving our state's iconic wetlands for future generations.

ENGAGING WITH COMMUNITIES

My service on the St. Johns County Commission has allowed me to directly impact the lives of our residents and the vitality of our communities. Whether it's advocating for the protection and restora-

tion of our pristine beaches or championing initiatives to support our law enforcement officers and veterans, my focus has always been on fostering a strong sense of community and stewardship.

I believe in responsible growth that respects both our environment and the needs of our residents. Throughout my tenure, I have carefully weighed every decision, ensuring that any development aligns with the character of our neighborhoods and is supported by robust infrastructure.

A JOURNEY OF EXPERIENCE

My path to public service has been shaped by a diverse range of experiences. From serving as environmental aide to Gov. Askew to leading major water management districts, including the St. Johns River and South Florida water management districts, I have been fortunate to

CONTINUED ON PAGE 31 ■

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That's why it's very important to work with someone you can trust.*

Nearly 30 years in real estate, including 15 years as a real estate paralegal and more than 14 years as a Realtor, has provided me the experience, knowledge and skillset needed to provide the highest level of service and professionalism to my clients, truly advocating for their best interests. Whether you're a first time homebuyer, an owner looking to move up, relocate, or downsize, or ready to purchase a vacation/second home, my job is to help you achieve those dreams and goals, both now and long into the future. Truly, your FOREVER Agent.



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Protecting public health: *The vital mission of the Anastasia Mosquito Control District*

By Martha Gleason, Commissioner,
Anastasia Mosquito Control District



St. Johns County, the Anastasia Mosquito Control District (AMCD) plays a pivotal role in combatting mosquito-borne diseases and managing mosquito populations to safeguard residents. This article delves into Florida's mosquito-control history, the diversity of mosquito species and disease

Mosquito control stands as a cornerstone of public health efforts in Florida, where the warm, humid climate fosters ideal conditions for disease-carrying mosquitoes. Within

vectors statewide, the AMCD's initiatives against mosquito-borne illnesses and practical steps citizens can take to reduce mosquito numbers in their vicinity.

The roots of mosquito control in Florida trace back to the early 20th century, when efforts began to tackle diseases such as malaria and yellow fever. Establishment of mosquito control districts and the deployment of larvicides and insecticides were instrumental in reducing disease prevalence and protecting public health. Technological advances over time have further refined mosquito control strategies across Florida.

Florida hosts a diverse array of approximately 90 mosquito species, each varying in habitat, behavior and disease transmission potential, posing a multifaceted challenge for control efforts. While not all mosquitoes transmit disease, several spe-

cies are known vectors of pathogens that can harm humans.

Recent years have witnessed a notable rise in disease-transmitting mosquito species in Florida, including *Aedes aegypti* and *Aedes albopictus*, responsible for diseases like Zika virus, dengue fever and chikungunya. This increase underscores the critical need for robust mosquito control measures to prevent disease outbreaks and protect public health.

The AMCD leads the charge in St. Johns County against mosquito-borne diseases. Through vigilant surveillance, larval control, adulticiding and public education campaigns, the district minimizes mosquito populations and mitigates disease risks. Employing science-based approaches and innovative technologies, the AMCD effec-

CONTINUED ON PAGE 31 ■



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Spring Revue



Spring Revue



Spring Revue

St. John's Academy Ends the Year on a High Note

By Wallis Brooks
Contributed photos

The first week in June was a busy week at St. John's Academy, beginning with our annual Spring Revue. This year's theme was "A Broadway Salute to the Red, White and Blue...in God We Trust."

Students in grades K through 10 participated in our program which featured such patriotic songs as *God Bless America*, *Yankee Doodle* and *This Land is Your Land*, and that was just kindergarten!

Tunes were selected that honored our Armed Forces as well as show tunes *High Hopes*, *West Side Story's America* and George Cohan's *Give My Regards to Broadway!*

The evening's finale was a rousing version of *God Bless the U.S.A.* by Lee Greenwood. We all left the evening with high hopes indeed, thankful for the talent of our students and the dedication of our faculty and parents in raising up the next generation.

Our graduation ceremony "Parati" (the process of preparation) was held at the beautiful Treasury in downtown St. Augustine. Parents, students and faculty gathered for an evening to celebrate together the accomplishments of the sixth-grade students leaving the Grammar stage and being received into the Dialectic form with the presentation of the St. John's Academy eagle pin.

In addition, the ninth-grade students were received into the Rhetoric form with the presentation of their Navy-blue blazers. Speeches, dinner and dancing for all ages was part of the tradition established at the Academy 25 years ago.

St. John's Academy, a classical and Christian school is proud to serve the Northeast Florida community for 30 years and is growing stronger, continuing to train virtuous scholars to appreciate the true, the good and the beautiful. For more information about St. John's Academy, please visit www.stjohnsacademy.com.



Parati



Parati

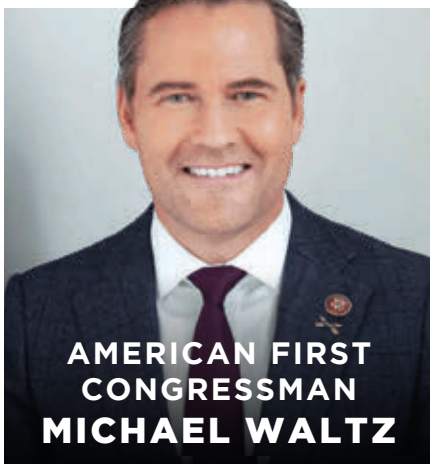
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Jeanne Moeller and Debbie Plotts

Sand Castles thank you luncheon

Photos by Susan Griffin

On July 9, Sand Castles held a thank you luncheon for advertisers at the home of Sand Castles founder Janet Westling in Sawgrass Country Club.

The luncheon featured three guest speakers from the community of advertisers who support Sand Castles.

The first speaker was Wallis Brooks, Head of School for St. John's Academy, a classical Christian school located in St. Augustine.

Brooks gave an overview of how and why the school was founded and shared some recent happenings at the academy.

"The first week in June, was a busy week at the Academy, beginning with



Dr. Ellen Hancock and Olivia Ellis

our annual Spring Revue," Brooks said. "This year's theme was "A Broadway Salute to the Red, White and Blue...in God We Trust."

The Homeless Coalition President Jeanne Moeller spoke about the Coalition, its mission and the housing they provide for families in need who have been priced out of their ability to live in a home.

Moeller gave updates on their current needs to house families and she shared success stories of families who have moved on to their own homes through the support of the Coalition with jobs and training.

Our last speaker was Dr. Ellen

CONTINUED ON PAGE 21 ■



Martha Gleason



Jeanne Moeller



LUNCHEON

CONTINUED FROM PAGE 20

Hancock, plastic surgeon at Ponte Vedra Plastic Surgery.

Dr. Hancock gave a Power Point presentation and talked about the many services PVPS provides to residents throughout our community and adjacent communities. Ponte Vedra Plastic Surgery recently celebrated its 30th

anniversary, having begun in 1993 and provided outstanding aesthetic procedures for three decades.

Guests had the opportunity to ask questions to the speakers and left with a greater understanding of the services they provide.

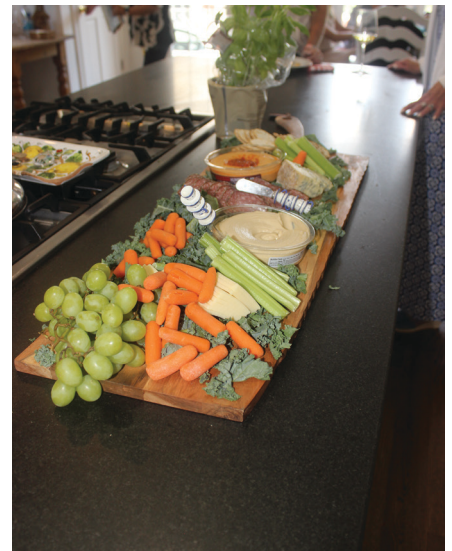
The luncheon was the third in a series of luncheons that will invite and thank advertisers and feature speakers from the business and nonprofit communities.



Wallis Brooks



Martha Gleason, Debbie Plotts and Kelly Barrera





Lara Trump speaks at annual Daily Caller luncheon

By Janet Westling
Contributed photos

On Wednesday, June 26, the Daily Caller News Foundation held its annual advisory board luncheon with DCNF President Adele Malpass, who introduced their special guest, Lara Trump, co-chair of the RNC, on the eve before her father -in-law's big debate.

Lara Trump has been a supporter of the work of the foundation and spoke to the audience with an update on the campaign and upcoming election in November.

“Our advisory board luncheons provide behind-the-scenes information to the movers and shakers in Washington, DC.,” said Chief Development Officer Carter Dewitt. “It was timely to host Lara Trump at the July lunch right before the convention.”

The lunch took place at the historic Army Navy Club in Washington, D.C.

Created in 2011 as a 501(c)(3) nonprofit., the Daily Caller News Foundation and its flagship program, run through the American Journalism Institute, provide a two-year journalism program that trains and develops young

professionals to write, research and report breaking news.

DCNF also has a content group comprised of more experienced beat reporters, an investigative team, a commentary section called Big Tent Ideas and a video program. You'll find their alumni at most major media organizations, including the New York Times, Reuters, CNN and Fox News. DCNF leverages its content through a free news wire service, like the AP and Reuters, which is used by other major media outlets and nonprofits.



Sotheby's Concierge Auctions: Sotheby's London achieved more than \$160 Million in a historic sale

Contributed photo

On May 30, 2024, Sotheby's Concierge Auctions, the world's largest luxury real estate auction marketplace, held its inaugural "Exceptional Global Properties" sale at Sotheby's London.

The auction streamed live on conciergeauctions.com and sothebys.com and the sale realized 83% of lots sold and more than \$160 million in bids further solidifying Sotheby's Concierge Auctions as a market leader in luxury real estate auctions.



Some of the finest properties available from across the globe were showcased at this first-ever exhibition of luxury real estate at Sotheby's premier showroom

since its inception in 1744.

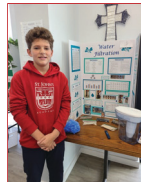
I attended the auction with my son in law David Johnson along with an audience of nearly 200 in attendance. Online specialists represent-

ed more than 30 property connoisseurs from North America, Europe, and Asia.

Sotheby's Concierge Auctions' head auctioneer Frank Trunzo and Michael Macaulay, deputy chairman of Contemporary Art and a leading auctioneer at Sotheby's in London were the auction representatives.

Migdale Castle, one of the featured auction properties located in upstate New York, a nearly 200-acre European-inspired property built for Andrew Carnegie's daughter in 1927 with sweeping Catskills views achieved a sale price of \$8.96 million.

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GUEST COLUMN

Students will soon be going back to school



By Kelly Barrera

It is the “back to school” time of year, and we are all looking forward to meeting new faces and welcoming our returning students back! Our

school principals and maintenance staff have been working through the summer painting, replacing equipment and preparing our buildings for school to open on Aug. 12.

If you have a child that will be joining us as a new student, please be sure to register them as soon as possible; go to stjohns.k12.fl.us/student/enrollment. We work hard to ensure that our staffing levels are complete and that our faculty is ready to welcome students on the first day of school. With the opening of Lakeside Academy, both Ocean Palms Elementary and Alice B. Landrum will have a smaller student body and the relocatables will be removed.

Contractors, staff and faculty at

Lakeside Academy and Trout Creek Academy, our newest K-8 academy, are working nonstop to ensure each school is ready to provide a warm and welcoming learning environment for our students. It is always fun to see the enthusiasm and energy on the first day at each of our schools!

At the end of the previous school year, we announced that Principal Gina Fonseca would be the new principal at Allen D. Nease High School. Principal Fonseca replaced retiring Principal Lisa Kunze. The Nease administrative team has been together over the summer, evaluating student data, scheduling new students and preparing for a great start to the school year!

Principal Jill Hillier finished a terrific year at PVPV Rawlings Elementary, succeeding Dr. Jesse Gates, who was selected to lead Lakeside Academy. PVPV Rawlings continues to thrive under her leadership.

We are also excited to welcome Principal Troy Kestings to Alice B. Landrum Middle School. He follows Principal Guy Harris, who has been selected as director of student services.

Principal Kasting is an experienced educator with multiple leadership roles in our school district. He has served as an administrator at Pedro Menezes and Creekside high schools and as a school services coordinator at our school district office. Before his administration experience, he was a gifted education teacher, an Advanced Placement teacher and exam reader. Principal Kestings was also a Fulbright Scholar in China.

Over the summer, we received the Florida Assessment of Student Thinking, B.E.S.T. Science, state End of Course Exams and STAR statewide results. Once again, we were first in 16 of the 21 testing categories. While each year additional items go into overall grading and ranking, these results are a testament to the hard work of our students, teachers, staff, families and volunteers.

While we are always encouraged by these results, we never want to rest on our laurels. Our teachers and leaders will dig into this data, as we work to individualize and elevate each student’s education. Our goal is to help all students achieve their full potential.



Photo by Janet Westling



Photo provided by DDRE Global

BUYING LONDON

CONTINUED FROM PAGE 8

Enter “Buying London.” What I loved most about the show was the opportunity to see some fabulous properties in a city that is one of my favorite places to visit.

The series does a great job of showcasing London and its treasures,

and the cast members of “Buying London” live up to the American model of keeping the audience engaged.

London is a fabulous city, and the real estate market is thriving. From Mayfair to Holland Park, London real estate at \$4,250 a square foot makes it one of the most expensive luxury property markets in the world.



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The Women's Board has raised more than \$36 million in the last 50 years.



Kendra McCrary is seen with a friend at a recent event.

GUEST COLUMN

Upcoming events support Wolfson Children's Hospital



By Kendra McCrary
Contributed photos

Happy summer! What a beautiful place we live in, especially on the 4th of July watching fireworks go off up and down the beach. It was truly spectacular.

The summer is a great time to share ice cream, and The Women's Board enjoyed sharing ice cream sundaes with children and families that are currently patients of Wolfson Children's Hospital. Vanilla, chocolate or birthday cake ice cream covered in their favorite toppings created a fun diversion and activity. July is also the Christmas in July toy drive, which provides toys that can be used to celebrate birthdays or a moment in a child's life while they are confined to the hospital.

While many of you are enjoying our beautiful beaches and amazing river, The Women's Board of Wolfson Children's Hospital is hard at work on our signature events the Florida Forum and the First Coast Design Show.

The Florida Forum is a premier speakers forum featuring heads of state, authors and internationally known leaders. Our 2024-25 lineup will be announced soon at www.thefloridaforum.com, so



Events support the mission of Wolfson Children's Hospital.

stay tuned for tickets and sponsorships information. We have amazing opportunities for photographs with the speakers and a VIP reception after each forum.

The First Coast Design Show is a four-day weekend event that includes a black-tie gala, lectures featuring nationally recognized designers, 40 vendors from across the country showcasing unique art and antiques and a remarkable Children's Fashion Show with former and current patients. Save the date for Dec. 5-8 to enjoy designer vignettes, tablescapes, immersive flower events and a family fun



The Kids Kare Mobile ICU program transports the most critical patients while providing full ICU care enroute.

day on Sunday, Dec. 8.

These events support Wolfson Children's Hospital, our region's only children's hospital. The monies raised will support the essential Kids Kare Mobile ICU program, which transports the most critical patients while providing full ICU care enroute.

Last year The Women's Board contributed more than \$927,000 to Wolfson Children's Hospital and its various programs, having raised more than \$36 million in the last 50 years.

The Women's Board of Wolfson Children's Hospital is a volunteer organization that raises awareness and funding through the efforts of more than 400 long-term volunteers. Interested in volunteering? Please check out our website at www.womensboardwch.com. Interested in information about our events, tickets or sponsorships? Contact us at 904-202-2886 or womensboard@bmcjax.com.

Enjoy the summer.

Revolutionizing real estate payments: *Bank Shot takes the lead*



By Joe Bryant

In today's fast-paced real estate market, efficient and secure payment processing is crucial. Enter Bank Shot, a game-changing

platform that's redefining how real estate professionals handle transactions. Unlike competitors such as Earnnest, Zoccam, Paymints and GainClients, Bank Shot offers a comprehensive suite of payment options and features tailored to the unique needs of the real estate industry.

What sets Bank Shot apart? While most competitors limit themselves to ACH (Automated Clearing House) payments for earnest money transfers to title companies, Bank Shot goes above and beyond. The platform supports a wide range of pay-

ment methods, including ACH, checks, wires and even credit cards. This versatility ensures that real estate professionals can cater to the preferences of all clients, streamlining transactions and reducing potential barriers to closing deals.

Bank Shot's platform is designed to address common pain points in the real estate payment process. By simplifying complex payment procedures, the system automates tasks and reduces manual errors, making the entire process more efficient and user-friendly. Real-time tracking of transactions provides unprecedented visibility, eliminating guesswork and enhancing accountability for all parties involved.

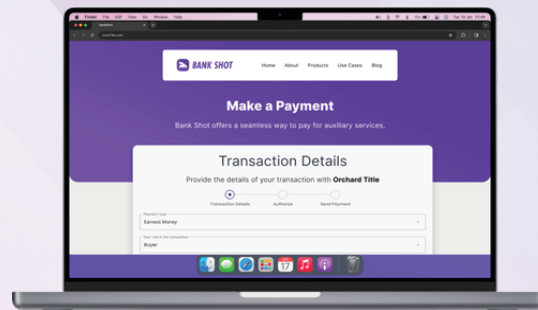
One of Bank Shot's standout features is its intuitive user interface. With minimal training required, users can quickly navigate the platform and access the information they need. This ease of use translates to increased productivity and fewer head-

aches for busy real estate professionals.

Cost-effectiveness is another key advantage of Bank Shot. By automating manual tasks and streamlining workflows, the platform significantly reduces transaction costs and the resources needed to manage payments. Additionally, Bank Shot's support for multiple payment methods ensures quick and efficient processing, helping to maintain smooth financial operations and meet crucial deadlines.

Real estate professionals across the country are taking notice of Bank Shot's benefits. An agent with Keller Williams shares, "Bank Shot is a convenient payment solution designed to replace tedious paper checks and wire transfers so brokers and agents can focus on selling." This sentiment is echoed by a Berkshire Hathaway agent who states, "In a quick-moving market, Bank Shot provides a safe and

CONTINUED ON PAGE 30 ■



Modernizing the earnest money process.

As Fintech and mobile payments grew, the way earnest money was sent and received remained the same. That's why our founders created Bank Shot, striving to find a way to use modern technology to make the real estate payment process easier, safer, and faster.

Now, hundreds of title companies, real estate agents, and tech giants use Bank Shot as their go-to solution for sending and receiving earnest money, commission checks, broker fees, option fees, closing funds, rental payments, due diligence fees and more.

Whether you're looking to scan a check, use a digital check, or do an ACH transfer, Bank Shot has you covered.

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Florida House honors Jacksonville Native Grace Nelson

By Clare King

Contributed photos

The Jacksonville Chapter of Florida House on Capitol Hill hosted a memorable fundraiser and silent auction at the Baptist MD Anderson Cancer Center to celebrate Grace Nelson. Nelson received the prestigious Florida House Vision Award in recognition of her decades-long dedication to Florida House.

Mayor Donna Deegan presented her with the key to the City of Jacksonville, underscoring her profound impact on the community and love for her hometown.

The evening featured heartfelt tributes to Nelson's leadership and advocacy, emphasizing her pivotal role in promoting Florida House's mission and resources. Florida House Trustee Emeritus Mike Hightower emceed the event, welcoming a lineup of distinguished guests. Florida House Chairman of the Board Rick Derrer expressed his gratitude and appreciation to Nelson, as well as to Dane Bennett, vice president of government relations for Baptist Health.

We were also honored to be joined by Bruce Smathers, representing a family deeply connected to the Nelsons and to Washington, D.C.

Nelson's sisters, cousins and son, Billy Nelson, were in attendance. In



her heartfelt address, she conveyed her gratitude for Rhea Chiles' legacy and fondly reminisced about her hometown of Jacksonville.

"Florida House would not be what it is today without Mrs. Nelson's vision and generous spirit," said Interim Executive Director Liz Doyle. "Not only are we always happy to see her at Florida House, but we deeply appreciate her many contributions to the growth of the organization."

Founded in 1973 by Chiles, wife of former Senator and Governor Lawton Chiles, Florida House on Capitol Hill serves as the only State Embassy in Washington, D.C. Its mission is to connect, celebrate and champion Florida to the world through arts

and culture, education, business and outstanding hospitality.

For more than 50 years, Florida House has been the cornerstone for Floridians visiting the nation's capital, fostering connections and showcasing the state's rich heritage.

Today, the nonpartisan, nonprofit organization is comprised of more than 160 trustees who promote the Florida House mission, serve on committees, and support its programs and services through fundraising and local events.

For more information about Florida House and its mission, go to floridahousedc.org. To see all the exciting happenings at America's Only State Embassy, follow us on social media @floridahousedc.

NORMANDY

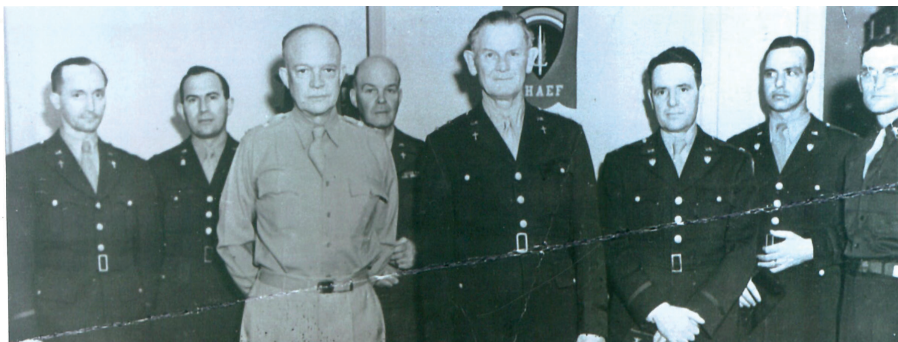
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meeting them.

Among those people was Gen. Gordon Sullivan, the chief of staff of the U.S. Army. I approached him and told him about how Woody had obtained the last German flag over Paris that he said he would like to give to the Army on behalf of those who had sacrificed their lives for our freedom.

This interested Gen. Sullivan and ultimately, at his direction and that of General Brown, the Chief of Military History, a delegation of people from Fort Stewart in Georgia visited Woody's home, Blackwater Plantation, to receive the flag.

I must say, that when the flag was opened to be presented to the director of the Fort Stewart Museum, I was shocked to see a Nazi symbol the size of a bed sheet with a huge black Swastika in the center. Only then did I fully appreciate what that symbol must have done to the hearts and minds of our French allies who passed below it daily for five long years, but then through the sacrifices of our men



and by Woody's hands no more.

By way of background, in April of 1942 when he was 29 years old, Woody was drafted. Having been a 1935 graduate of Butler University, he was considered good officer material and found himself in Officer Candidate School.

Later in November 1943, he was shipped to London to join Eisenhower's headquarters in the Adjutant General Section where he was in charge of British Publications and updating air traffic maps. Then, after serving in Paris, he ran the personnel office in Marseille before taking a B-17 to Randolph Field in Texas and mustering out at Wright Field, in Dayton, Ohio, where he returned to Shelbyville,

Indiana and the life of a teacher.

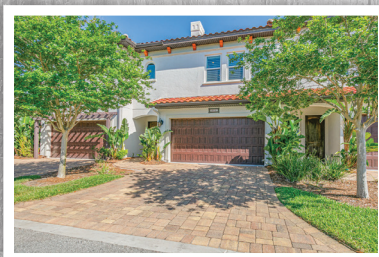
Woody married a Georgia girl, the former Nancy Young of Berrien County, Georgia, whom he met at a USO Dance while he was in Officers Candidate School in Gainesville. They were married on Christmas Day in 1945 and lived in Indiana until 1949, when they moved to Georgia to continue teaching and eventually to go into farming and cattle.

This always reminds me of Cincinnatus, the Roman citizen soldier, who like Woody and others of our Greatest Generation, returned home from war to tend their land.

LOUIS S. SHUNTICH
WOODY'S SON-IN-LAW

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13321 Santorini Drive, Jacksonville, FL 32225
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Portofino is a beautiful, Mediterranean enclave of only 23 homes, gated and surrounded by lush tropical landscape. Enjoy the Florida lifestyle in this maintenance-free townhome community with a resort style pool. This home feels fresh and airy, with high ceilings, new white paint and Oak look porcelain tile throughout. The large quartz island, stainless appliances, and custom tile backsplash blend seamlessly with the dining and living area, which open to a generous sized screened patio with pocket glass doors that extend the living area to your outdoor sanctuary. All bedrooms and laundry on the second level. Enter the Primary suite through double doors, huge seamless glass shower and double vanity along with walk-in closet.



3116 La Reserve Drive, Ponte Vedra Beach, FL 32082
3 beds | 2 baths | 1,329 SF | \$630,000

This charming beach cottage is ready for you to experience the Ponte Vedra Beach lifestyle. Remodeled with oak-look flooring, high ceilings, a cozy fireplace, and a sunroom, this efficient floor plan feels much larger. The kitchen features stainless steel appliances, quartz counters, and breakfast nook. The spacious primary suite includes a modern, sleek remodeled bath and a large walk-in closet. Generously sized bedrooms 2 & 3 share a fully updated bath. Relax in the sunroom, which is also a perfect space for a home office. The back patio is an ideal outdoor area to play with your pet, with a newly installed artificial turf area. This is the perfect Florida home, complete with community amenities like a resort-style pool and tennis courts.



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Digital Health & Artificial Intelligence: *The new frontier for health care*

By Dr. Shyam Paryani

Digital health encompasses a wide range of technologies and practices aimed at improving health and well-being. These digital programs leverage technology to enhance health care delivery. They include apps, wearables and online platforms.

Digital health aims to make medicine more personalized and precise. Smart devices (like step trackers, blood pressure monitors and glucose meters) are useful measures for digital health. They provide real-time data, empowering users to take control of their health. Digital health bridges geographical gaps, making health care accessible to remote areas. Streamlined processes, reduced paperwork and faster communication benefit both patients and providers.

A more prominent component of digital health is artificial intelligence (AI).

AI describes computer models and programs that imitate human-level intelligence to perform cognitive functions, like complex problem solving and experience gathering.

Artificial Intelligence in health care is not a new



concept. In the 1970s, AI applications were first used to help with biomedical problems when research produced MYCIN, an AI program that helped identify blood infections. From there, AI-powered applications have expanded and adapted to transform the health care industry by reducing spending, improving patient outcomes and increasing efficiencies overall.

Within the last few years, AI has made significant strides in the diagnosis, treatment and management of patients. For instance, AI can identify patterns in mammograms to aid in breast cancer diagnoses. AI can suggest treatment recommendations based on individual patient data by considering factors

like genetics, medical history and lifestyle to optimize care.

AI accelerates drug discovery by analyzing vast datasets and predicting potential drug candidates. AI-powered surgical robots can assist surgeons during procedures and enhance surgical precision, reduce errors and provide real-time feedback.

AI automates administrative tasks and improves efficiency in appointment scheduling, billing and patient records management. AI enables remote consultations, monitoring chronic conditions and providing personalized health advice using telehealth.

At UNF this fall, we are conducting our annual health care symposium with the theme “Personalized Medi-

cine Using Digital Health and AI.” More than 30 experts in digital health and AI will be discussing potential applications of these new technologies in our community in various areas of health care delivery.

The symposium will be held Oct. 9-10, 2024, at the UNF Adam Herbert University Center on campus. You can find more details about the program at: www.healthcare-symposium.unf.edu.

Digital health and AI in health care will continue to improve outcomes, lower costs and enhance patient experiences. Using AI appropriately will allow allocation of work uniquely suited to automation and making time for humans to provide exceptional personalized care.

Shyam Paryani, MD, MHA, FACHE is the director of community engagement and director of the Executive Master of Health Administration Program at UNF. He is the program chairman and founder of the annual healthcare symposium at UNF. He is also the coordinator of the AI & Digital Health Program at UNF. He can be reached at s.paryani@unf.edu.

BANK SHOT

CONTINUED FROM PAGE 27

convenient way to collect deposits. With Bank Shot, chasing checks is a thing of the past. Bank Shot has helped streamline my business drastically.”

Beyond just facilitating earnest money deposits, Bank Shot offers a comprehen-

sive solution for real estate brokerages. The platform can be used to collect agent fees, MLS commission checks, and other payments, as well as to disburse agent commissions. For property management companies, Bank Shot streamlines the collection of security deposits and monthly rent payments, while also facilitating security deposit reimbursements.

In an industry where time is money and

trust is paramount, Bank Shot emerges as a leader in payment processing technology. By offering a versatile, user-friendly and secure platform, Bank Shot empowers real estate professionals to focus on what they do best — closing deals and serving clients. As the real estate market continues to evolve, Bank Shot stands ready to meet the changing needs of the industry, one transaction at a time.

MOSQUITO

CONTINUED FROM PAGE 17

tively manages mosquito populations while safeguarding public health.

While malaria isn't endemic to the United States, cases can occur among travelers returning from affected regions. In 2024, the AMCD actively monitored and managed detected malaria cases in the area, underscoring the importance of timely surveillance and response measures to curb disease spread.

Residents can actively contribute to mosquito control efforts by eliminating standing water, using mosquito repellent, wearing protective clothing and installing window and door screens to reduce mosquito breeding sites and bites. These efforts, coupled with AMCD's strategies, bolster effective mosquito management countywide.

Environmental stewardship is paramount to the AMCD, which strives to minimize the ecological footprint of mosquito control operations. By employing environmentally responsible methods and safeguarding beneficial insect species like bees, the

district ensures that public health protection aligns with conservation efforts, promoting ecosystem health and sustainability.

A cornerstone of the Anastasia Mosquito Control District is its provision of free mosquito control services to county residents, made possible through independent taxing authority funding based on property values. This inclusive approach ensures equitable access to essential mosquito control measures, promoting community health and well-being.

In conclusion, the Anastasia Mosquito Control District in St. Johns County plays a vital role in protecting public health by combatting mosquito-transmitted diseases and managing mosquito populations. Through community engagement and environmental stewardship, the district fosters a safer, healthier community. By delivering comprehensive mosquito control services and embracing sustainable practices, the AMCD upholds its commitment to enhancing public health while preserving the local ecosystem.

For more information or to request services, go to amcdsjc.org.

DEAN

CONTINUED FROM PAGE 16

contribute to our state's environmental policy and management at both the state and local levels.

PERSONAL REFLECTIONS

Beyond my professional endeavors, I am first and foremost a devoted husband to my wife, Melanie, and a proud father of four children. Our home is filled with the love and companionship of two cherished dogs, who remind me daily of the importance of caring for those we hold dear.

In closing, I am humbled by the opportunity to serve Florida and its communities. My journey has been guided by a steadfast commitment to conservation, community and family — a commitment that I will continue to uphold with every decision I make.

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San Marco Books and More – Still Writing New Stories

By Desiree Bailly

As an independent bookstore that has been in business for more than 52 years, it would be easy to say that each one of those years is like a chapter in our story.

From opening in 1972 as a used bookstore with vinyl records and picture framing supplies, to our 2024 edition with new bestsellers, vintage classics, leatherbound books, children's, other genres and a well-curated collection of literary gifts for readers of all ages, we are aging like a well-loved tale.

Over the years, our changes have taken place much in the way that edits occur as a book is on the way to be published. Our days have changed



from ringing on a 100-year-old National cash register, which we still use, to a modern computer-based POS and inventory management system.

We order books for customers daily to fill the needs of both our community and customers from across the globe. With book launches and campaigns through our website, we are able to meet news readers all the time.

As the world moves toward an AI-filled space with less personal connections, we at San Marco Books and More strive to keep that customer service-driven model that has been our hallmark since we opened.

We are happy to spend our days talking about books, what is in our TBR (to-be-read) pile, what is coming from our favorite authors and what classics we have revisited.

At the moment, there seems to be a Greek philosopher resurgence with so many being read and sought today from Marcus Aurelius and Cicero to Plato, Aristotle and Seneca.

As we reflect on our story, we invite you to jump into the pages and join our characters at San Marco Books and More.



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Sawgrass Country Club living, simply the best

By Janet Westling
Contributed photos

Step inside 52 South Nine Drive and experience a unique custom-designed home that is perfect for entertaining family and friends.

The cozy entrance to the foyer welcomes you to an open-concept dining room, light-filled living room, and sunroom, that reveals one of Sawgrass Country Clubs waterfront views with a Northeastern exposure.

This completely updated home with the master on the first floor is simply gorgeous.

With 2,294 square feet of design, this three-bedroom, two 1/2 bath coastal traditional is light and spacious, with a unique floor plan that connects the new chef's kitchen, and breakfast room to the dining room, office and spacious two-story living room, with a wood burning fireplace.

Just minutes to the beach and golf course, you can enjoy country club living that is simply the best!

Sawgrass Country Club, a private member-owned club, is uniquely situated in an oceanfront gated community in the heart of Ponte Vedra Beach.

Walk to the beach, watch waves roll

in across the shore and enjoy the beauty and mystique of the charming seaside neighborhood of Walkers Ridge in Sawgrass.

Ponte Vedra beach, a community on the Atlantic Ocean is convenient to Jacksonville, close to the Mayo Clinic hospital and the University of North Florida. Just minutes to the beach, golf, tennis and fitness center,

experience Walkers Ridge and enjoy vacation living year-round.

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Ponte Vedra Beach Residents and the Sisters of Mary World Villages for Children

Contributed photos

Ponte Vedra Beach residents Tom and Glory Sullivan’s connection with the Sisters of Mary World Villages for Children started by chance. While reading a Washington, D.C. newspaper, they discovered an article about a charity working to transform the lives of the world’s poorest children. This discovery led them on a transformative journey, deeply impacting their lives and those of countless children.

THE MISSION OF THE SISTERS OF MARY

Founded in 1961 in South Korea by Venerable Aloysius Schwartz, the Sisters of Mary World Villages for Children is dedicated to breaking the cycle of poverty through comprehensive educational and care programs. The Sisters provide free, year-round residential care to more than 20,000 poor children in Boys Town and Girls Town communities across the Philippines, Mexico, Guatemala, Brazil, Honduras, and Tanzania.

The Sisters approach focuses on holistic development, nurturing children

academically, physically, spiritually, and emotionally. Apart from free, traditional academics and vocational training, the children engage in catechism, music, art, and sports, creating well-rounded individuals equipped for the future with confidence and faith.

BRINGING THE MISSION TO PONTE VEDRA BEACH

Inspired by the Sisters’ work, Tom and Glory Sullivan introduced the mission to their Ponte Vedra Beach community. They organized numerous trips to the Sisters’ facilities, including Our Lady of Guadalupe and the Girls Town in Chalco, Mexico. These visits have become a cherished tradition, deepening the bond between Ponte Vedra residents and the children cared for by the Sisters.

During a June visit of 44 Pilgrims led by Ponte Vedra Beach Residents John and Clare Clegg to Girls Town in Chalco, more Ponte Vedra residents experienced firsthand the Sisters’ transformative joy and work. The children’s radiant smiles and the Sisters’ unwavering dedication profoundly affected the visitors, highlighting the significance of their support.

A SPECIAL CELEBRATION: EVERY CHILD’S BIRTHDAY

A particularly touching annual event is “Every Child’s Birthday,” celebrated on August 15, coinciding with the Feast of the Assumption. This day ensures that each child, especially those who have never had a birthday celebration, feels loved and cherished. The day is filled with joy, including parties, cakes, and simple presents, making each child feel special.

A FAMILY’S DEEPENING INVOLVEMENT

The Sullivan family’s dedication extends through their daughter, Colleen Sullivan Opack, who is inspired by her parents’ commitment and now works for the Sisters of Mary. Recently, Colleen visited Tanzania, witnessing the organization’s impact and reaffirming her dedication to their mission.

The Sullivan family and others’ journey exemplifies the profound impact of dedicated individuals. Their efforts have transformed the lives of many children and motivated their community in Ponte Vedra to engage actively in this

CONTINUED ON PAGE 35 ■



SISTERS

CONTINUED FROM PAGE 8

life-changing mission.

BUILDING BRIDGES AND TRANSFORMING LIVES

Through their continuous support and visits, many Ponte Vedra residents have built a strong connection between our community and the children in the Sisters' care globally. This bond has brought hope and joy to many,

demonstrating the immense power of compassion and commitment in effecting real change.

The Sisters' tireless efforts, supported by families like the Sullivans, continue to break the cycle of poverty, offering children a chance at a brighter future and the world better members. As the 20,000 children of the Sisters of Mary celebrate their birthdays surrounded by love and joy, they embody the success of this compassionate mission and the potential for a better tomorrow for

everybody.

Join Father David Keegan, from Holy Family Catholic Church in Jacksonville, September 27-30, 2024 for the next Mexico City Pilgrimage. For more information scan the QR code below or contact Colleen Opack at copack@worldvillages.org or visit worldvillages.org.

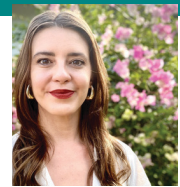


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A view of the interior from above.



And aerial view of the front of the home.



The kitchen of the home.

Seaside estate in Ponte Vedra Beach

By Janet Westling

Contributed photos

In the seaside community of Ponte Vedra Beach, on Florida's First Coast, lies an exquisite estate set in high dunes overlooking the Atlantic Ocean at 2375 Ponte Vedra Blvd.

Perfectly positioned along the banks of the Atlantic Ocean, in the first block of South Ponte Vedra Boulevard, this stunning four-bedroom/three-and-a-half bath home offers a beautiful contemporary oceanfront setting with Intracoastal views that could grace the cover of Coastal Living magazine.

This completely renovated private residence with well-appointed living spaces, features two sweeping oceanfront porches, a private beach walkover and a 21-by-21-foot rooftop deck with panoramic water and preserve view perfect for outdoor entertaining. This elevated and dominant position allows for extraordinary ocean views, in a spectacular setting, with lush grounds that include a putting green, in an historic seaside resort, epitomizing the Florida lifestyle.

The main living open area on the second floor, includes a living, dining and chef's kitchen that flow together with

form and function. With ceilings over 20 feet in the main living room, walls of windows bring natural light and stunning ocean views to be enjoyed inside or out. Two bedrooms and a full bath complete the main level.

The third floor features an en suite guest room to the right, with a bay window with seating space and the master to the left. The spacious master suite opens to a private oceanfront balcony and the suite includes a spa-like master bath with Intracoastal views.

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Listed by Janet Westling.

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Introducing a one-of-a-kind Florida paradise

By **Clare Berry, Listing Broker, Berry & Co. Real Estate**
Contributed photos

I have known Marsh Landing for years, moving into our first home there in 1986, the year after Marsh Landing opened. I worked for Marsh Landing Realty from 1990 to 1993, as developers Paul and Jerome Fletcher imagined a natural paradise of homesites set within the landscape that is Old Florida.

This homesite at 149 Lantern Wick Place represents that vision — a premier estate on a very private paradise on the marsh ... incredible views of nature for miles and peeks of boats passing on the Intracoastal Waterway.

Clean, crisp European design pervades the stunning interior of this open floor plan. Every room is full of light, often coming



from a variety of directions.

In 2010, this home underwent extensive interior renovations, resulting in timeless style and excellent functionality. In this custom-designed floor plan, each of the four bedroom suites provides occupants total privacy; the bedrooms are split over two and a half levels, placed in secluded corners of this home. The spacious office is a hideaway on the second level, with windows providing relaxing marsh views for miles, all the way to J. Turner Butler Boulevard bridge and the Mayo Clinic campus beyond.

Some eye-catching features are the high-quality cabinetry with built-in lighting in the kitchen, butler's pantry and primary bathroom; show-stopping bar anchoring the Florida Room (what views!); kitchen equipment including SubZero refrigerator, GE Advantium and conventional ovens, two sinks, five-burner gas range, Fisher Paykel dishwasher drawers in addition

to the standard dishwasher; smooth high ceilings throughout the home, some with accent beams and curves; natural stone flooring; convenient Lutron lighting, making entertaining prep as well as everyday living simple and fun; plentiful storage and walk-in closets; custom window coverings, from Plantation shutters to remote-controlled shades; and a flowing, thoughtful plan that is gracious, welcoming and practical.

The butler's pantry offers plenty of storage as well as additional surfaces for food prep. There's a car charger in the oversized three-car (814 square feet) garage. You won't find a more pleasing space for doing laundry!

This one-of-a-kind property will engage your senses and relax your mind.

Offered for \$2,850,000. Contact listing broker Clare Berry of Berry & Co. Real Estate at 904-382-5875 or clare@clareberry.realtor for additional details.



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151 Sawgrass Corners Drive, Suite 104 | Ponte Vedra Beach, FL 32082

Completely updated oceanfront estate - simply stunning

By **Katie Hughes Johnson**
Contributed photo

Experience coastal luxury in this fully renovated oceanfront home at 697 Ponte Vedra Blvd. in Ponte Vedra Beach, boasting 120 feet of shoreline. Rebuilt in 2023, this stunning residence spans more than 4,200 square feet with four bedrooms, four and a half bathrooms, an office and a bonus room with expansive ocean views. Elevated on a majestic bluff, the home's design masterfully maximizes the panoramic vistas of the Atlantic.

Exterior finishes include a slate gray metal roof, impact/turtle glass windows, front porch addition with reclaimed brick porch, salt concrete finish circle driveway, a custom summer kitchen, a gas outdoor firepit and hot tub — and the home is on natural gas.

The open-concept design highlights a gourmet kitchen with a large island and custom cabinetry. It has Thermador appliances, including built-in separate fridge and freezers, Thermador Range with double ovens, six burners and



And aerial view of the front of the home.

griddle, microwave drawer and Thermador dishwasher. The apron-style farm sink overlooks a large bay window with incredible ocean views. To hide the mess and offering a secondary kitchen, the butler's pantry features an additional oven, microwave, dishwasher, fridge/freezer, sink plus the main washer and dryer.

The primary suite and two of the bedrooms offer luxurious en suite bathrooms, while a fourth bedroom and adjacent bathroom includes an extra washer, dryer and mudroom for beach days. The expansive shower is the perfect place to clean off sandy feet or sandy pets! The primary bedroom and bathroom are

showstoppers. The bathroom showcases a “wet room,” which is a space fully built with materials designed to get wet. This trendy space is a stunning centerpiece with the freestanding tub and marble tiled shower dressed in Grohe plumbing fixtures and multiple shower heads in the expansive and stunning space. A large custom closet with island is a wonderful space to get ready. The additional bathrooms are customized with elegant finishes.

Enjoy exquisite finishes like white oak flooring, antique wood ceiling beams, smooth ceilings, designer lighting, custom closets, antique doors, exposed brick, board and batten. Smart home systems include smart lighting operated by Siri, nest thermostats, app-operated garage door and exterior cameras. Meticulously remodeled by Barnett Custom Homes with selections by Nesting Place Interiors, this home combines sophistication with coastal charm. Don't miss the chance to own this oceanfront oasis!

Represented by Katie Hughes Johnson at RE/MAX Specialists PV. Offered for \$12,950,000.



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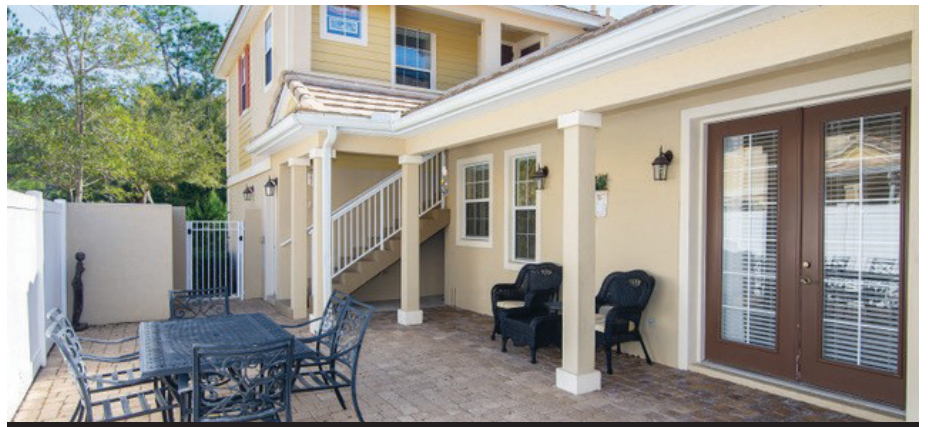
Townhome blends elegance, functionality

By Devon Witt
Contributed photo

Discover the epitome of serene living in St. Johns County without the burden of CDD fees at this captivating Isles of the World townhome situated within the prestigious World Golf Village.

Boasting a perfect blend of elegance and functionality, this gated residence promises a relaxed lifestyle with unparalleled convenience in St. Augustine.

The home at 543 Hedgewood Drive pulls you in with lofty two-story ceilings and expansive windows that bathe the living room, dining area and kitchen in natural light. The seamless transition from indoor to outdoor living is enhanced by a charming private interior courtyard and



A view of the private interior courtyard.

a lakefront patio, perfect for enjoying the outdoors.

The main floor features a large primary suite, offering comfort and privacy, while upstairs, a light-filled loft and two additional bedrooms with a shared bath provide ample space for family or guests.

A distinctive feature of homes in this community is the over-the-garage studio with a private entrance, ideal for accommodating visitors or generating rental income through short-term leases. Everyone has friends, family or older children who would find this space valuable.

Whether you're seeking a permanent residence or a second home with

investment potential, this property caters to diverse needs. Its proximity to shopping, dining and the historic attractions of St. Augustine and its beaches ensures convenience without sacrificing tranquility.

Access to King and Bear amenities is another benefit to living in this community.

For those ready to move right in and start enjoying the lifestyle, the home is available fully furnished at no additional cost, making it an even more enticing opportunity. Offered at \$427,500.

For more information, contact Devon Witt@devon.witt@floridanetworkrealty.com or at 904-607-1281.



Golf Course Living

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An aerial view of the home at 124 Bent Pine Court.



The pool area of the home at 124 Bent Pine Court.

Home in a park-like setting in Marsh Landing

By Cici Anderson
Contributed photos

Here's a truly exceptional and rare opportunity to call this exquisite residence your home. It's a rare, more-than-one-acre home site with high elevation in non-mandatory flood zone X and a prime location inside the gated community of Marsh Landing, Ponte Vedra's premier country club community, with a social membership included.

Nestled on a charming street with only nine homes and a cul-de-sac location, this custom-built two-story home has been meticulously maintained and includes a brand-new roof. It has a flexible floor plan with primary bedroom, guest suite and an office all on the main level.

Upstairs features three spacious bedrooms and three full baths and lots of flex space from the two large bonus rooms, which could be additional

bedrooms or a secondary family room and a game room/theater room.

The private and spacious backyard is perfect for entertaining with a screened pool that overlooks the protected conservation area.

The home is next to Fletcher Park and has a private access to the park.

This property, located at 124 Bent Pine Court, is represented by Marsh Landing Realty and listed by Cici Anderson and Jenna Fisher. It is being offered for \$2,499,000.

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Homes offer both proximity, escape

By Neill Lasher
Contributed photo

The answer to your call for serenity in Ponte Vedra Beach awaits.

From the moment you walk into the home at 112 King Sago Drive, you experience complete luxury with no need for renovation. Custom built in 2019 by local builder Safa Mansouri, this home features gorgeous wide plank, white oak wood floors, designer lighting throughout and top-of-the-line Jenn Aire appliances in the open concept kitchen to living area. Hear the birds chirp from the private preserve back yard on half an acre behind the gates of charming Ponte Vedra Pointe.



Entertain your family and friends in the large saltwater pool with screen enclosure without the burden of any bugs. Enjoy cookouts or watch a game from the large, covered lanai.

Just two miles to the beach, King Sago is centrally located to all of the wonderful shopping, restaurants and golf courses in Ponte Vedra Beach. Whether dining at the waterfront or enjoying a day of shopping and lunch in Sawgrass Village, this home is just around the corner from it all. Send your children to the top schools in A+ rated St. Johns County.

Represented by Berkshire Hathaway HomeServices Florida Network Realty. Listed by Neill Lasher. Offered for \$2,197,000.

RIVER MARSH HOME

Just steps away from your toes in the sand, 161 River Marsh Drive is the beach home you have always wanted.

This Mediterranean style, single-owner home, built in 2013 by Arthur Rutenberg, features Thermador and Subzero appliances, single-story living and the back yard of your dreams.

Behind the gates of the quaint, private River Marsh neighborhood, enjoy canopied oak trees, a natural-preserved pond and a private kayak launch to the Guana Preserve.

Walk to the beach right from your back door. Entertain in the large saltwater pool and summer kitchen with gas fire pit. Never worry about losing electricity during storms with a whole house generator fed by natural gas — a luxury not many homes in the area enjoy.

River Marsh is just minutes to wonderful shopping, restaurants and the best golf courses in the country.

Represented by Berkshire Hathaway HomeServices Florida Network Realty. Listed by Neill Lasher. Offered for \$1,799,000.



112 KING SAGO COURT

Ponte Vedra Beach

\$2,197,000

SELLING PRICE

4 4 3302 SF

Do nothing, except move right in to this custom, like new home in highly sought after Ponte Vedra Beach. Live just minutes to the beach & intracoastal waterway in this one-street private, gated community. Newly built in 2019, this home has it all! Enjoy complete privacy on large lot with preserve view. Saltwater pool & spa added in 2021 by Pools by John Clarkson. Host barbecues on large covered lanai with summer kitchen. Ideal floorplan with 2 large bedrooms (incl primary) downstairs and pool bath for no wet feet in the house! Kids or guest retreat upstairs with large bonus room. This home shows like a model - open floorplan, cabinets to the ceiling & kitchen features BRAND NEW built-in JennAir column refrigerator, column freezer, drawer microwave, coffee maker & beverage center.



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161 RIVER MARSH DRIVE

Ponte Vedra Beach

\$1,799,000

SELLING PRICE

5 4 3555 SF

Whether you love cycling, nature watching or walking to the beach right out your back door, this home offers all of it & more. Live the old Florida lifestyle with all of the best conveniences. Central to it all - great restaurants, the best schools & fabulous shopping & boutiques. Nestled in the charming private, gated River Marsh neighborhood - only a total of 26 homes - lined with canopied oak trees & accented with reclaimed brick. Built in 2013 by Arthur Rutenberg, this one owner home features high end cabinetry, Thermador & Subzero appliances. Open up all the doors to the pool & spa oasis with summer kitchen complete with kegerator. Home equipped with natural gas & a whole house generator - never worry during storms! River Marsh is built around a beautiful, natural pond & has private kayak access to the Guana Lake. Small HOA fee. Walk to Micklers Landing beach access - a block away.



Atlantic Beach home offers dream beach lifestyle

By **Jennifer Sexton**
Contributed photos

Perched in a tranquil and sought-after location in Atlantic Beach, this spectacular five-bedroom, five-and-a-half-bathroom home at 2038 Beach Ave. offers breathtaking ocean views from a private rooftop deck. Spanning four stories, 4,966 square feet and a two-car garage, this custom-built residence exudes elegance, comfort and endless recreation opportunities.

The ground level features a theater room, exercise room, pool table lounge,

full bath, laundry room and an oversized two-car garage. The main floor boasts a living room with high ceilings, built-ins and a gas fireplace, while the updated kitchen, office, bedroom and full bathroom showcase stunning hardwood and travertine floors.

The primary bedroom on the level above offers balcony views of the ocean, double walk-in closets and a spacious primary bath. Two additional bedrooms on this floor each feature private bathrooms and balconies with peaceful views.

The rooftop level is an entertainer's dream, with a wet bar, half bath and

access to the extraordinary rooftop deck presenting endless ocean views. An elevator effortlessly connects all four levels, ensuring ease of enjoyment for all. The backyard putting green offers outdoor fun, and the home is steps away from the 19th Street beach access.

Nestled in the quiet and secluded section of Beach Avenue, this home offers the dream beach lifestyle, making it a truly one-of-a-kind residence.

Represented by Compass FL and listed by Jennifer Sexton and Wes Mock, this home is being offered at \$2,875,000.

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ANANAS FABRIC, IN TROPICAL SCHUMACHER

[sand castles]

2216 Alicia Lane in Atlantic Beach

By Lisa Barton
Contributed photo

Start enjoying the beach life in this beautifully renovated home in Atlantic Beach's exclusive, gated community of Tiffany by the Sea. This luxurious house at 2216 Alicia Lane checks all the lifestyle boxes — ocean views, a swimming pool and private beach access.

The three-story completely renovated design begins with a fabulous contemporary glass door, which offers a glimpse of the beauty within. Showcasing new flooring, renovated fireplaces and a completely redesigned gourmet kitchen with top-of-the-line Thermador professional appliances, quartz



This luxurious house at 2216 Alicia Lane checks all the lifestyle boxes.

countertops and an induction cooktop.

The four beautifully curated bathrooms exude an elegance that could be featured in a magazine. The new, sophisticated LED lighting is a showstopper! The low-maintenance outdoor area includes multiple spaces to enjoy those endless summer days. Relax in your own private pool and spa after a day at the beach. The recent upgrades to the pool area, spa and heater have transformed the outside spaces into a serene oasis.

The garage was not overlooked during the renovation and now features a new tankless gas water heater, a whole-home

water filtration system, durable Shark flooring and a custom workshop.

This property is ideal as a primary residence or a secondary lock-and-leave retreat. Boasting so many upgrades that guarantee you a modern and luxurious experience. If you think the home looks perfectly decorated, that's because it is! And, you also have the option to purchase the house fully furnished.

With the two electric bikes, Tiffany by the Sea is just a short ride to the Town Center and Atlantic Beach Country Club.

Featured by Keller Williams Atlantic Partners. Agent is Lisa Barton. Offered for \$2,599,999.

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153 Deer Cove Drive in Ponte Vedra Beach

By Sean Muserallo
Contributed photo

This beautiful one-story home in Marsh Landing is ready for its new owner! Nestled around a private courtyard, the main house has two bedrooms and two bathrooms, a lovely great room and formal dining with hardwood floors, big windows and French doors flowing out to the courtyard.

The owner's suite is spacious with two big closets, double vanities, a garden tub and walk-in shower. The open kitchen offers a casual dining area, large pantry and granite counters. The guest house has its own bathroom and is a great spot for friends or family.

Featuring a brand-new roof and new air conditioning system and located at the end of a quiet cul-de-sac, this is a wonderful next home for young families, empty nesters or someone looking for a vacation home.

Marsh Landing is a gated



community, and memberships are available at the country club. Marsh Landing is in the St. Johns County public school district, which ranks as having some of the best schools in the state.

The location is ideal, close to shopping and dining while being just two miles away from the beach.

Listed by Keller Williams Realty Atlantic
Partners agent Sean Muserallo. Offer for:
\$750,000.

Tranquil pool home in Marsh Landing Country Club

By Suzanne Layser
Contributed photo

Witness truly captivating panoramic vistas of the marsh and golf course while enjoying the comforts of your new home. Situated on a spacious 0.9-acre lot, this tranquil pool home is an exclusive and private sanctuary nestled on a serene cul-de-sac within the gated community of the Marsh Landing Country Club.

This home integrates the outdoors with its interior living spaces through tall ceilings and expansive walls of windows. The first floor living areas exude a warm and inviting ambiance with beautiful hardwood flooring and elaborate crown molding. You will awaken in the spacious primary suite and be greeted by the sun rising over the picturesque marsh.

Friends and family will be comfortable in the two private en-suite guest bedrooms on the main floor. Upstairs, a bonus room and a fourth bedroom offer extra living space. The kitchen has been thoughtfully updated with new paint, new lighting, and granite countertops complemented by



top-of-the-line Dacor, Bosch, and GE appliances.

You'll have plenty of room for guests with an oversized three-car garage and ample parking options in the spacious driveway. Unwind in the evenings beneath the large, covered lanai or relax in your private pool while enjoying the beautiful Florida sunsets.

Strategically positioned near Marsh Landing's North Gate, residents can conveniently access JTB, the Mayo Clinic, public beach access, shopping

and dining. Furthermore, residents are eligible to purchase a Marsh Landing Country Club membership where they can easily access the golf, tennis, fitness, and dining amenities.

Embrace the epitome of luxury living in this stunning estate home, where every detail has been carefully considered to offer a lifestyle of comfort, convenience, and natural beauty.

Offered for \$1,975,000
Keller Williams Realty Atlantic Partners
Suzanne Layser, Sales Associate

[sand castles]

Luxury meets practicality in Plantation Oaks home

By Marsha Keller
Contributed photo



The home at 224 Clearwater Drive, Ponte Vedra Beach

When you enter this elegant Plantation Oaks residence at 224 Clearwater Drive, you'll immediately encounter an open floor plan, high ceilings and abundant natural light that create an inviting and airy ambiance. This meticulously maintained home features five bedrooms and four bathrooms in 3,908 square feet of living space. You'll appreciate the recent upgrades, including a newer roof and air conditioning systems, ensuring worry-free living for years to come.

This unique layout features three bedrooms, three full bathrooms and a private home office downstairs, providing

plenty of space for family, guests and remote work. Upstairs are two additional bedrooms, a Jack-and-Jill bathroom and a generously sized bonus room, offering flexibility and comfort. This property also includes spacious walk-in closets, an indoor storage room, and an oversized three-car garage.

Stepping out onto the extended screened lanai, you'll be met with a picturesque view of the quiet preserve, setting the stage for serene relaxation and enjoyable social gatherings. The spacious backyard offers potential for a future pool and is perfect for birdwatching. The home's location adds to its appeal — just a

few blocks from public beach access, restaurants, grocery stores and A+ rated schools. Furthermore, the nearby public Intracoastal boat dock offers an ideal embodiment of the Florida lifestyle.

This property effortlessly combines luxury with practicality and is ideally located to fulfill all your lifestyle needs. Whether you're looking for a peaceful retreat or a space for entertaining, this home provides the perfect opportunity to live the Florida dream.

Featured by Keller Williams Realty Atlantic Partners. Agent: Marsha Keller. Offer price: \$1,485,000.



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The fully screened-in pool lanai and outdoor kitchen area are among the home's many high points.



The home at 105 Indigo Run.

Discover luxurious living at newly remodeled estate home

By **Michelle Floyd**
Contributed photos

Nestled in the prestigious enclave of The Plantation Golf and Beach Club, this newly remodeled estate home at 105 Indigo Run, Ponte Vedra Beach, epitomizes luxury and modern elegance. Set against the backdrop of a meticulously manicured golf course and

lush landscapes, this residence offers an unparalleled lifestyle in a private, gated community. With its prime location just minutes from Ponte Vedra Beach's upscale shopping and dining, this home is perfect for those seeking both tranquility and convenience.

The highlight of this magnificent estate is undoubtedly the fully screened-in pool lanai and

outdoor kitchen area. This expansive space is designed for both relaxation and entertainment, featuring a sparkling pool that invites you to take a refreshing dip on warm Florida days. The lanai, with its seamless integration of indoor and outdoor living, provides the perfect setting for hosting gatherings or enjoying quiet moments with family. The outdoor kitchen is equipped with top-of-the-line appliances, allowing you to prepare gourmet meals while basking in the serene ambiance of your private oasis.

Step inside, and you'll be greeted by a home that blends contemporary sophistication with timeless charm. The open floor plan, accentuated by high ceilings and large windows, creates a bright and airy atmosphere. Elegant finishes and high-quality materials are evident throughout, from the gleaming hardwood floors to the custom cabinetry and designer lighting fixtures. The spacious living areas are perfect for both everyday living and entertaining, with a gourmet kitchen that will delight any chef. Featuring state-of-the-art appliances, ample counter space and a large center island, this kitchen is as functional as it is stylish.

The master suite is a sanctuary of comfort and luxury, offering a peaceful retreat at the end of the day. With its generous proportions,

walk-in closet, and spa-like en suite bathroom, this space exudes sophistication and relaxation. Additional bedrooms and bathrooms are equally well-appointed, providing ample space for family and guests.

Living in The Plantation Golf and Beach Club means enjoying an array of exclusive amenities. This golf-cart-friendly community features a championship golf course, tennis courts and a private beach club, ensuring there is always something to do. The community's lush landscaping and serene lakes create a picturesque setting for leisurely strolls or bike rides.

In addition to the world-class amenities within the community, the estate's location offers easy access to the vibrant Ponte Vedra Beach area. Explore an array of upscale boutiques, gourmet restaurants and cultural attractions, all just a short drive away.

Offered for \$4,650,000 by One Sotheby's International Realty - The Floyd Group, Michelle and Jack Floyd.

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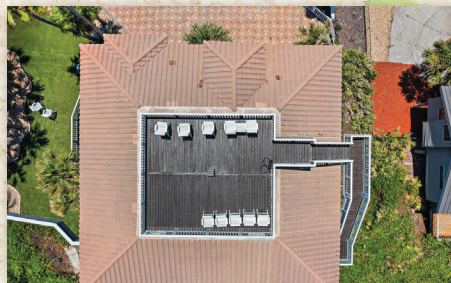
Seaside Estate in Ponte Vedra Beach



2375 Ponte Vedra Blvd, Ponte Vedra Beach, FL 32082
4 BEDS | 4 BATHS | 3,622 SQ FT

Perfectly positioned along the banks of the Atlantic Ocean, in the first block of South Ponte Vedra Boulevard, this stunning 4 BR/3.5BA home offers a beautiful contemporary oceanfront setting with Intracoastal views that could grace the cover of Coastal Living magazine. This completely renovated private residence with well-appointed living spaces, features two sweeping oceanfront porches, a private beach walkover and a 21' x 21' rooftop deck with panoramic water and preserve view perfect for outdoor entertaining. This elevated and dominant position allows for extraordinary ocean views, in a spectacular setting, with lush grounds that include a putting green, in an historic seaside resort, epitomizing the Florida lifestyle!

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Vote **NO** on amendments 3 and 4

Vote **YES** on amendments 1,2,5,6