



Cultural Resources Review Board

CULTURAL RESOURCES REVIEW BOARD

Dr. Leslee Keys (Chair)
Susan Schjelderup (Vice Chair)
Robert Olson
Janet Jordan

Blair Knighting
Christine Newman
Nick Jonihakis

REGULAR MEETING MINUTES

4040 Lewis Speedway
Conference Room 1
Commissioner Sarah Arnold, BCC Liaison
Megan Wright, Staff Support

Monday, February 10th, 1:30 PM

For more detailed minutes, please visit the St. Johns County YouTube page for meeting audio recording under St. Johns County Cultural Resource Review Board (CRRB)
[Cultural Resource Review Board - February 10, 2025](#)

MEMBERS PRESENT:

Dr. Leslee Keys, Chair (Dr. Keys, Chair Keys)
Susan Schjelderup, Vice Chair
Nick Jonihakis
Janet Jordan
Blair Knighting
Robert Olson
Christine Newman

STAFF PRESENT:

Megan Wright, Environmental Specialist
Ryan Mauch, Environmental Supervisor
Michael Lagassé, Environmental Manager
Kealey West, County Attorney
Keisha Fink, Principal Planner
Jackie Williams, Overlay Planner
David Kaufman, Real Estate/Land Management

PUBLIC PRESENT:

Sallie O'Hara, Hastings Main Street, Inc
Jena Dennis, Hastings Main Street, Inc
Jeffrey Weltzien
Barbara Weltzien
Michael Udell
Sacha Martin
Ed Slavin
Jennifer Watkins
Lauren Goedelman
David Nolan



- ❖ Chair Keys called the meeting to order at 1:30pm.
- ❖ Chair Keys completed the roll call for CRRB Members.
- ❖ Chair Keys read the Civility Clause.
- ❖ Chair Keys utilized Chairman's privilege to defer approval of minutes from December 9th to the next meeting on April 14th.
- ❖ Approval of Agenda as amended, with the following addition of item for discussion for paperwork/documentation required for demolition by Dr. Keys.
 - Motion by Vice Chair Schjelderup, second by Mr. Robert Olsen. Motion passes with a vote of 7-0.
- ❖ General public comment for items not on the agenda – 3 minutes per speaker
 - Ed Slavin spoke about the former position of Cultural Resource Coordinator; the process of demolition permits and the CRRB's role in these matters.
 - David Nolan spoke about the preservation of the former Detention Center located at 4025 Lewis Speedway. He spoke about the folks who have been kept overnight in the jail, how the jail helped inform policy such as the Civil Rights Act of 1964 and included a handout about a rehabilitated jail that kept Martin Luther King Jr. in Alabama.

AGENDA ITEMS

1. Update on Barrancottos/Snappers Review Process

- a. Megan Wright explained that this County Landmark has no more open comments for the development application, so the owner has the go-ahead to begin the process of rehabilitation. The County Landmark is located at 165 Vilano Road, St Augustine FL 32084. Dr. Keys is the historic consultant on that project and inquired if that business owner needs to have a certificate of occupancy for that structure for the AVT to still be valid. Mr. Olson asked for clarity on the structure. Ryan Mauch clarified that staff has a commercial plan, with architectural plans that matched parts one and two of the AVT. Chair Keys recommended that staff and citizens go visit the structure. Kealey West, Office of County Attorney, clarified that the issues of hurricane damage and ensuring the structure is weather tight are code enforcement issues. She explained that citizens have the option to file Public Request Inquiry Data Exchange (PRIDE) complaints.

2. Master Plan and Visual from Hastings Main Street

- a. Sallie O'Hara and Jena Dennis presented slides regarding strategic objectives and infrastructure buildout along Hastings Main Street, Inc (HMS). On N. Main Street, the new library will be completed in the time frame of December 2025 – March 2026. The historic structures also along this street were about 90% vacant only two years ago, and are now 95% occupied. As development spreads to this section of the County, HMS is trying to preserve the history and integrity of this area. There is a goal to have two train depots relocated to Hastings, one to serve as a community center and the other to be placed along the bike trail. Ms. O'Hara and Mrs. Dennis thanked the County for their contributions. Free Kids Academy will be opening at one end of the district, while at the other end, there will



be a technical school. Ms. O'Hara mentioned that in between those, a daycare and library will be coming. St Johns County inherited 200 streetlights from Hastings when Hastings was dissolved as a town. HMS wants to replace the now standing nine lights along Main Street. Through grant money, they want to replace those lights with aesthetic lights. The goal is to keep the main street and historic feel along Main Street. The Rotary grant that they received needs to be completed by March 30th. Due to the expedited timeline, a pivot was made from placing the pavers along Main Street and moving them to a Pocket Park. HMS will also be looking at wayfinder signage to help people navigate their way through Main Street. Another grant received by HMS was a public art grant. R.L. Lewis painted an original painting that will be kept at a local establishment such as a library or a community center. A mural by R.L. Lewis was enlarged and placed on the side of Hastings Coffee Company.

3. Old Jail Property on Cochran from Hastings Main Street

- a. Ms. O'Hara explained that the jail was functioning from 1909 – 1938. HMS is planning for this property to be a small park and to place the pavers in an aesthetic way. This is phase one of a larger vision and project for the Hastings old jail, located at 107 E. Cochran Ave Hastings, FL 32145.

❖ Board Member Reports

- Chair Keys recommended that staff try to do outreach to each of the five districts in the county due to high volumes of new citizens who most likely have no familiarity with the CRRB.
- Chair Keys shared that the America 250 would be a great opportunity to cultivate events and interests in history in St Johns County.
- Mr. Olsen asked how the County process operates for demolition permits, when the permit is impacting a significant historic resource. Mr. Mauch explained the process of reviewing demolition permits as they are applied to Significant Cultural Resources from the County's Land Development Code (LDC) 3.01.06. Ms. West explained that it is possible for an additional CRRB meeting to be called if there is adequate time for public notice. She also explained that if a structure is designated a significant cultural resource, County Landmark, or is listed on the National Register of Historic Places, the structure follows certain protocol for demolition, as defined in the LDC and Development Review Manual.
- The procedural and multi-step process behind the demolition permit for Magic Beach Motel was discussed by County staff, citizens, and members of the CRRB. Applicant may be providing a Cultural Resource Mitigation Plan and an Historic American Building Survey.

❖ Staff Member Reports

- County Staff reviewed five Cultural Resource Assessment Surveys, between December 2024 meeting and February 2025 meeting, which were: Tidal PUD: 65 acres, Village Town Center (aka Greenbriar Helow, application titled Pinewalk – Pod G Subdivision construction): 59.78



acres, Dark Horse: 11.86 acres, Rivertown, phase 2, subdivision construction: 18 acres, and MADI: 6 acres.

- County staff discussed having meeting materials (presentations, handouts, agenda items, etc) with at least a month out from CRRB date. We acknowledge that this still enables the step of amending the agenda at the meeting and still allows for Board Members to utilize the time of Board Member Reports.
- Ms. Wright organized the storage space and labeled all archives appropriately.
- Ms. Wright attended the annual meeting for the St Augustine Historical Society and spoke with Nicole Diehm and Robert Culver regarding county archives.
- Staff will be sending out financial disclosure email after this meeting. It can only be completed online. Login - Electronic Financial Disclosure Management System This is due on July 1st. There is a HOW TO VIDEO that will be sent to the CRRB Members after the meeting adjourns.
- CLG training on Ad Valorem Tax Exemption Wednesday, February 19th, 1230 – 230 pm on Microsoft Teams. Not open to the public.
- Submitted an ad valorem tax exemption staff report to the BOCC for 121 Kings Ferry Way. This item is on the consent agenda for the BOCC on February 18th, 2024.
- Staff to provide annual report that was submitted to CLG for October 2023 – September 2024 to the CRRB Members.
- Wetumpka Fruit Company State Historic Marker was unveiled along Mainstreet on January 4th. A commemorative video was made by St Johns County Staff: [Hastings Florida Historical Marker Honoring the Wetumpka Fruit Company](#).
- Michael Lagasse acquired historical documents regarding the coat of arms seal for the county as well as a Columbus quincentenary coin, explaining the sister city of Aviles and importance of the seal. The documents and artifacts are dated from 1991 and 1992.
- Posting of the 200th Celebration Storyboard on the Cultural Resources tab is being sought by staff through Public Affairs.
- Staff reached out to Florida Department of State's Division of Historical Resources staff to acquire an updated GIS shape file to use for development reviews.

Adjourned at 3:10 pm

Minutes approved on the _____ day of _____, 2025.

Chair
Cultural Resources Review Board