

ST. JOHNS COUNTY

Cultural Resources Review Board

REGULAR MEETING MINUTES
Permit Center Conference Room 1
4040 Lewis Speedway

Monday, August 10th, 2026, 1:30:00 PM

MEMBERS PRESENT:

Susan Schjelderup, District 4, Chair
Dr. Leslee Keys, District 2, Vice-Chair
Paul LeBlanc, District 3
Nick Jonihakis, District 1

MEMBERS ABSENT:

Blair Knighting, District 4

STAFF PRESENT:

Megan Wright, Environmental Specialist
Michael Lagasse, Environmental Manager
Kealey West, Deputy County Attorney

Order of Meeting Events:

- Meeting called to order at 1:30 pm
- Roll call for CRRB members
- Motion to approve CRRB meeting minutes for 4.13.2026 by Keys, second by Jonihakis. (Motion Passes 4/0. Absent: Knighting)
- Reading of the Civility Clause statement
- Motion to approve the agenda as amended, with an addition of a third agenda item to discuss draft changes of Section 106 by Schjelderup, second by Keys. (Motion Passes 4/0. Absent: Knighting)
- Public Comments
 - Sallie O'Hara: O'Hara spoke on the Rees Cottages nearby Vilano Main Street, located at 2854 Coastal Highway and Beachcomber Way, and contains the original 12 Rees Seashore Motel Cottages. Information for these structures can be found in Vilano and the North Beaches by Vivian Browning, Sallie O'Hara, and John Pilecki on pages 65 and 66. Discussion followed regarding the potential for a state historic marker.

BOARD ITEMS

1. Recommendation to the Board of County Commissioners for Cultural Resource Review Board

Member Appointment

Board members discussed minimum qualifications of applicant pool. Motion by Keys not to make any recommendations based on the list submitted, second by Schjelderup. (Motion Passes 4/0. Absent: Knighting)

2. Recommendation to the Board of County Commissioners for Cultural Resource Review Board

Member Appointment, District 5

Board members discussed minimum qualifications of applicant pool. Motion by Schjelderup to accept the application of Dr. Lee Newsom for District 5 vacancy, second by Keys. Motion Passes 4/0. Absent: Knighting)

3. Section 106 of National Historic Preservation Act of 1966 Draft Proposed Revisions

Schjelderup presented as a follow up to a webinar hosted on July 30th, 2026 by the National Trust for Historic Preservation, which outlined draft proposed revisions to Section 106 made by the Advisory Council on Historic Preservation.

Any Federal agency head with jurisdiction over a proposed Federal undertaking and any Federal department or independent agency head with authority to license any undertaking shall prior to approving Federal funds or to issuing any license take into account the effect of the undertaking on any district, site, building, structure, or object that is included in the National Register [of Historic Places]. The Federal agency head shall afford the Advisory Council on Historic Preservation a reasonable opportunity to comment.

Noteworthy Amendments to National Historic Preservation Act:

- Created the Advisory Council on Historic Preservation (1976)
- Created Historic Preservation Fund (1976)
- Created Certified Local Government program (1980)
- Required federal agencies to create their own historic preservation programs (1980)
- Strengthened legal requirement for federal agencies to minimize harm to National Historic Landmarks (1980)
- Required owner's consent before listing a private property on the National Register (1980)
- Enabled Native American and Hawaiian tribes to establish Historic Preservation Offices and apply properties to be listed on the National Register. (1992)

Draft Section 106 revisions to "historic"

- Makes the definition of "historic" more difficult to meet. Keeps "eligible for listing on the National Register", but also
- Requires a place to include (or have included in the past) tangible human improvements (built structures) and must be "geographically compact"
- What is not geographically compact: Mountains, valleys, bodies of water, landscapes including ethnographic landscapes because these are natural features. Possibly rural historic districts, large urban historic districts, large single property designations. Excludes sacred places and traditional cultural places significant to Native American and Hawaiian tribes.

Draft Section 106 Revisions to "undertaking"

Section 106 protections would not come into play for these activities:

- State, local or tribal actions taken under delegated Federal authority
- Federal grants where the government doesn't control how, to whom or why funds are distributed
- Projects with "no or minimal" federal funding or involvement where a federal agency can't control the outcome

Draft Section 106 revisions to "adverse effect"

- Excludes indirect effects and cumulative effects on historic properties
- Excludes visual, atmospheric, or audible elements that diminish the integrity of a property
- Excludes effects that change the character of the property's use

What can we do?

- National Trust's goal: 250,000 letters to your Governor & Congress
- Governor Ron DeSantis
<https://www.flgov.com/eog/leadership/people/ron-desantis/contact>.
Office of Governor Ron DeSantis, The Capitol, 400 S. Monroe St., Tallahassee, FL FL 32399-0001
- Senator Ashley Moody

<https://www.moody.senate.gov/contact-us/>
402 S. Monroe St., Suite 2105, Tallahassee, FL 32399-6526

- Senator Rick Scott
<https://www.rickscott.senate.gov/contact/share-your-opinion>
111 N. Adams St., Suite 208, Tallahassee, FL 32301
- Congressman John Rutherford
https://rutherford.house.gov/zip_authentication?form=/contact
Enter your zip to verify your residency in District 5.
4130 Salisbury Road, Suite 2500, Jacksonville, FL 32216
- Advisory Council on Historic Preservation
401 F Street NW, Suite 308, Washington, DC 20001

Schjelderup shared that she drafted a letter to send on behalf of the St Johns County CRRB members. West clarified that advocacy cannot be carried out on the County's behalf and the County cannot take a position on this matter, but encouraged CRRB members and the public to act as individuals if they so please. West clarified that once the published draft enters the Federal Register, engage in public comment by sending letters to representatives at that time, as individuals and not on behalf of St Johns County Government.

- Board Reports

Keys explained a few examples of how the proposed Section 106 draft proposal changes may apply to the Castillo de San Marcos and the St. Augustine Beach Hotel, which is the only Florida property listed for Civil Rights significance.

Schjelderup reminded the Board that the National Trust for Historic Preservation is holding a second, free webinar on Wednesday, August 12th at 2 pm and registration can be done online.

Discussion followed regarding public and Board involvement for the proposed draft to Section 106.

Keys shared that [Heritage Monitoring Scouts \(HMS\)](#), volunteers who perform shoreline monitoring and report back to the Florida Public Archaeology Network (FPAN), and that they have about 50 people currently enrolled.

- Staff Reports

Wright shared the following updates to the Board:

- The Board of County Commissioners approved the replacement of the 9 existing streetlights on Main Street in Hastings. All the County's obligations to Florida Power and Light Company (FPL) for moving this project forward have been complete. FPL is ordering the supplies and had previously indicated to the County that the project start date would be about seven months after everything was received from the County. Expected installation is projected to begin in February or March of 2027.
- Wright submitted a Florida Department of State, Division of Historical Resources, Small Matching Grant for the Digitization of Town of Hastings Archive on 7.9.2026 and for Historic Properties Survey of Communities along A1A on 7.8.2026.
- Staff has applied for a Florida Department of State, Division of Historical Resources, Special Category grant for funds to acquire the Armstrong-Arnold structure (10690 CR 13 N) at an additional appraisal will be ordered to reflect the historic attributes of the project, and negotiations are pending on that as well as the results of the grant application.
- The tentative opening date for the Hastings Library is 9.9.2026.
- The Tourist Development Council held a grant scoring panel for 30 grants from organizations that submitted Arts, Culture & Heritage Grant Applications for Fiscal Year 2027 and to finalize the scoring on 8.6.2026. During the Tourist Development Council budget discussions in June and July, a total grant amount is decided for the upcoming fiscal year. Using that amount, the Cultural Council will take the results of the grant review panel and make funding recommendations to the TDC. Per the Grant Guidelines, any application that scores over 80 will receive some funding, and the amount is based on the application score and the total amount the TDC decided upon in the budget process. The TDC will then recommend the funding list to the BOCC for approval as part of

the normal County budget process. Two grant proposals were from Hastings Main Street and two were from Vilano Beach Main Street, all consisting of events in the community.

Sallie O'Hara presented Hastings updates to the Board before adjourning:

- Hastings Civic Center and Library (401 N. Main Street, Hastings, FL) targeted to open mid-September. Delays were due to soil contamination findings on Main Street and remediations needed.
 - The Gator Sales and Hardware Store (319 N. Main Street, Hastings, FL) is under sale negotiations with St Johns County. Plans include expanding the library parking area, potentially preserving a facade for historic look, and/or converting an area for a bus stop seating area.
 - Greg Leonard successfully secured approval of a historic marker for the high school to be installed in January. Leonard published May 2026 book on Palatka history, titled "Palatka".
 - Hastings Main Street received approval for the small matching planning grant to restore the Old Jail at Conchran Ave. The build out will include a possible placement of the Old Trolley Depot from the airport authority. Current improvements over the past two years are pavers, fencing, and cleanup to the property. Plans for a community garden workday Oct 17th, 2026, including Grumman volunteer employees and Rotary helpers along with IFAS volunteers.
 - St Johns Cultural Council is funding an inactive kaleidoscope garden for the center of the paver area. Benches, bike racks, heritage brick pavers, and Institute of Food and Agricultural Sciences (IFAS) gardening tips for the raised bed gardens underway. This will be an ongoing community space, named Prairie Garden Community Park.
 - Smithsonian museum exhibit may be relocated to the small structure after renovation. This exhibit is currently at the SE Library (6670 US-1 N, St Augustine, FL 32086) to move to the Historical Society (271 Charlotte St, St Augustine, FL 32084) in September, then returning to Hastings in November.
 - First Coast Technical Center (6195 S. Main St, Hastings, FL 32145) installed historic lights in the landscaping plans in front of the college, targeted to open early 2027.
 - SJC and FPL are on track to install nine historic streetlights on North Main Street in Hastings within the next year.
 - Additional collaborations with the Chamber of Commerce to purchase Nights of Lights building lights to light up North Main Street this season.
 - Harvest Fall Festival 2026 will take place on November 6th and 7th and will feature Agritourism Highlights: Farm Tour Antique Tractor Show along with a community dinner on Main Street featuring area chefs. Usual artisan market and learning opportunities and musical entertainment.
 - For the Cabbage, Potato, and Bacon Festival, Hastings Main Street will showcase a walking tour with guides for the Hastings Main Street District - April 23rd, 24th, and 25th, 2027.
 - Hastings Main Street is transitioning to a new executive director effective 2027. Amanda Worrall replaces Sallie O'Hara as the point of contact. She has been in training since late April and will resume executive director responsibilities. Contact info: Amanda Worrall, executivedirector@hastingsfl.org.
- Meeting adjourned at 2:32 pm.