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March is always a good month for me ... lots of family birthdays including my own, nicer weather, The Players Championship at TPC Sawgrass in Ponte Vedra Beach, March Madness in NCAA Basketball, and MLB Grapefruit League Spring training baseball!

It is pretty cool to have the opportunity to travel within my own state and see some Spring Training action. I have yet to visit all the cities and ballparks, but will continue to try and see some new ones every year. I am a St. Louis Cardinals fan so I try to catch them in action whenever possible.

I have been busy helping buyers and sellers in February. I have also been adding a lot of video content regarding new construction neighborhoods to the website and YouTube channel. I recently got appointed to the St. Augustine / St. Johns County Board of Realtors Community Outreach Committee and look forward to helping with projects to benefit some well deserving organizations in our community.

Please **visit my YouTube channel** by clicking this link [@johnlawrencerealtor](#) and hit the **SUBSCRIBE button**. It does not cost anything and would be a huge favor that would really help me out!

I look forward to hopefully providing some helpful information for you in the First Coast Report. If you ever have any suggestions for content or any questions to ask, please let me know. If you have a new business or restaurant that you like, please share with me. Thanks for reading!

*John Lawrence, Broker Associate*

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# 2026 SPRING TRAINING

First Coast Report

March 2026



This years 2026 Florida Grapefruit League schedule will be affected by the World Baseball Classic. After a week and a half of regular games between Major League teams, the big leaguers will hit the field against National teams preparing to play in the 2026 World Baseball Classic. On March 3-4, look for games against eight teams in the 20-team field. MLB teams and National teams from Puerto Rico, Venezuela, Columbia, Nicaragua, Panama, Israel, Canada and The Netherlands will play.

The 2026 World Baseball Classic (WBC) is the sixth edition of the premier international baseball tournament, scheduled to take place from March 5th - 17th. The event features 20 national teams competing across four host cities in Japan, Puerto Rico, and the United States, culminating in the Championship Game at loanDepot park in Miami.

Previous team parks that I have visited include the Nationals who used to play in Viera and the Astros in Kissimmee, but now both share a complex in West Palm Beach. The Braves used to play at Disney World but have since moved to North Port. Lakeland, home of the Tigers, is the closest to St. Augustine (150 miles). Port St. Lucie (Mets) is a great venue and 190 miles away straight down I-95. You definitely need to stop at Dixie Crossroads restaurant in Titusville if you make this trip!

I have been to Lakeland, Tampa, Dunedin, Clearwater, Port St. Lucie, Jupiter, and West Palm Beach. I hope to see the other five parks in the near future ... Let's Play Ball!



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# MARCH 2026 ... AREA EVENTS

First Coast Report

March 2026



## MARCH 2026 ... AREA EVENTS

**NOTE: THESE ARE CLICKABLE LINKS THAT WILL TAKE YOU TO THE EVENT PAGE**

- March 1 - [Florida Azalea Festival 2026 in Downtown Palatka](#) (Palatka)
- March 1 - [Betty Griffin Center Quarter Auction Fundraiser @ Tringali Barn](#) (St. Aug.)
- March 2 - [An Evening with TOTO @ The Amp](#) (St. Augustine)
- March 3-9 - [ASUN Men's & Women's Basketball Tourney @VyStar Veterans Arena](#) (Jax)
- March 5-8 - [Amelia Island Concours Week @ Ritz-Carlton](#) (Amelia Island)
- March 7 - [SpringFest 2026 @ Central Park / Palm Coast Town Center](#) (Palm Coast)
- March 7-8 - [Strawberry Fest 2026 @ Clay County Fairgrounds](#) (Green Cove Springs)
- March 8 - [Bret Michaels and Tesla @ The Amp](#) (St. Augustine)
- March 8 - [Jammy Buffett @ Colonial Oak Music Park](#) (St. Augustine)
- March 10-15 - [The Players Championship @ TPC Sawgrass](#) (Ponte Vedra Beach)
- March 13-15 - [The St. Augustine Celtic Music & Heritage Festival @ Francis Field](#) (St. Aug.)
- March 14 - [Jacksonville Icemen vs. Florida Everblades @VyStar Veterans Arena](#) (Jax)
- March 15 - [MercyMe + Awe Tour w/ Big Daddy Weave, & Tim Timmons @ The Amp](#) (St. Aug.)
- March 21-22 - [St. Augustine Lions Seafood Festival @ Francis Field](#) (St. Aug.)
- March 21 - [Spring Fling & Plant Sale @ St. Johns Botanical Garden & Preserve](#) (Hastings)
- March 22 - ["Kingfish" Ingram performs at Ponte Vedra Concert Hall](#) (Ponte Vedra Beach)
- March 24 - [St. Augustine Amphitheatre Seasonal Night Market](#) (St. Aug.)
- March 24 - [Florida State vs Florida Baseball Game @ VyStar Ballpark](#) (Jacksonville)
- March 25 - [Bodeans @ Ponte Vedra Concert Hall](#) (Ponte Vedra Beach)
- March 26 - [Lanco @ Colonial Oak Music Park](#) (St. Augustine)
- March 28 - [Vilano Bridge Run - 5k and 10k](#) (St. Aug.)
- March 29 - [68<sup>th</sup> Annual Flagler County Cracker Day @ Flagler County Fairgrounds](#) (Bunnell)



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## FLAGLER COUNTY UPDATE

**NOTE: THESE ARE CLICKABLE LINKS THAT WILL TAKE YOU TO THE BUSINESS PAGE**

### ***Flagler Beach***

The Flagler Beach Pier is being replaced and is planned to be completed in late 2026. Even with this inconvenience, Flagler Beach has seen new dining opportunities open recently with Compass by Margaritaville offering two options with the [Salty Rim Bar & Grill](#) and [Chill Bar](#), which is on the rooftop. [Barnhills's Cafe - Bar - Grille](#) is now open and has live music Thursday, Friday, and Saturday evenings. [Charboozie](#) offers charcuterie, craft beer and wine. [Rustic Dough Works](#) features Sourdough Pizza as well as fresh baked scones and cinnamon rolls and Italian Ice. [Seaside Provisions](#) has food available but also a General Store with wine, hot sauces, dips, honey, teas, etc...

### ***Just West of the Intracoastal***

There are a lot of new construction neighborhoods including Beach Park Village by KB Home and Reserve East by Century Communities both located off Roberts Rd. just north of Wadsworth Park. Off Colbert Ln, there is Colbert Landings featuring homes by Taylor Morrison and Meritage Homes. Travel south on John Anderson Hwy and you will find Veranda Bay. Homes are available by Dream Finders Homes as well as Intracoastal lots with homes by AR Homes Jacksonville (Marcus Allen Homes, Inc.).

### ***South of SR 100***

Seminole Palms is a large master planned community between Seminole Woods Blvd and Belle Terre Blvd. There are plans for 711 single family, townhomes, and multi family. Builders include Century Communities, Maronda Homes, Pulte Homes, Richmond American Homes, and Ryan Homes.

Seminole Trace is a gated community that will feature single family and villa-style homes.

### ***North of SR 100***

The Retreat at Town Center is a new home community by Toll Brothers offering both paired villas and single-family homes, a select number of which will be in a gated section. SummerTide and Coastal Gardens are two communities being developed by Richmond American Homes.

### ***US 1 Corridor***

Reverie at Palm Coast is a 55+ gated community with a nice amenity center with a resort style pool and six pickleball courts. Somerset by KB Home is located on the west side of US 1 and is a natural gas community with two series of homes available. Continuing north is Sawmill Branch by Dr Horton. Just west of the Mantanzas round about, this community is offering single family Express series homes. And a little further north is DR Horton's 55+ community called Freedom at Sawmill Branch.



**Valued Friends and Customers ...**

**Thanks for taking the time to read my newsletter!**

February was another busy month as I closed on a transaction for a new construction inventory home in St. Johns and added another listing. If you read the previous page, all of NE Florida is very active with new neighborhoods being developed in Flagler, St. Johns, Duval, Nassau, and Clay counties. Statistics show that we had 5 years worth of migration into Florida in the two year period during Covid. Developers from around the country purchased land here and are constructing based on those 2021-2022 numbers. Once they start a development, they keep building until the neighborhood is complete as all the financing is in place. Hopefully affordability will improve for first time home buyers and more young people can purchase properties versus renting. Insurance, interest rates, property taxes, home pricing, down payment, and wages all play into the affordability issue. Wage increases have not kept up with quickly rising home prices in Florida, leading to many buyers just renting for now; thus the American Dream of home ownership is being delayed for many buyers.



**8664 DERRY DR**

[VIEW LISTING](#)

**OAKLEAF / ARGYLE**



**597 NARVAREZ AVE**

Owner pride shows in this nicely upgraded Camelia floor plan with 3 car garage. Appreciate the batten trim installation and freshly painted exterior for a coastal look that also provides great protection from the elements!



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**254 OAK SHADOW PL**

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**RIVERTOWN**



**ENTRADA**



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