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I hope everyone is doing well as we proceed with 2026 and notice the Halloween decorations showing up in all the stores! Demi is back in high school for her Senior Year and Spencer is attending UNF in Jacksonville. We are thankful to have them with us and close to home for a while longer!

I truly love living in the Sunshine State! Kassy and I were able to enjoy a couple of quick trips to go visit a high school friend of mine who lives directly on the Gulf of Mexico south of Tallahassee.

The expression “Any day on the water is a good day” definitely rings true for us.

We loved scalloping in the Gulf, doing some fishing, and swimming in the freshwater of the St. Marks and Wakulla Rivers. There are so many ways to enjoy the water in Florida. I hope all of you take the time to experience these great opportunities that our state has offer.

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.

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I am big Jacksonville Jaguars and NFL fan, so I have been watching the transformation of the area around Everbank Stadium the past few years. It began a few years ago as the Jaguars completed their team and practice facilities called the Miller Electric Center. The team previously had their offices beneath the stadium, but now enjoy the 125,000 square foot facility that includes an indoor practice facility, outdoor grass fields, a fan amenity building with covered 2,000 seat capacity, workout and training facilities, dining & kitchen spaces, etc... We have been able to enjoy watching girls high school flag football at this complex as the Jags host an event here every Spring.

After years of discussion, the Jaguars and local government agreed on a plan to renovate the existing Everbank Stadium. Construction began in February of 2025. The Jags will play this season with reduced capacity, and play their home games at Camping World Stadium in Orlando for the 2027 season. The new "Stadium of the Future" will open in August of 2028 and will feature a protective canopy that will provide sun, wind, & rain protection and reduce heat retention by 70 percent. If anyone has attended a game when the sun was shining brightly will know this sounds great! The stadium design will include wider concourses and flexible seating capacity up to 70,000.

In addition to NFL schedule, other events will benefit including the Florida-Georgia game and the TaxSlayer Gator Bowl with a venue that will provide a state-of-the-art fan experience. It will also enhance the ability to attract other events, such as soccer games and major concerts.

Besides the stadium renovation, a trip to downtown will notice other projects in the area. Just south of the stadium at the old Shipyards site, the Four Seasons Hotel and Residences Jacksonville is nearing completion. The HKS-designed project includes a 170-key hotel, 25 branded residences, marina building, and six-story office building, One Tower Court, which is the new home of the Jaguars team headquarters. A marina and park along with retail and restaurants are also included.

A local dining option that started in St. Augustine in 2022 will be featured at 5 Shipyards Place. Asado Life ... Argentinian-inspired concept of cooking methods including ember roasting, smoking and live-fire parilla grilling.

There are many other projects under construction and some completed including RiverEdge Parks and Boardwalk on the SouthBank that includes more than four acres of public park spaces opened to the public in Dec. 2025



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SEPTEMBER 2026 ... AREA EVENTS

First Coast Report

September 2026



SEPTEMBER 2026 ... AREA EVENTS

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

- Sept. 4-6** - [Sing Out Loud Festival Weekend ONE - Various Venues in St. Augustine \(St. Aug.\)](#)
- Sept. 5** - [Palatka Under The Big Top @ Putnam County Courthouse \(Palatka\)](#)
- Sept. 5-6** - [Monster Jam @ VyStar Veterans Memorial Arena \(Jacksonville\)](#)
- Sept. 8-13** - [Gwinnett Stripers vs. Jacksonville Jumbo Shrimp @ VyStar Ballpark \(Jax\)](#)
- Sept. 11** - [Night Market @ St. Augustine Alligator Farm \(St. Augustine\)](#)
- Sept. 11-13** - [Sing Out Loud Festival Weekend TWO - Various Venues in St. Aug. \(St. Aug.\)](#)
- Sept. 12** - [Fall Festival @ Clay County Fairgrounds \(Green Cove Springs\)](#)
- Sept. 12** - [Brew at the Zoo @ Jacksonville Zoo & Botanical Gardens \(Jacksonville\)](#)
- Sept. 13** - [Endless Summer Watermelon Ride \(Fernandina Beach\)](#)
- Sept. 13** - [Cleveland Browns vs. Jacksonville Jaguars @ Everbank Stadium \(Jax\)](#)
- Sept. 15** - [St. Augustine Amphitheatre Night Market \(St. Augustine\)](#)
- Sept. 15** - [Jet @ Ponte Vedra Concert Hall \(Ponte Vedra\)](#)
- Sept. 18-20** - [Sing Out Loud Festival Weekend THREE - Various Venues in St. Aug. \(St. Aug.\)](#)
- Sept. 19** - [19th Annual Intracoastal Waterway Cleanup \(Palm Coast\)](#)
- Sept. 19** - [Hastings Hoe Down featuring Skin & Bonz @ The Venure \(Hastings\)](#)
- Sept. 19** - [Brad Paisley Live @ the St. Augustine Amphitheatre \(St. Aug.\)](#)
- Sept. 19** - [Hearts for Hope Festival @ Putnam County Fairgrounds \(East Palatka\)](#)
- Sept. 19** - [4th Annual Hammock Beach Food & Wine Classic \(Palm Coast\)](#)
- Sept. 19** - [Ella Langley @ VyStar Veterans Memorial Arena - \(Jacksonville\)](#)
- Sept. 25** - [Don Lemon & DL Hughley @ Florida Theatre \(Jacksonville\)](#)
- Sept. 26** - [Pumpkin Festival & Handmade Market at Wesley Wells Farms \(St. Aug.\)](#)
- Sept. 26** - [Jazz on the Ave Music Festival \(Jacksonville\)](#)
- Sept. 27** - [New England Patriots vs. Jacksonville Jaguars @ Everbank Stadium \(Jax\)](#)



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ST. JOHNS COUNTY UPDATE

Hastings

Hastings is currently enjoying a community wide revitalization. The history of Hastings began around 1890 when Henry Flagler's cousin, Thomas Hastings, established Prairie Garden farm in western St. Johns Count to grow vegetables for Flagler's hotels in St. Augustine. Once a busy agricultural hub, hard times and municipal debt led to the residents approving a 2017 referendum to dissolve the town and become an unincorporated part of St. Johns County.

The Hastings Community Center and Library is nearing completion and will be offering public meeting spaces, comprehensive library services and a teen center.

The historic Hastings High School is undergoing restoration and will become a west county extension campus for First Coast Technical College. Upon completion the Hastings campus will offer a wide range of programs and services, including early childhood education, adult education, GED preparation, and English as a Second Language courses. Career training opportunities will include medical assisting and cosmetology programs. The facility will also feature a student center, dedicated community space, and the restoration of the building's historic auditorium.

I recommend checking out Holcomb's Seafood and Meats @ 415 N Main St in Hastings. We have purchased several meat packages from Jeremy and love the quality of the beef and pork. They have fresh & frozen seafood at affordable prices and we really like the Royal Red Shrimp for a seafood boil!

Main Street Pizza, Norma D's Restaurant, Hasting Coffee Co. & ChocoLattes, Main St. Nutrition, and Belles Seafood Market are other places along Main Street to definitely check out.

The Venue

This building was built in 1927 and operated as Hastings Motor Company that became Stanton Motors, an authorized Ford dealership. In 2021, a local St. Johns couple, Allyn and Jena Davis, purchased the building. After a restoration that focused on preserving original architectural elements, the building officially reopened as The Venue—a revitalized space dedicated to bringing people together once again. Reimagined as a destination for connection and celebration, it now hosts weddings and receptions, community & cultural events, corporate gatherings, and special occasions.



JOHN'S VIEWPOINT

First Coast Report

September 2026

Valued Friends and Customers ...

Thanks for taking the time to read my newsletter!

I have had a busy past few months with some twists and turns on a few deals. A couple of listings went under contract and the buyers cancelled for personal reasons after the inspection periods were complete. I was able to obtain binder deposit money for my customers and one listing has been temporarily withdrawn. I do think we will get them sold pretty soon ... As I have always said, "If it was easy, everyone would be doing it!"

I am seeing more total inventory and longer days on market in NE Florida. There are still lots of new construction inventory homes that are affecting the resale market. There does not seem to be a slowdown with developers continuing to announce new neighborhoods and large tracts of land being purchased and planned for development.

MY ACTIVE LISTINGS



2505 CABBAGE HAMMOCK RD

Premium builder & owner upgrades are yours to enjoy in this immaculate Seda-built home on a private 1.6-acre lot. Step inside to find exceptional craftsmanship highlighted by elegant tray ceilings, smooth-finish walls, crown molding, & 5 1/4" base trim throughout.



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[VIEW LISTING](#)



44 UTINA WAY

Stunning "Augustine" floor plan in the sought-after Villages of Selo! This bright, open-concept home features a sunroom, a bath in natural light, accented by elegant archways, crown molding, and vaulted ceilings. The beautiful kitchen—complete with a large center island and new dishwasher—flows seamlessly into the dining area and screened lanai, making entertaining a breeze. Call today to start "Living the Dream in St. Augustine!"



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