

Sand Castles

LUXURY * LIFESTYLE * REAL ESTATE

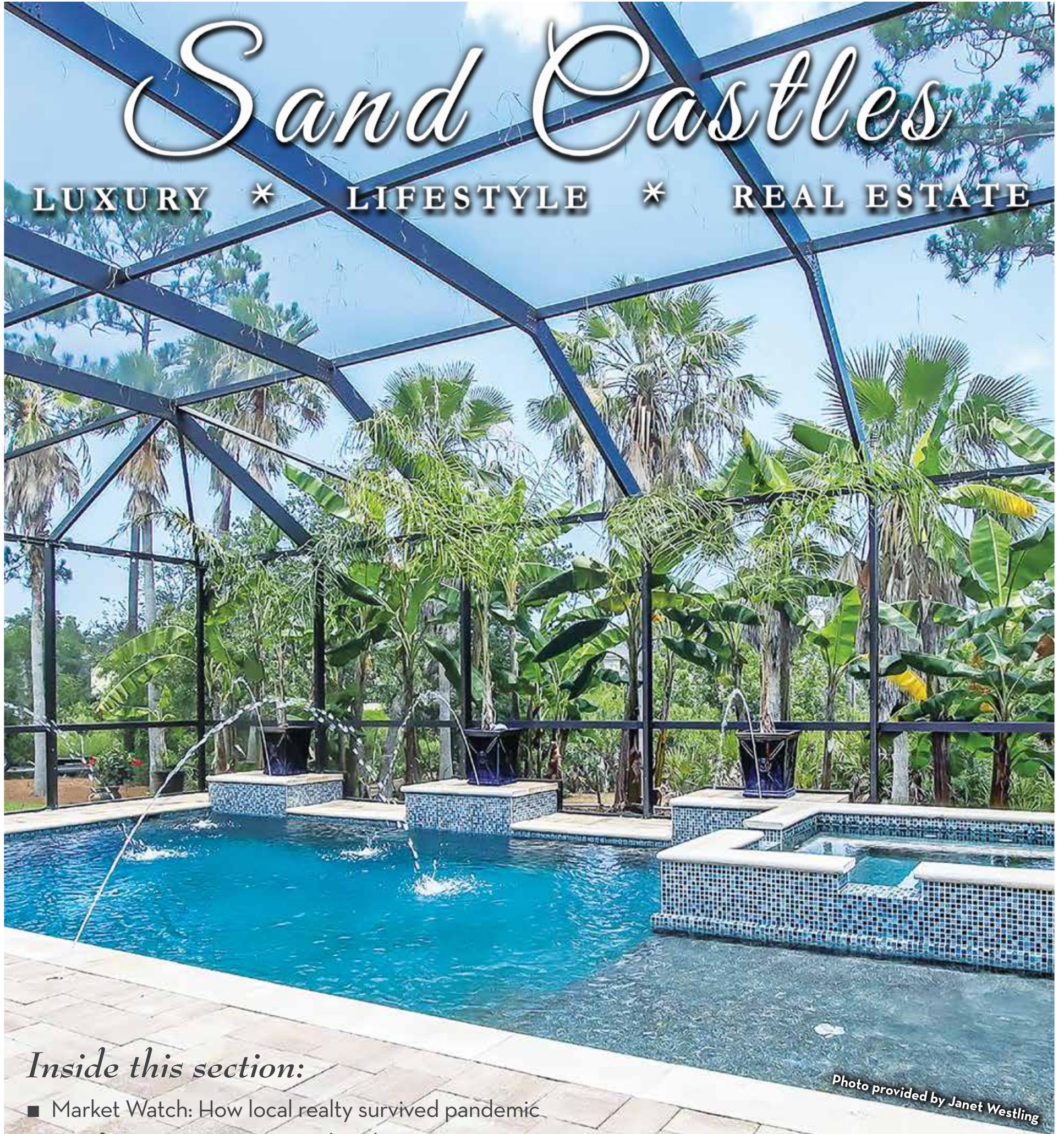


Photo provided by Janet Westling

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JULY 30, 2020

Your Community Voice for 50 Years
PONTE VEDRA

Recorder

Not your average newspaper, not your average reader

Welcome to the summer issue of Sand Castles – a luxury, lifestyle and real estate seasonal section



Janet Westling
Contributing Editor

Welcome to the summer issue of Sand Castles, a luxury, lifestyle and real estate seasonal section. A year ago, I wrote about the dog days of summer, which runs from July 3 until Aug. 11. Webster defines those days as “a period marked with lethargy, inactivity or indolence.”

This year, summertime, while still very

hot, is definitely not inactive when you are talking about real estate, space launches and food.

Berkshire Hathaway HSFNR President Christy Budnick, in a recent memo, shared great insights into the current state of the real estate market. According to Budnick, “The volume of real estate sold so far this July is up 25% over the same period last year. Looking forward, our pending inventory is up 37% in volume and 28% in units over this time last year, ensuring a strong third quarter.”

This data clearly indicates that real estate will continue to help lead the economic recovery. We will recover, and before the pandemic, we had the best economy in history before COVID-19, which originated in Wuhan, China in 2019, shut us and the whole world down.

Nine First Coast realtors share their properties currently on the market. David Johnson with Ameris Bank shares his insights about lending during a pandemic.

“Resiliency, along with economic interest, and courage won the day. Today the Ponte Vedra Beach housing market

thrives after bouncing back from the fear,” Johnson said.

In this issue, U.S. Rep. Michael Waltz contributes a story about the recent Space X launch in Florida. It was an amazing achievement with a collaboration from the private sector and our government with a successful launch in over 10 years.

According to our contributing food writer, Alice Hickox, “I don’t know what it is about summertime that makes me crave tacos and margaritas — I’ll be sharing one of my favorite shrimp taco recipes, and my latest new favorite margarita ... muddled blueberry-lime!”

One of the best venues for enjoying Hickox’s menu is entertaining in your backyard, and design team Kelly Canada Leland and her husband, Jim Leland from Abode Interiors share their beautiful designs for creating an outdoor living space.

An amazing company, Ocean Sole, with Ponte Vedra Beach ties is one of the bestselling items in “Coastal Elements,” which recently opened in Sawgrass Village. Ocean Sole is a remarkable

venture that marries taking care of the environment with a profitable business model. Ocean Sole takes recycled flip flops and turns them into beautiful creations that are unique, pleasing and whimsical. Not only the perfect gift but a great design feature for many spaces!

In 2014, I interviewed and wrote a three-part series about one of Jacksonville’s most-loved and revered citizens, Dr. Fran Kinne, in “Inside the Legends that Lie Amongst Us.” In this issue and the next, we reprint two of the articles as a tribute to her remarkable life.

In closing, our home is our castle, and at the beach it is our castle in the sand.

From palm trees to sand dunes, golf courses to resort living, Ponte Vedra Beach and the Beaches communities offer the most desirable real estate in Northeast Florida!

Janet Westling, REALTOR, GRI, CIPS
Berkshire Hathaway HomeServices
Florida Network Realty
Sand Castles creator and contributing editor
Award-winning section
www.janetwestling.com

MARKET WATCH

Lending in a pandemic: A story of how 1 local industry survived

By David L. Johnson

Residential mortgage financing has been impacted during the pandemic. Through no fault of our own, our community, families and careers have been affected as a result of medical concerns. However, local residential lending has overcome this challenge.

We all remember the anxiety of early March. The one-two punch of coronavirus and declining investment markets sent shudders through our lives. In one way or another, everyone was affected.

Early in the pandemic it was possible residential lending would end. Industry players asked themselves whether title attorney offices would remain open? Would appraisers be allowed access to homes? Is the bank or mortgage company operations department able to function with employees working from home? Will banks be open?

Not to mention whether federal, state or local governments would allow essential residential lending businesses to remain open, such as title companies, banks, mortgage brokers, appraisers, title insurance companies, city and county recording offices, notaries, Realtors, Northeast Florida Association of Realtors, home inspectors, builders, sub-contractors and surveyors. A long list of small, medium and large local businesses contributing to the housing market were at stake.

If one cog in the lending process stalls, it can potentially bring the entire process to a halt, further contributing to a downward spiral of the local housing market. This applies to new and existing home purchases and refinances.

Close partnership between local, state and federal leaders helped maintain the local lending industry. This approach benefitted the Ponte Vedra housing market along



Photo provided by metrocreativeconnection.com

with Northeast Florida and the overall state. Compared to other local and state governments that took a heavier-handed real estate shutdown approach, our market was able to sustain the early stages of the pandemic with a free market approach.

I am relieved to report the mortgage lending industry has worked through the issues it confronted early in the pandemic. It did not fold under the pressure. Subsequently, thousands of local homeowners have been able to take advantage of historically low interest rates by refinancing, lowering monthly principal and interest payments and saving money at a time when it is especially appreciated. Families relocating for work purposes to Ponte Vedra Beach have been able to purchase a home for their family, moving on with their lives and careers. Sellers have been

able to sell their homes.

How has this been possible in a safe way? Lending institutions have supported employees working from home. Loan processors, underwriters and closing coordinators are working efficiently from home. Bank branches are making appointments instead of allowing walk-ins. Drive-through banking and ATM usage has increased. Video conferencing between management, board members, customers and departments has increased. Email continues to thrive, along with texting and phone calls. The latter three forms of communication were available before the pandemic, but now are especially appreciated.

Title companies responsible for insuring mortgages have provided clear title restricted access to their offices. Only buyers, sellers and homeowners were allowed to attend the closing, reducing the possibility of exposing others to the coronavirus, while protecting their staffs.

In certain instances, drive-by appraisals are allowed instead of in-home inspections. Homeowners with special health concerns were allowed to sign waivers removing the appraisal requirement. Property inspection waivers are being granted in certain mortgage situations, saving homeowners hundreds of dollars and exposure that otherwise would be spent on the appraisal.

Back in March, the residential lending industry was in the corner, struggling to see a way forward. Resiliency, economic interests and courage won the day. Today, the Ponte Vedra Beach housing market thrives after bouncing back from fear. Mortgage lending continues with historically low interest rates. Loans are still closing. Many folks from congested U.S. cities around the country are buying in the area. The boating, outdoor, beach lifestyle has never looked better.

Creating a great outdoor living space

By Jim Leland and Kelly Canada
Abode Interiors

Ever want to feel like you're on a European vacation and dining alfresco? Or just extend the usable living area of your home? With a well-designed outdoor living space, you can have all of this and more!

Hey, we live at the beach where the weather is awesome, so let's make the most of it.

Oftentimes designing an outdoor space is not limited by rooflines and walls, so you are permitted to really use your imagination. Start with all the things you'd like to have in an outdoor space and dream. An outdoor kitchen, fire pit, lounging area, alfresco dining, landscaping, pool ... make your wish list!

Next, you will want to settle on your style. Your outdoor space has its own purpose and personality, but it should seamlessly integrate with the exterior AND interior of your home. As with any project that begins with such a blank canvas, you should always work with a designer who can help you visualize the finished space. This also helps to keep from feeling overwhelmed by the amount of options available. A designer can help compartmentalize and create unique "spaces," much like how you would approach an interior.

Lastly, you will need to prioritize. Since most my clients' wish lists generally exceed their budget, you will need to decide where you will splurge, where you will save and also what you may not incorporate at all. For many projects, we will work with the exact same sub-contractors we partner with when building or remodeling, but, when creating an outdoor space, we always want to call in a landscape professional. There are very creative ways to use

plants for walls, privacy or faux hedges.

I often approach the outdoor space exactly as I would the interior, starting with, how does the family live and play? Do they cook extensively? Entertain? Children and pets? This not only guides the "what" we want to create, but also the "how" it will be used. There are so many ways to be creative with outdoor spaces, possibly even more so than an interior! I'm a fan of having some organic "statement" pieces in an interior, however, there is more creative freedom with material in an exterior space. Imagine using repurposed shutters, drop cloths or garage doors as partitions or for privacy. Or using windscreens and sunscreens to create space, provide shade and give great pops of color.

Also, unlike an interior, you can create distinct sections of your outdoor space that are more seasonal. Obviously, a fantastic pool with amazing deck chairs and loungers screams warm weather days, but a unique fire pit with custom seating can be a great lounging (or eating) space when the temps turn cooler. Another key to getting the most out of the space is to use some multifunctional furniture and possibly some easy store ground pillows to supply extra seating. Another design feature that adds incredible personality and utility to the space is using creative lighting. There are countless fun options for each section of the outdoor space, and great lighting also allows you to get the most out of every inch of your new playground!

Similar to an interior, creating an exterior space takes some vision. It also takes a well-thought-out plan to implement that vision. A beautiful, inviting outdoor space not only adds value to your home, it adds more space to live life ... in Florida, outdoors!



Photos provided by Jim Leland and Kelly Canada

VACATION AT HOME!



Step inside 4314 McGirts Blvd. and experience a Spectacular coastal traditional that is completely renovated on the river in Ortega. With .81 acres this 100 ft x 354 ft flat riverfront lot has beautiful views of downtown Jacksonville. The main house with 3600 sf features 4 bedrooms and 3 and one half baths, two living areas and open formal dining room to great room. Kitchen has white cabinets with beautiful granite tops and full back splash, double sink and disposer. Gas stove with double oven, refrigerator/ freezer and dishwasher are all Thermador. An additional 720 sf detached guest house behind the behind the two car garage with a full bath, bedroom, kitchen, living room and wood deck. **Offered for \$1,650,000**

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All loans subject to credit approval.



Photos provided by Jennifer Sexton



A prestigious private estate with incredible views

By Jennifer Sexton

If you've ever dreamed of having your own private island, this exclusive property isn't too far off! Custom-built by Bryan Lendry, this five-bedroom, 5,474-square-foot home, located at 459 Royal Tern Road South, was designed to capture the most magnificent sweeping views of the marsh, Intracoastal and beyond.

This is only one of two expansive properties located at the tip of the North Island community in Marsh Landing Country Club. Get fully immersed in the unspoiled nature surrounding this property and enjoy some of the most glorious sunsets in Jacksonville. The enchantingly quiet atmo-

sphere is present year-round, but whenever you feel like exploring, all the action is conveniently a short drive away.

Enter through the guard gate of this prestigious community, enjoy the drive as the road leads you to the exclusive North Island gate. As you pass over a quaint bridge, your eyes are immediately captivated by this home, which could be straight out of Southern Living magazine. Located at the end of the cul-de-sac with an impressive circular drive entry and an additional driveway leading to the three-car garage, the architecture exudes Southern charm. Greeting you are meticulously manicured hedges, a grand, double staircase front entry, tall, white columns, wrought-iron

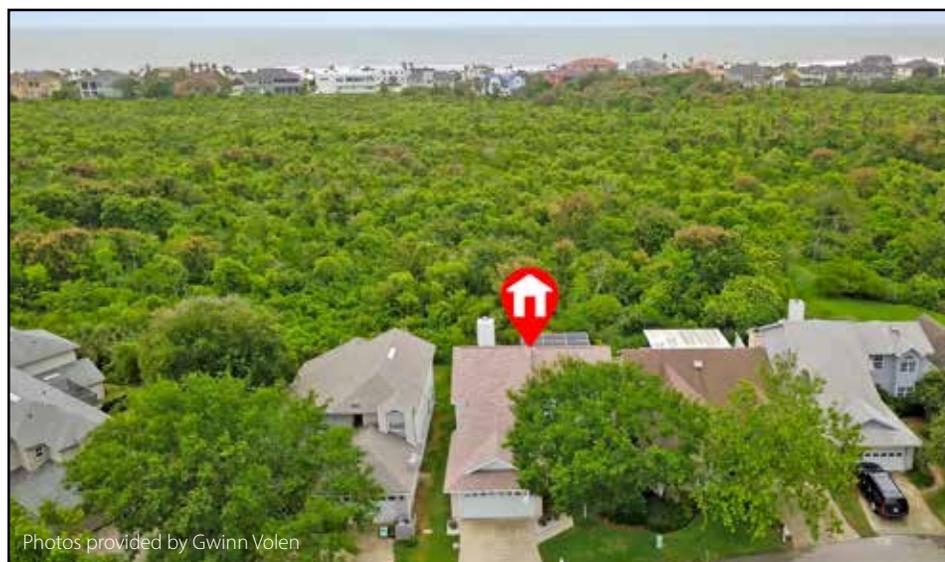
railings and a large, covered front porch perfect for a line-up of rocking chairs.

The overall ambience inside is understated sophisticated luxury with a laid-back attitude. The three stories are easily accessed with an elevator running from the garage-level to the top floor. The ground level is home to a three-car garage, a storage area, a sitting area with access to a covered patio and the outdoor space, powder room, elevator access and a second staircase. The main living level will certainly impress with warm oakwood flooring, expansive views, formal and informal dining, study, living and family rooms, open kitchen with island seating, master suite, one en suite guest room,

laundry room/butler's pantry, and second powder room. The top level has three additional guest bedrooms, two full bathrooms, a second family room or loft space with a kitchenette and a porch with fantastic views. A few of the homeowner's special upgrades include a whole-house generator with its own separate gas tank, garage doors that are reinforced for hurricane protection and window film for hurricane and UV protection.

This is an ideal property for hosting guests or extended family members!

This home is represented by Berkshire Hathaway HomeServices Florida Network Realty, listed by Jennifer Sexton and offered for \$1,779,000.



Photos provided by Gwinn Volen



Renovated Fiddlers Marsh home is aggressively priced

By Gwinn Volen

Inventory in the under \$500,000 market in Ponte Vedra Beach is incredibly low with just two months of supply (six months is a balanced real estate market), so the home located at 109 St. Emilion Court in Fiddlers Marsh is one of the few homes available in this price point. It is aggressively priced at \$429,900.

Why should you buy it? Fantastic location; beautifully renovated; and increasing property values in the 32082

ZIP code with ample future demand for homes in this price point.

Fiddlers Marsh is located across from the Sawgrass Village Shopping Center. It's an active neighborhood where you'll see lots of dog walking, as well as neighbors biking to the beach. There is a community pool and tennis court, and the homeowners' association fees are very reasonable.

109 St. Emilion has Eastern exposure and you can hear the ocean in the distance. It has a smaller yard, which is

perfect for the person uninterested in a lot of maintenance. The exterior of the home is also low maintenance, with composite siding and 2-year-old roof.

The home's interior is bright and warm, and the current owner has put close to \$50,000 into the property, renovating the kitchen, purchasing new appliances, adding new flooring, painting and landscaping.

This three-bedroom, three-bath home has the owner's suite upstairs to take advantage of the vast preserve views in

the back. There is another bedroom and bath upstairs, and an additional bedroom and bath downstairs.

One of the nicest features of the home is the oversized, two-story screened porch on the back. It's pleasant and breezy — perfect for a cup of coffee, watching the sunrise or that afternoon cocktail after a long day.

This property is listed by Gwinn Volen and Karen Tyrrell of Keller Williams Luxury International in Ponte Vedra Beach.

Jennifer White SELLS Ponte Vedra!



8977 Lake Kathryn Drive
Sold in 13 Days & Above List Price
Sold at \$3,900,000



3896 Palm Valley Road
Sold The Day It Was Listed
Sold at \$1,860,000



2100 Oak Hammock Drive
Cash Sale
Sold at \$1,160,000



10 Ponte Vedra Circle
Sold In One Month
Sold at \$2,150,000



3120 Timberlake Point
Sold in 14 Days
Sold at \$1,125,000



2110 Oak Hammock Drive
 4 Bedrooms | 3.5 Baths | 3,110[±] SF
 Offered at \$995,000



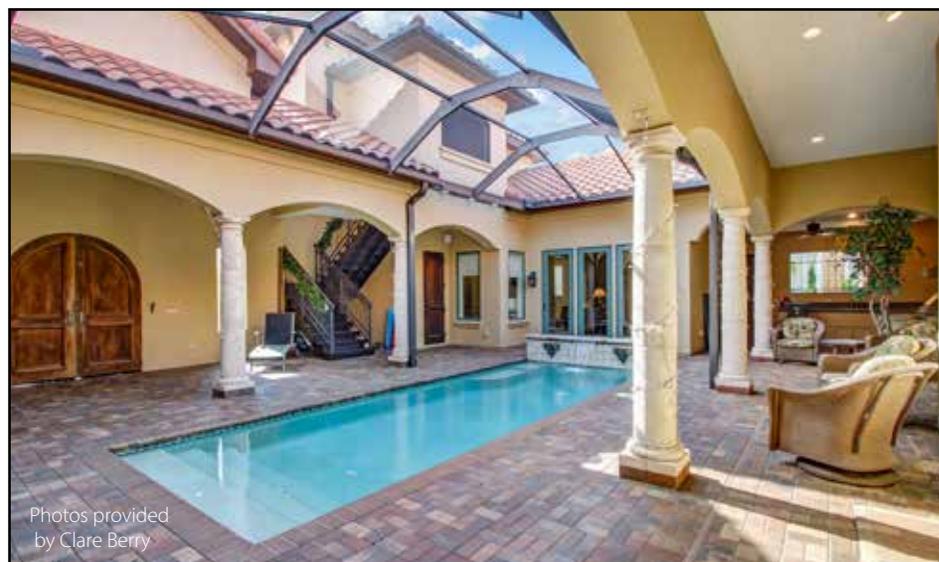
751 Spinnakers Reach Drive
 1 Bedroom | 1 Bath | 704[±] SF
 Offered at \$399,000



Jennifer White, REALTOR[®]
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Photos provided
by Clare Berry

A home that celebrates our Florida lifestyle

By Clare Berry

Just down the street from The Lodge and Club in Ponte Vedra Beach, the palm-surrounded, stately Spanish-style home at 548 Ponte Vedra Blvd. catches the eye and the imagination.

What lies behind those arched wood doors? Let's go on a tour.

From the paver-accented driveway, you'll notice space for four cars (or more in tandem) to park outside the courtyard-entry garages. Inside the heavy solid-wood front doors is a world of surprises. Inside is an atrium of about 1,300 square feet, floored in pavers. The focal point is the saltwater

swimming pool with its beautiful fountains. This area hosts a pool table, dining space, gas fireplace, casual seating and a summer kitchen. What a secluded spot to relax!

This home is all about bringing in the outside. Every room has windows with views — of the pool, the lagoon behind the property or the ocean. Every room fills with natural light.

This design emphasizes privacy, openness, energy efficiency and low maintenance, built with attention to details by Aurora Builders. The walls are poured concrete, which the sellers say creates the quietest and most energy-efficient home they've lived in. Almost all flooring is a

durable hard surface (stone, wood, cork). Triple-locking patio doors are at most openings.

Weathershield windows provide good insulation.

The floorplan is exciting. Each bedroom has its own bath except the owner's suite, which has two separate baths and dressing/closet rooms. All bedroom suites are isolated from one another for total privacy. The central shared space includes the open kitchen, which features stone counters, a gas range, pot filler, large walk-in pantry and elevated dishwasher, the butler's pantry with icemaker, refrigerated drawers, wine cooler and sink. The family room boasts

a gas fireplace and custom surround and mantle and the oversized breakfast space. This area opens to the atrium through pocketing, sliding glass doors.

This oversized lot includes a terrace and spacious yard, fenced and bulkheaded, on a peaceful Ponte Vedra lagoon. There's plenty of room for play as well as relaxation!

This property can accommodate at-home private offices like no other home with private entrances to the suites. One suite, currently used as an office, is a double room with walk-in closet and en suite bathroom.

This unique property is listed by Clare Berry and priced at \$3,350,000.



Photos provided
by Jim Zeller

Transcend to the tropics at Jacksonville Beach property

By Jim Zeller

Located at 39 33rd Ave. in South Jacksonville Beach, this is the ultimate beach house.

It can be your amazing getaway or your permanent refuge from the chaotic world we live in.

More than 2,700 square feet built on two lots and only 66 steps from the beach. When you arrive home, you immediately know you are now on island time.

Things are more relaxed here. This is the perfect place to call home and entertain family, friends or the neighborhood

surfers club. With a large pool and the beach only steps away, plus an oversized lawn for outdoor games, life becomes more tranquil.

The main floor boasts a large great room, dining room, kitchen and office. The defined rooms flow aimlessly from one to the other, so everything is open. There is a useful pool bath with direct access to the pool deck and terrace. The master bedroom is large with huge windows facing east, overlooking the pool and morning sun. A second bedroom completes the rooms on this level. There are so many places in this home to relax,

including a secluded patio on the north side with grassy lawn and a beautiful custom water feature with a babbling brook. This space is perfect for morning coffee or cocktail time.

On the second floor, there are two spacious (over 490 square feet) bedrooms with a large Jack-and-Jill bathroom. The landscape for this home is covered with incredible flowers, tropical plants and palm trees. It was professionally designed by Kathy's Creative Gardens of Ponte Vedra Beach. The handy shallow well provides all the water needed to create this tropical oasis.

Personal privacy is assured with proper fencing and large tropical plantings. The two-car garage is oversized and there is a great workshop attached.

When was the last time you saw that feature in new construction?

Overall, this is a one-of-a-kind beach property with a new room and HVAC, including four zones so every area can be set at the correct temperature. The original owners have been here since 1994.

This property is represented by The Luxury Leaders Team at Watson Realty Corp. and listed by Jim Zeller and Linda Ostoski.



Photos provided by Michelle Mousin

Remodeled penthouse home is a waterfront masterpiece

By Michelle Mousin

This breathtaking penthouse located at 14402 Marina San Pablo Place is positioned on the ninth floor, Southeast corner of a classic Mediterranean tower, with a wrap-around balcony taking in the sweeping views of the Intracoastal Waterway to the South and the Atlantic Ocean to the East.

The owner of this property worked closely with an interior designer and contractor to create a space that is nothing short of spectacular. Walls were opened to create a living, dining and kitchen space that blends seamlessly with the views through oversized windows and glass sliders. Eleven-foot, smooth ceilings add to the expanse.

The kitchen features custom-crafted cab-

inets, as well as 5-by-15-foot quartz island that boasts a large farm sink, Waterstone faucet system and seating. The kitchen also has a custom hood over a Wolf six-burner gas cooktop, walk-in pantry, double ovens, Sub Zero refrigerator/ freezer and an Asko dishwasher. An adjoining area features a coffee/beverage bar with a built-in Miele coffee/espresso machine, U-line ice maker and two refrigerated drawers with a KitchenAid wine chiller. The living space is large, but intimate. The dining area has ample room for a large dining table. Entertaining a large group would be perfectly comfortable, as well as a hosting small, intimate dinner party. The balconies act as another open-air living space and total 795 square feet.

The comfortable den, located off the living area, is a quiet alcove to read or watch television. The master suite occupies the west end of the home and is your personal sanctuary, with a private balcony, a sitting area and a spacious spa-inspired bath, which boasts double vanities, a free-standing tub and a huge, seamless, glass walk-in shower with a towel warmer. An extensive, custom walk-in closet includes an island with drawers and shelving by the same craftsman responsible for all the other cabinetry in the home. All guest rooms are located on the north side of home and are oversized, complete with remodeled en suite baths.

This condominium lives like a home at 4,145 square feet. It has four bedrooms,

four bathrooms and an office/den. Those with the most discerning eye will appreciate all the detail and top-of-the-line materials and finishes. A 50-foot boat slip is available and within viewing distance of the balcony

Marina San Pablo is a gated condominium tower on the Intracoastal Waterway with a private marina, clubhouse, fitness center, pool, walking trails and a community dock for fishing or enjoying the water view.

The location off San Pablo Road is close to everything, including minutes from the Jacksonville Beaches and the world-renowned Mayo Clinic.

The property is represented by Engel & Voelkers and listed by Michelle Mousin.



Photos provided by Newman Rossie

Harbour Island home offers prime location, tranquil lifestyle

By Newman Rossie

Located on desirable Harbour Island in Marsh Landing Country Club, 24652 Harbour View Drive is a traditional home with new Pella architectural floor-to-ceiling windows and doors that offer a panoramic view of Cabbage Creek and the peaceful marsh that is home to our colorful native birds.

If you are a boater, a 60-foot boat slip in the Harbour is included with your purchase. No other community in Ponte Vedra offers the convenience of country-club living minutes from the beach, with the ability to dock your boat steps away

from your home, so you can be cruising the Intracoastal in minutes.

This residence is perfectly sized, and the floorplan offers spacious privacy for every member of a busy family. Designed for today's lifestyle, the kitchen, with new stainless-steel appliances, opens to a casual living and dining area. The casual and formal rooms flow to the spacious outdoor living space, affording easy and convenient entertaining for small or grand celebrations. There is a large study with built-ins and plenty of storage, tucked away for quiet privacy, and a full guest bath that also services the pool.

The first-floor owner's suite has two

huge walk-in closets, a gas fireplace, morning bar, new flooring, and a gorgeous fully renovated bath. The master bedroom offers easy access to the pool and views of the marsh. There is also a separate first-floor guest suite. Upstairs you will find three large en suite bedrooms, all offering walk-in closets. If you still need extra space for visitors, a detached guest house overlooking the marsh and the pool fills the bill. The multi-purpose room with a private balcony overlooking the marsh is designed as a media room and includes a screen and comfortable seating. You can watch movies or convert the space to suit your lifestyle.

With gentle breezes off the marsh, the

Northeast exposure allows you to enjoy your summer kitchen and outdoor festivities year-round, including relaxing in your heated spa or swimming in the oversized screened pool that has a new heater and will also cool the water in the summer. With the large circular driveway and two oversized two-car garages, there is plenty of parking for everyone in the family.

If location, boating, tranquil views, a livable floorplan, tons of storage and fabulous outdoor living are on your list, this home checks all the boxes!

This property is represented by Marsh Landing Country Club Realty, listed by Newman Rossie and offered at \$1,695,000.

Local charity tackles global ocean pollution problem through art

Ponte Vedra is renowned for its pristine, unpolluted beaches. Now, one local family is harnessing its passion for clean beaches and ocean conservation by tackling the global marine pollution problem – through art.

Ocean Sole Africa, a local charity, is raising awareness of the ocean pollution problem by making colorful art from recycled flip flops. Each week, the organization recycles one ton of abandoned flip flops into art, providing economic empowerment to communities in Africa. “Chief Solemate” Erin Smith oversees operations in Kenya, and her family in Ponte Vedra has become fully engaged in the charity’s operations stateside.

“I have been to Kenya and seen the devastation of trash washing ashore,” said Jackie Smith, Erin’s mother and the

Ocean Sole Africa’s secretary. “We are lucky in Florida as our beaches aren’t polluted, but we can’t ignore this big global problem. We can all do a little to help.”

A PONTE VEDRA-KENYA CONNECTION

Erin Smith followed her parents, David and Jackie, to Ponte Vedra Beach. While she owned a home here, her work in finance took her first to London and eventually to Kenya, where she fell in love with the continent and its people.

Like Florida, Kenya is situated on an ocean — the Indian Ocean. Used to Ponte Vedra’s pristine beaches,



“Chief Solemate” Erin Smith poses with an artful grizzly. Smith oversees operations in Kenya, and her family in Ponte Vedra has become fully engaged in Ocean Soul Africa operations stateside.

Photo provided by Ocean Sole

OCEAN SOLE continues on Page 27

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Florida Network Realty



PONTE VEDRA BEACH LIFESTYLE

The very spacious unit with approximately 2,200 SF belongs to one of the original owners & has a split floorplan with 3 large bedrooms & 3 baths. The 2nd floor location has spectacular views of the ocean & a quick back door access offers direct beach access. Entertain a crowd with ample guest parking as well as your own private parking under the building.

Offered for \$1,350,000



Call Allison Steilberg
904-252-5181



161 BEACHSIDE DR., PVB

Enter this newly renovated home nestled in coastal oaks greeted by expansive views of the marsh. An elegantly appointed paradise is ready for your next chapter. Whether it is sitting on the back-deck bird watching, preparing a meal in the chef’s kitchen or enjoying time with loved ones around the fire pit on the screened lanai you are certain to find peace in this paradise. Offered for \$709,000



Call Cyndi King
904-687-8000



OCEAN VIEWS ON BEACH AVENUE, ATLANTIC BEACH

Live in the center of this vibrant community at 1238 Beach Avenue. Across from the beach access & offering ocean views, this luxury pool home is on a corner lot & has 5 bedrooms, 5 bathrooms, and 4,348 sqft of modern living. Completely renovated, 2 living rooms, 2 laundry rooms, 2-car garage, a heated pool & hot tub plus 4 east facing balconies to choose from. Offered for \$2,500,000



Call Jennifer Sexton
904-463-3326



PRESTIGIOUS PRIVATE ESTATE IN MARSH LANDING COUNTRY CLUB

Located on the exclusive North Island in Marsh Landing CC, 459 Royal Tern Road S was designed to capture sweeping views of the marsh & intracoastal. This 5,474 sq ft property offers 5 bedrooms plus an office & a loft space, 4 full baths, 2 half baths & an elevator to easily access all levels. The open kitchen has magnificent views with 2 islands, Sub Zero, Wolf & Miele appliances plus a butler’s pantry. With room for a pool, this property will not disappoint. Offered for \$1,779,000



Call Jennifer Sexton
904-463-3326

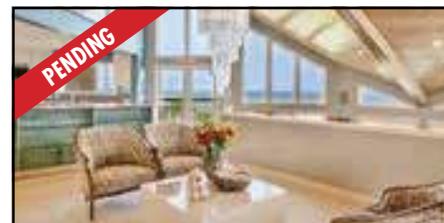


BEAUTIFUL TOWNHOME IN THE HEART OF ATLANTIC BEACH

Only 3 flip flop blocks to the sand and 2 blocks to The Beaches Town Center, the location of 330 2nd St couldn’t be better. With 3 bedrooms plus a loft, 2 full baths, 2 half baths, at 2,959 square feet, you can ditch the lawn mower since the yard has artificial turf and is maintenance-free! There’s a 1 car garage, a carport, and large driveway to fit cars, boat, jet ski or whatever toys you bring. Offered for \$765,000



Call Jennifer Sexton
904-463-3326



1123 PONTE VEDRA BLVD.

This stunning oceanfront 4 bedroom, 5 bath, 3940 SF home sits on 1.38 beautiful acres on Ponte Vedra Blvd. Offered for \$3,000,001



Call Lisa Sandifer
904-254-5462



1033 PONTE VEDRA BLVD.

Architect Paul Rudolph designed this stunning 6,800SF beachfront masterpiece known now as simply The Milam House. Located on a high 28’ oceanfront bluff in Ponte Vedra Beach, this 5BR/7BA home has 200’ of ocean frontage with lush vegetation, a large pool and detached guest house. See the plans for a total transformation. Offered for \$4,200,000



Call Wally Sears
904-610-9771

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PONTE VEDRA BEACH LIFESTYLE

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Step out of the private elevator entrance into a spacious foyer. You will forget you are in a condo as it lives like a home. 3BR/3.5BA, 2,805sf. Designer features and finishes by one of Jacksonville's well-known Designers with hardwood floors & high ceilings. Enjoy the open floor plan in living spaces offering panoramic views of the river. The kitchen features center island plus breakfast bar, top of the line appliances and abundance of gorgeous cabinetry. Offered for \$1,100,000



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SAN MARCO RIVERFRONT

Architectural Digest was impressed, you will be too! An unexpected surprise as you drive through the private iron gates and brick paved entrance. No doubt the original owner when selecting this location near San Marco realized its beauty and surroundings. Situated on a high bluff & widespread bulkheaded lot that spans 218 feet along the river's edge.



7 Bedrooms | 7 Full Baths | 2 Half Baths
11,625 Sq Ft | Offered for \$5,200,000

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PERFECT IN PALENCIA!

5 BR 4 Bath plus 2 spacious bonus rooms. This home is situated on a quiet cul de sac with preserve views. Exceptional schools, tennis courts, pools, fitness center and playgrounds await you in this great golf course community. Offered for \$664,500.



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Live the Nocatee lifestyle in this move-in ready beauty! Open floor plan with 4 BR 3 BA + office, screened lanai, gorgeous landscaped backyard. Perfectly maintained and convenient to PV Academy and only 10 minutes to the beach! Offered for \$505,000.



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305-509-1396**



LUXURY CONDO ON INTRACOASTAL

Move right in and enjoy the lock & leave lifestyle in this light-filled 3 BR 3.5BA + office home with open floor plan, tile and wood floors, plantation shutters, custom designed closets & built-ins in office. Marina San Pablo offers resort-style amenities in a private, gated community setting. Minutes to Mayo Clinic and the beach! Offered for \$735,000



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SOUTH PONTE VEDRA BLVD.

Experience luxury living at the Ocean's doorstep in this stunning 5BR/3BA, 3089sf home on the Boulevard. Panoramic ocean views from almost every room. Elevated deck wraps around the master bedroom past the great room and kitchen. North portion is covered & screened-in, south is open to the sun. This property is a high/dry 90ft lot, 22.7ft elevation all protected by 20 ft. bulkhead! Offered for \$1,298,000



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Stunning 210 ft oceanfront estate on private gated 2-acre lot with 27 ft elevation. Impeccable, quality home with spectacular views throughout. This gated paradise offers unrivaled privacy in the heart of Ponte Vedra with easy access to all local amenities. 5 bedrooms, 6 full / 2 half baths. Offered for \$5,900,000



**Call Elizabeth Hudgins
904-553-2032**



PANORAMIC GUANA TO OCEAN VIEWS

With the Guana River to the west and the Atlantic Ocean to the east, this oceanfront home offers stunning panoramic views. Built with top engineering designs, this home thoughtfully merges comfort with sustainability. 7 bedrooms, 7.5 baths. Offered for \$2,450,000



**Call Elizabeth Hudgins
904-553-2032**



SPECTACULAR RIVERFRONT HOME

Gorgeous coastal traditional that is completely renovated on the river in Ortega. With .81 acres this 100ft x 354 ft flat riverfront lot has beautiful views of downtown Jacksonville. The main house with 3600 sf features 4 bedrooms, 3.5 baths, two living areas & open formal dining room to great room. An additional 720 sf detached guest house behind the two car garage with a full bath, bedroom, kitchen, living room and wood deck. Offered for \$1,525,000



**Call Janet Westling
904-813-1913**



Photos provided by Elizabeth Hudgins and Sarah Alexander

Nature lover's paradise nestled in Ponte Vedra Beach

By Elizabeth Hudgins and Sarah Alexander

Nestled amongst lush landscaping, 308 Three Island Court is a nature lover's paradise situated on 8.2 acres within the secure community of Marsh Landing. Located in Swift Creek Island, this secluded property offers the perfect place for homeowners to escape from everyday life yet is conveniently located to all the local amenities and allows for easy access to the surrounding community.

Originally purchased by the developer, this property was built high and dry and designed for sustainability and permanence. Surrounded by tropical vegetation and crafted landscaping, the property features boarded walkways and trails, mak-

ing it easy to navigate the homes three separate islands. This property is truly unique to the area, with no other home in Marsh Landing offering three islands with private gated access.

Marvel at the stunning natural scenery as you make your way down the winding driveway to the property's main residence. Entailed initially to be the property's guest house, the 1,989-square-foot home features two bedrooms along with two bathrooms and custom details throughout. The home's low country aesthetic will remind you of simpler times, while the large front porch invites you to sit back and enjoy the serene environment.

Hand-cut by a local craftsman, the rough-hewn oak front door offers a wel-

coming entry into the home's spacious family room featuring immaculate hardwood floors and a wood-burning stone fireplace encased in custom, wood bookcases. Enhanced by its 12-foot ceilings and expansive windows, the home offers an open feel and showcases captivating marsh views. Featuring large paved rustic stone, the back porch is surrounded by natural beauty and is ideal for outdoor entertaining.

Connected to the main home by a breezeway is an air-conditioned, single stall garage and can be used as a flex space. Further up the driveway is the three-car detached garage, which features a finished room above currently utilized as an art studio. Should you desire a more substantial main house, the property of-

fers ample room and is preapproved to build your dream waterfront home.

Explore this peaceful paradise and enjoy the abundance of natural beauty found at 308 Three Island Court. From deer to ospreys, nature lovers will enjoy the entertainment provided by the wildlife that frequent the property. Enjoy fishing off your dock or kayaking through the brackish creeks and marshes that surround Swift Creek Island. This property truly features the best of both worlds; serene seclusion on your private island yet is conveniently located to everything that Ponte Vedra Beach has to offer!

This property is represented by Berkshire Hathaway Florida Network Realty, listed by Elizabeth Hudgins and Sarah Alexander and offered at \$2,850,000.



Photos provided by Debbie Kopp

Amenities abound at Palencia community condominium

By Debbie Kopp

Do you love St. Augustine?

Come see this beautiful two-bedroom and two-bath condo located in Palencia, one of St. Johns County's most desirable communities.

It's only a short drive from historic downtown St. Augustine and I-95 with easy access to the beaches and some of the best dining, shopping, and entertainment

Northeast Florida has to offer.

Stunning wood floors and plenty of natural light flow throughout the entire second-floor unit. The kitchen features solid wood cabinets, granite counters, stainless steel appliances, only steps away from your screened-in lanai.

Residents of Avila at Palencia can enjoy their own private pool or any of the amenities offered by the Palencia lifestyle, including the shops of Market Street.

Palencia features a full range of world-class amenities for residents including three pools, clay tennis courts, a fitness center with childcare, athletic fields, pocket parks and as a 30-acre park system interconnected by a series of boardwalks and trails.

Residents of the community also have the opportunity to join the private Palencia Golf Club with an 18-hole Arthur Hills-designed championship golf course, a private clubhouse, which offers dining and

hosts frequent dances and parties, a "Family Night" and has a wine club with wine tastings.

If you are looking for an active lifestyle, low-maintenance living and a wonderful location, look no further! Schedule a private showing so you won't miss out on this perfect condo.

This property is represented by the Kopp Group RE/MAX Unlimited and listed by Debbie Kopp.



Photos provided by Edmundo Gonzalez

NEIGHBORHOOD SPOTLIGHT

Villa Calissa highlights attention to detail and breathtaking views

By Edmundo Gonzalez

When the opportunity to re-develop an existing industrial waterfront site with views of St. Augustine's city center and deep-water slips became available, my business partner and I knew we had a chance to develop something really special.

While the property would be considered small by most new development standards, we knew that it lay in the heart of an area that was beginning a true transformation — along the Sebastian River on the western end of St. Augustine's city center. Diane's Marketplace had been recently built around the corner, the TAG! Children's Museum was close to breaking ground and we were hearing rumors of something catalytic happening to the 60 acres to the south.

Sitting 14 feet over the river, the property was stunning. With beautiful oaks, mangroves and incredible city and water views, we knew we had to hire the right architect to capture the essence of timeless St. Augustine while preserving this site's natural beauty. We selected

Cronk Duch Architecture and we worked together to give our homeowners the best blend of sophisticated coastal architecture, modern functionality in its interiors, an emphasis on each unit having water views and a deep-water slip on the back porch.

Due to our location on the banks of the Sebastian River, we knew the materials used would need to stand up to the salt-air environment. We upgraded our metal roofs to aluminum with a Kynar finish, so that we could offer our homeowners a 35-year warranty. Exterior components such as Hardi-board for siding, soffits and shutters along with all-weather railings would become our standard to relieve homeowners of future problems. On the interior, we made sure to use natural gas for our water heaters, ranges and dryers. Cable rails along the stairs and second floor hallway accentuate the modern coastal feel as do the use of quartz counters and high-end stainless appliances. Along with these touches of modern style, we made sure to include ship lap accents and crisp, white wood trim throughout, so you don't

SPOTLIGHT continues on Page 27

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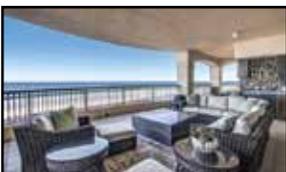
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Earl Parker



ATLANTIC BEACH
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The perfect Ponte Vedra lifestyle in Marsh Landing

By Janet Westling

How do you describe a home that has a dock, boat lift, with tidal access to the Intra-coastal, sensational outdoor entertaining with a large pool, spa, summer kitchen and alfresco dining that is also beautifully designed inside and out in the heart of Marsh landing Country Club?

It is simple. Step inside 4427 Royal Tern Court and experience a re-designed coastal traditional home that is move-in ready, with more than 4,400 square feet of spacious living. The home includes five bedrooms and five bathrooms, with first-floor master bedroom and office/sitting room. Upstairs offers three bedrooms with a fifth en suite bedroom /bonus room. The foyer opens to a private office and a sophisticated light-filled dining room that opens to the large screened-in lanai. With vaulted ceilings, light porcelain tile floors and floor-to-ceiling windows, the great room overlooks the luxury pool/spa, which offers outdoor living in a private setting and amazing access to the estuary of the Intracoastal Waterway. This house has function, flow and style!

Located in Marsh Landing in Ponte Vedra Beach, this unique home has a Jacksonville Beach property line, yet is grandfathered into the St. Johns County school district, which is a plus.

The Ponte Vedra lifestyle in Marsh Landing Country Club was created in 1985 by property

brothers Jerome and Paul Fletcher. The brothers placed a huge emphasis on the conservation and preservation of the environment that included tidal marshes, natural lakes and a wide variety of native trees. They executed their plan beautifully and today, 35 years later, this pristine environment is host to wildlife such as ospreys, egrets, herons, deer and, of course, residents. Believed by many to be “the best neighborhood connecting Jacksonville to the Atlantic Ocean,” Marsh Landing Country Club features a private, 18-hole golf course designed by Ed Seay of Arnold Palmer Course design. The par-72 course winds through some of the most scenic marshes and groves, connecting sport to nature in a nod to the biodiversity of the environment. A beautiful enclosed lanai overlooks the heated pool and terraced private lawn, with sweeping vistas in a tranquil setting. Welcome home to a completely re-designed coastal traditional in Marsh Landing and staged by Re-designed to Sell.

Ponte Vedra Beach, a community on the Atlantic Ocean is convenient to Jacksonville, close to the Mayo Clinic and the University of North Florida. Just minutes to the beach, golf, tennis and fitness center, experience the best of Marsh Landing Country Club and enjoy vacation living year-round!

This property is represented by Berkshire Hathaway HomeServices, listed by Allison Ferebee and Janet Westling, and offered for \$1,199,000.



Photos provided by Janet Westling

FIVE SPECTACULAR WATERFRONT PROPERTIES FROM THE BEACHES TO ORTEGA – THE PERFECT RETREAT TO CALL HOME!



Whisper Lake Lane sold for \$1,950,000



Coastal traditional home at Royal Tern Court is listed for \$1,199,000



Waterfront estate in Queens harbour on the basin to the intracoastal with golf views



Spectacular Ortega River front home, completely remodeled



Simply stunning home on the estuary to the Intracoastal in Marsh Landing

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Janet Westling,
REALTOR®, GRI, CIPS
President's Circle Award Winner,
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SpaceX launches America's, Florida's greatness once more

By **U.S. Rep. Michael Waltz**

R-Florida, 6th Congressional District

On May 30, America witnessed history as we launched two astronauts beyond our atmosphere and into the stars. This was a culmination of hard work and innovation between Elon Musk's SpaceX and the National Aeronautics and Space Administration (NASA) — and it all took place just a short drive away at Florida's Kennedy Space Center.

This day marked the first time the United States had sent a man into space in nearly 10 years — and I was beyond honored to be there to see the launch firsthand.

This relaunch had been a long time coming. The loss of our American-launched human spaceflight program in 2011 meant sliding behind our global competitors like Russia and China — but that's all changed, thanks in large part to President Trump, private sector innovators and NASA.

Not only was this launch important for our country but it's also important for Florida, which has played a huge role in America's space exploration.

NASA's human spaceflight program is hard-wired into our state's DNA. For more than 40 years, Floridians gathered to watch launch after launch. We heard the roar of rocket engines and saw that bright beam of rocket light towards a world beyond our own.

Some of the fondest memories I have as a kid were watching launches from the beach or my backyard with my mother in Jacksonville. Whenever I speak to Floridians, they recall some of those same memories. They bond us together.

The excitement of new launches faded in 2010, when then-President Barack Obama retired NASA's space shuttle fleet, effectively dismantling our human space-



Photo provided by Michael Waltz

U.S. Rep. Michael Waltz poses with two astronauts ahead of the space launch May 30 at Kennedy Space Center.

flight program. America leading in space would become a blip in our history. We would instead focus on a destination further off — Mars — and we would wait until 2030, nearly 40 years later, to get there.

When the decision to cut human spaceflight was announced, Neil Armstrong and many other American astronauts were quick to condemn it, urging President Obama not to leave NASA's low orbit plans and investments behind.

Without investment in rockets to send our astronauts to space, many astronauts like Armstrong feared the once-leading United States would lag in space development, ultimately resulting in an extreme delay in the mission to Mars and perhaps more concerningly, the U.S. falling

second or third to countries like Russia and China.

Despite the promise of investing millions of dollars to offset the economic impact of the Space Shuttle program's retirement, Obama's decision devastated Florida's Space Coast. Thousands of engineers, technicians and others were laid off, as their work was no longer necessary.

When President Trump took office, he pledged to revitalize the space industry and put America first, not only on this earth but in space as well. For Floridians, this is another opportunity to show our country and the world what we're capable of. Once again, we can help skyrocket our country to the leaderboard of the 21st-century space race.

May 30 marked the official launch of this great period of exploration and innovation with human spaceflight. For Floridians, this not only means a return to seeing rocket launches from our coast but also means new jobs at aerospace companies, investments in our area and economic development, which couldn't come at a more critical time.

When speaking with space program workers before the launch, Trump noted America is always in the process of transcending great challenges. We're seeing that today as our country faces challenging times, with a global pandemic and civil unrest.

"The same spirit of American determination that sends our people into space will conquer this disease on earth," Trump said. "Nothing, not even gravity itself, can hold Americans down or keep America back."

These words ring true today, now more than ever. These launches remind us of the greatness of our country. America — and Florida — are more than ready to meet the challenge ahead and embrace it with open arms.



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BY ARTHUR RUTENBERG

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LOOKING BACK: INSIDE THE LEGENDS THAT LIE AMONGST US

The remarkable life of Dr. Frances Bartlett Kinne

By Janet Westling

(Note: This article originally ran in *Sand Castles* on April 24, 2014 as Part 2 of a three-part series. Frances Kinne passed away on May 10, 2020 at 102 years old.)

“Two roads diverged in a wood, and I — I took the one less traveled by, And that has made all the difference.” — Robert Frost

THE LONG ROAD TO CHINA

Col. Harry Kinne received his next assignment as advisor to Chiang Kai Shek's Chinese Nationalist Army in Hankow, China. Frances left on her first transatlantic voyage from San Francisco on the General Blackford to join her new husband. The seas were rough at times, yet Frances never became sick and was able to entertain the soldiers on board with the ship's piano.

The General Blackford's first stop was Yokohama, Japan. The ship was met by a friend of Col. Kinne who gave Frances a condensed tour of Tokyo. Occupied Japan was in the throes of re-building and Frances was an eyewitness to the destruction of a former war zone.

After 22 days at sea and a brief stop in Korea, the General Blackford reached its final destination Shanghai, China.

REUNITED IN SHANGHAI

“What an amazing paradox in China,” Frances said. “It is such an incongruous combination of charm and culture as well as filth and poverty.”

For nine days, Harry and Frances toured Shanghai, were entertained by Maj. Gen. Sinju Pu Hsiao and, upon leaving, had no idea they would be back so soon.

Assigned to Hankow, Col. Kinne, as the senior officer, was housed in a temporary apartment located in the Norwegian consulate building with four servants and no furniture. A strike in San Francisco delayed the delivery of all their household goods including Frances' beloved piano.

China was in turmoil, challenged by communist rebels fighting to overthrow the government. Wherever Frances went she was accompanied by her “No. 1 boy,” named Ching. He was assigned to protect her. Frances had hoped to lecture and attend the university just across the river, but, given the situation, that was never to be.

ANOTHER NEVER IN OCCUPIED COUNTRIES

Frances and Harry were instructed to never eat the local food or, as it was called, “on the economy.” This meant never eating at local restaurants or buying ingredients at local shops, due to the quality of the water and threat of poisoning. American rations were scarce because Hankow was at the end of the line to receive authorized food.



Photo provided by Janet Westling

Dr. Frances Bartlett Kinne poses with some photos documenting her extraordinary life.

Frances became sick. Because Hankow had no American doctors, Frances left for Nanking to see an American doctor who diagnosed her as anemic, gave her vitamin shots and instructed her to eat more.

SHOCKING NEWS IN NANKING

After her visit to the doctor, Frances received shocking news that all Americans were ordered to leave China. With Harry in Hankow, Frances took matters into her own hands, called a friend, a pilot stationed in Nanking, and made plans to get back to Harry instead of following orders to evacuate.

THE LAST BOAT FROM CHINA

The C-47 arrived in Hankow safely. With turmoil all around them, Harry and Frances packed quickly for their departure for Shanghai, at dawn the next day. Shanghai was the last bastion of defense and two weeks later Frances left on the last boat from China to Japan.

GEN. MACARTHUR'S HEADQUARTERS

Col. Kinne followed Frances to Japan and was reassigned to the G2 (intelligence) in Gen. Douglas MacArthur's staff. Frances was thrilled to be able to have the freedom once again that she did not have in China. They settled into the Imperial hotel, Harry commanded the Allied Translator Service and Frances returned to teaching at the public girls' school and Tsuda college in Tokyo.

BRINGING DEMOCRACY TO JAPAN

The Japanese Ministry of Education distributed a pamphlet on the subject of democratic government and non-democratic government specifically for the returning POWs who were held for many years as laborers in the forest of Siberia.

Frances experienced her own educational journey, touching on the subject of democracy with her students. Whether Frances was talking about equality, or our republic's respect for the individual and our belief that all men are created equal, she began to develop a deep understanding of two very different cultures.

RETURN TO STORY CITY

When word reached Frances that her father was dying, she wished to return home. At first the request was denied due to military policy but Gen. MacArthur interceded with these assuring words: “Get Fran whatever she needs to get back to her father's side.” She arrived in time to be at his side and see her dad's smile one last time.

THE KOREAN WAR ALMOST SIDETRACKS FRANCES

The return trip to Tokyo almost did not happen. When Frances arrived in San Francisco to board the ship she was told the ship was not accepting any dependents.

War was declared in Korea and the ship was filled to capacity with soldiers on their way to the Far East.

Undaunted, Frances requested to see the port commander who listened as Frances gave her pitch for troop morale and the need to entertain the troops at sea. The piano again opened the door for Frances, this time to secure a spot on a president liner where she entertained 2,000 troops for 21 days.

Upon her return, Harry was sent to Formosa to be a part of Gen. MacArthur's mission. Back in Tokyo, Frances entertained the wounded men in the Tokyo hospitals. Frances returned to her war-time field in special services as director of music and assistant entertainment director for the Far East command that included Japan, Korea, Guam, the Philippines and Okinawa.

HOME AGAIN IN THE USA

After three years in the Far East, the colonel and his lady returned to the United States as Harry had contracted a fever and was treated for a month at Walter Reed Hospital, released and assigned to the Armed Forces Staff College in Norfolk. From there they went to Fort Bragg, where Col. Kinne was a member of the Joint Tactical Air Support Board. Three years later, they left for their last assignment overseas.

A SECOND OCCUPATION: ASSIGNMENT GERMANY

The year was 1955, and the Allies had divided Germany into sectors that were occupied for the purpose of restoration. Col. Kinne commanded the 4th Armor group and one of their concerns was our ally Russia.

Located at strategic locations throughout Germany, the 4th Armor Division presented a strong military defense during the peak of the Cold War. The time spent in Germany fulfilled not only Harry's ambitions and accomplishments but Frances' as well. She continued to work on her doctorate. As the first American student in Germany following the war, she was sometimes met with resistance.

Never giving up, Frances resolved to work hard and see it through. She graduated with honors and became the first American woman since World War II to receive a doctorate in a German university. It created a lot of interest and was covered by newspapers in Frankfurt, The Army-Air Force Journal and the New York Times.

This quote appeared in a local German paper, “The Frau Doktor brings us all together in peace.”

Before their return home to the states, the German American Society honored Frances with a day-long celebration. Maj. Gen. Robert Porter and his 3rd Armored Division had a review in her honor bestowing upon Frances the first honorary member of the 3rd Armored Division.

MORE TO COME

In the next Sand Castles: Harry's last assignment before retiring — as senior regular Army advisor to the Florida National Guard, and Frances heads to Jacksonville University.

Tacos and margaritas? Yes, please!



Alice Hickox
Lettuce Do Dinner

I don't know what it is about summertime that makes me crave tacos and margaritas — it just seems like the RIGHT thing to do! Seriously, who doesn't love tacos? I'll be sharing one of my favorite shrimp taco recipes and my latest new favorite margarita — muddled blueberry-lime!

You heard me.

Why are these spicy shrimp tacos so good? Aside from being absolutely delicious, they are quick! These tacos take about 25 minutes from start to finish. The shrimp is fast-cooking and the slaw is super easy to make. It's the perfect quick-and-easy weeknight meal. The shrimp is coated in a spicy seasoning before being sauteed on the stovetop. They are topped with a fresh homemade slaw. The end result is the perfect balance of spice and zesty freshness.

Lastly, these are so easy to customize. You can take this taco seasoning and literally use it to season everything from shrimp, fish, chicken, ground beef or even jackfruit for a vegan/ vegetarian spin. If you've never heard of jackfruit, don't fret as it's pretty new on the scene and I won't be using it in my recipe, but you totally could. You can make these tacos more or less spicy, depending on your tastes. You can make them gluten-free by using corn tortillas instead of flour, or grain-free by using a lettuce cup. We all know tacos are about toppings, so it's easy to add all your favorites. Think sliced avocados, pico de gallo ... whatever angle you love. Trust me, tacos are your friend!

And let's not forget about those margaritas — they are so delicious and refreshing! You can take advantage of the fresh berries in season now, or you can totally use frozen as well. Blackberries are also a perfect substitute if you prefer. I particularly love the little frozen, wild Maine blueberries in this recipe. If you happen to have some fresh basil or mint on hand, go for it. They make a delicious add-in to your muddle as well for the perfect summertime sip.

So, let's get on with it!

BLACKENED SHRIMP TACOS WITH GARLIC CILANTRO LIME SLAW

Serves 4 (2 small tacos each)

Garlic cilantro lime sauce:

- ¼ cup avocado or olive oil
- ¼ cup water
- ½ cup chopped green onions
- ½ cup cilantro leaves
- 2 cloves garlic
- ½ tsp salt
- Juice of 3 limes
- ½ cup sour cream or full fat Greek yogurt

Shrimp taco spice mix:

- 1 Tbsp. Chili powder
- 2 tsp. cumin
- 1 tsp. onion powder
- 1 tsp. garlic powder
- 1 tsp. sea salt



Shrimp tacos:

- 1 lb. fresh Mayport shrimp (preferably), peeled and deveined; tails removed
- 2-3 cups bagged or hand-shredded coleslaw/cabbage

- 8 small tortillas (corn or flour)
- Avocado slices, Cotija or Mexican cheese blend, and lime wedges for serving

Instructions:

- For sauce: Pulse all ingredients in a food processor or blender until mostly smooth.
- Slaw: Toss some of the sauce (not all) with the cabbage. Reserve leftover sauce to drizzle on top.
- Shrimp: Pat shrimp dry with paper towels. Toss shrimp in a bowl with the spice mix to

get it coated. Heat a drizzle of oil in a large skillet over med-high heat. Add shrimp to hot pan and sauté 2-3 minutes per side until shrimp are cooked through. These are also excellent grilled 1-2 minutes per side; preferably on skewers to make cooking/ flipping easier.

- Assembly: For the prettiest and easiest-to-eat assembly, go in this order: smashed avocado, slaw and shrimp. Finish with a drizzle of Garlic Cilantro lime sauce, and sprinkle with Cotija cheese.



MUDDLED BLUEBERRY-LIME MARGARITAS

(Serves 2)

- ¼ cup fresh or frozen blueberries (reserve another ¼ cup for garnish)
- 1 ounce (2 tbsp.) fresh squeezed lime juice (about 3-4 limes, plus one more for garnish)
- 4 oz. Reposado or Anejo tequila
- 1½ oz. (3 tbsp.) simple syrup, or 1 tbsp. agave nectar

Instructions:

Rub the rim of two margarita blades with a lime wedge. Dip rims of glasses in a small pile of kosher or sea salt. Add ice cubes to glasses.

In a cocktail shaker, muddle the blueberries, lime juice and a few torn mint or basil leaves if using until blueberries are crushed and infused with lime juice. Add the tequila, simple syrup or agave nectar and a handful of ice cubes. Shake vigorously for 15-20 seconds, then strain into glasses. Garnish with a lime wedge and a small cocktail skewer of reserved blueberries for a "stirrer."

Cheers!



Photos provided by Ocean Sole

Francis, one of Ocean Sole's master carvers, works on a piece of art.



Ocean Soul Africa uses art to raise awareness of the effects of ocean pollution by making colorful art from recycled flip flops.

Ocean Sole

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however, Erin was horrified by the amount of garbage and plastic waste that regularly washed ashore in Kenya.

"As a newcomer, I became keenly aware that each country and each person needed to do something to stop not only the pollution but also the dwindling numbers of endangered species," Erin said. "I wanted to help, so I invested in my friend's company that made jewelry and small articles from used flip flops."

Eventually, she bought Ocean Sole and expanded its product line to include life-sized animals. To establish a charitable arm of the business, Erin enlisted the help and support of her family in Ponte Vedra. Sister-in-law Michelle Smith runs the Ponte Vedra Beach fulfillment studio and oversees the retail sales at Coastal Elements in Sawgrass Village as well as website sales. Erin's brother, David Smith serves as the charity's treasurer while her mother, Jackie Smith, serves as secretary.

"One million species are threatened with extinction and we are keen to raise aware-

ness to the plight of our planet," said Erin. The purpose is to raise awareness of the global ocean pollution problem by bringing beautiful colorful art and environmental cognizance to my hometown.

"For every \$20 spent with the charity," she noted, "146 pounds of trash are pulled from the ocean."

From giraffes and dragons to elephants, lions, rhinos and more, the artists employed by Ocean Sole produce bright and colorful works of art with a purpose.

"You really need to see the art pieces to appreciate what the artists in Kenya have created," Jackie Smith said. "Each piece is hand carved out of a block made of stacked flip flops, so no two pieces are the same."

Specially designed and commissioned pieces are also made.

"We have all built sandcastles on our beautiful beaches," Erin noted. "Part of their beauty is that they wash away with the tide and leave the beach untouched for the next child to build his or her dream sandcastle. Marine pollution will kill those dreams. It is up to us to protect our marine life and habitats."

To shop or support the work of Ocean Sole, visit www.oceansoleonline.com.

Spotlight

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forget the heart and soul of this project is grounded by its timeless, coastal architectural roots.

When you look at our finished product and walk our community, there is no doubt that we hit the mark. Attention to detail can be found throughout. Whether

it's the use of cable rail at the pool to maximize views to the water and private slips, or the care used to preserve the beautiful oaks in our central courtyard common area or even our use of previous pavers to allow stormwater to percolate through to the soil more naturally, we have taken our time to be mindful of how these 11 homes come together to share space while still protecting nature and homeowner privacy.

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