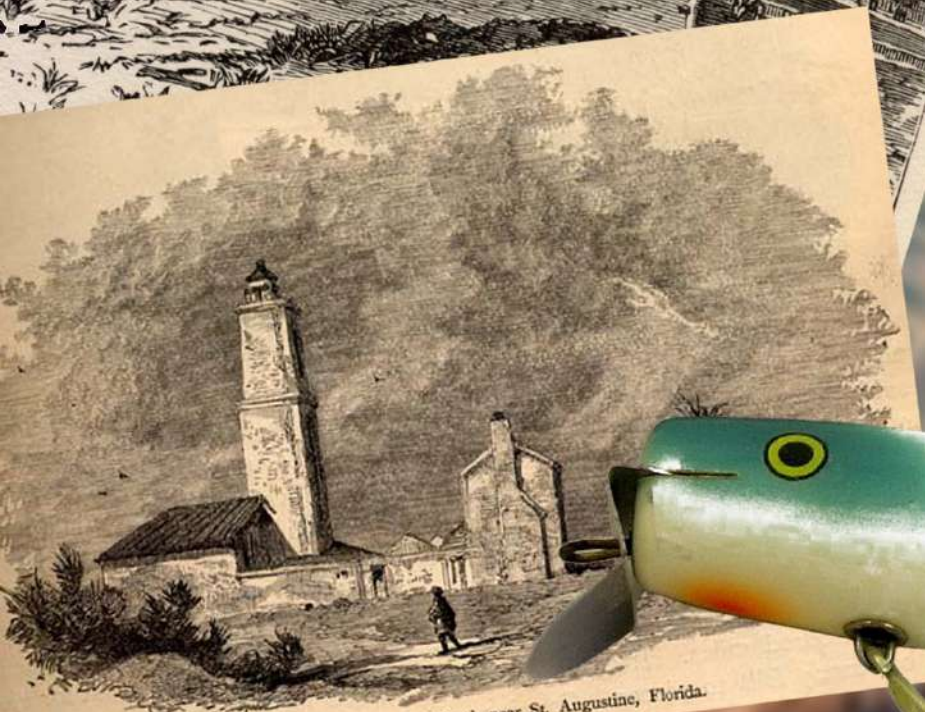


# Fish Island Plantation

ST. AUGUSTINE, FLORIDA



Light-house on Anastasia Island, near St. Augustine, Florida.



# Fish Island Plantation

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ST. AUGUSTINE, FLORIDA

# Jesse Fish

Fish Island, a diminutive isle on the western region of Anastasia Island, received its name from the Fish family, who acquired the property at the conclusion of the First Spanish Period (1763). The saga of Jesse Fish and St. Augustine was initiated years earlier as a young boy when he was sent on behalf of a New York-based trading company to study the Spanish language.

Historians frequently refer to Fish as a survivor. Throughout Spanish, British and American occupation, his plantation, "El Vergel," thrived into one of the foremost premier orange groves in Florida. Oranges, juice, and an intoxicating beverage named "orange shrub" were distributed to states as far north as New York, exporting to London in Europe. This island was not only famous for its produce, but was equally recognized for its lighthouse and coquina quarry.

El Vergel encompassed gardens and groves, in addition to Fish's country home. His two-story house was topped by a steep pitched roof with verandas lining each level. Fish's landholdings extended far beyond the small island: at one point, a majority of Anastasia Island and the city of St. Augustine were claimed by Fish. Many believed he kept the deeds of Spanish properties entrusted to him by the governor and claimed them as his own. This survivor, however, also aided the Spanish by illegally acquiring supplies from English Carolina.



View from Fish Island



Lighthouse on Anastasia Island

An Early View of St. Augustine  
(from an old print)Morton's Sketchbook, 1867  
(St. Augustine Historical Society)

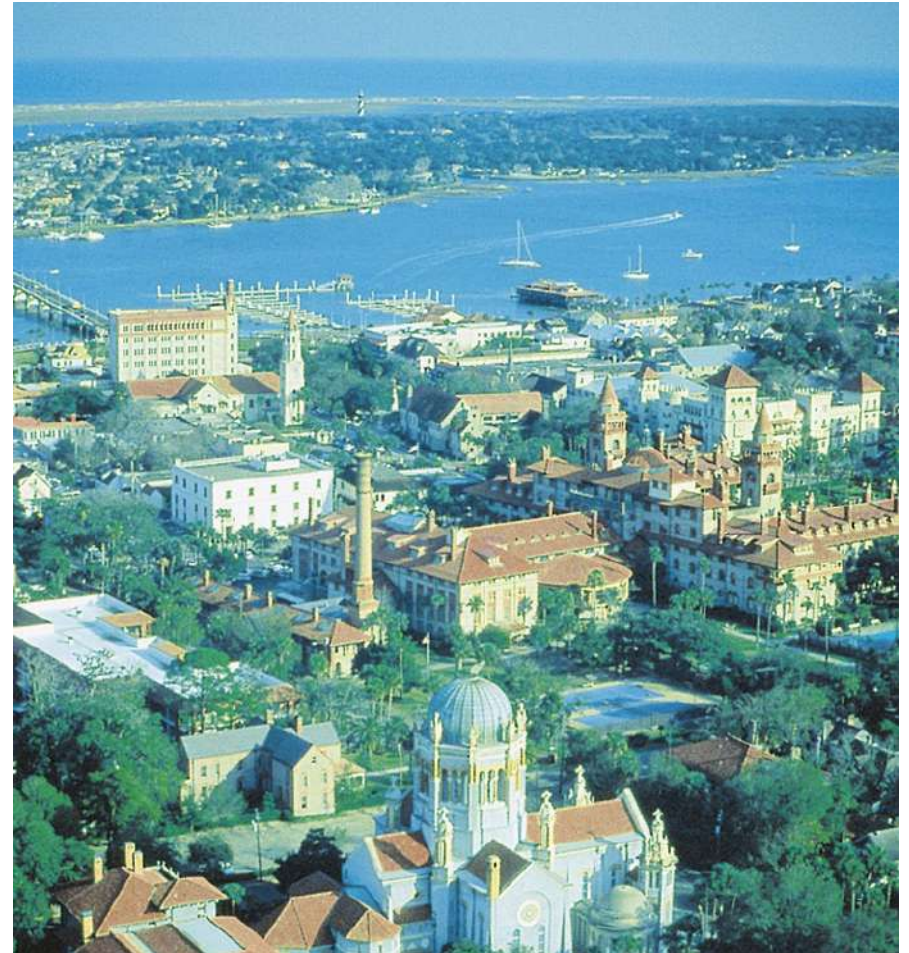
# Saint Augustine, Florida

**S**aint Augustine, the oldest, continuously occupied European settlement in the continental United States, is a time capsule that showcases nearly 500 years of American history.

Situated on the northeastern Atlantic Coast of Florida, the ancient city has preserved a bygone era suspended in time with 144 blocks of historic houses, many listed on the National Register of Historic Places. St. Augustine exudes a playful charisma that blends that blends Old and New World influences in a compelling and refreshing mixture of history, romance, youthful vibrancy and Southern charm.

Historical characters of the past whose legacy endures in St. Augustine include Ponce de Leon, whose spirited exploration for the legendary Fountain of Youth, which continues to capture the imagination, and renowned Spanish explorer Pedro Menendez de Aviles, who founded the city in 1565.

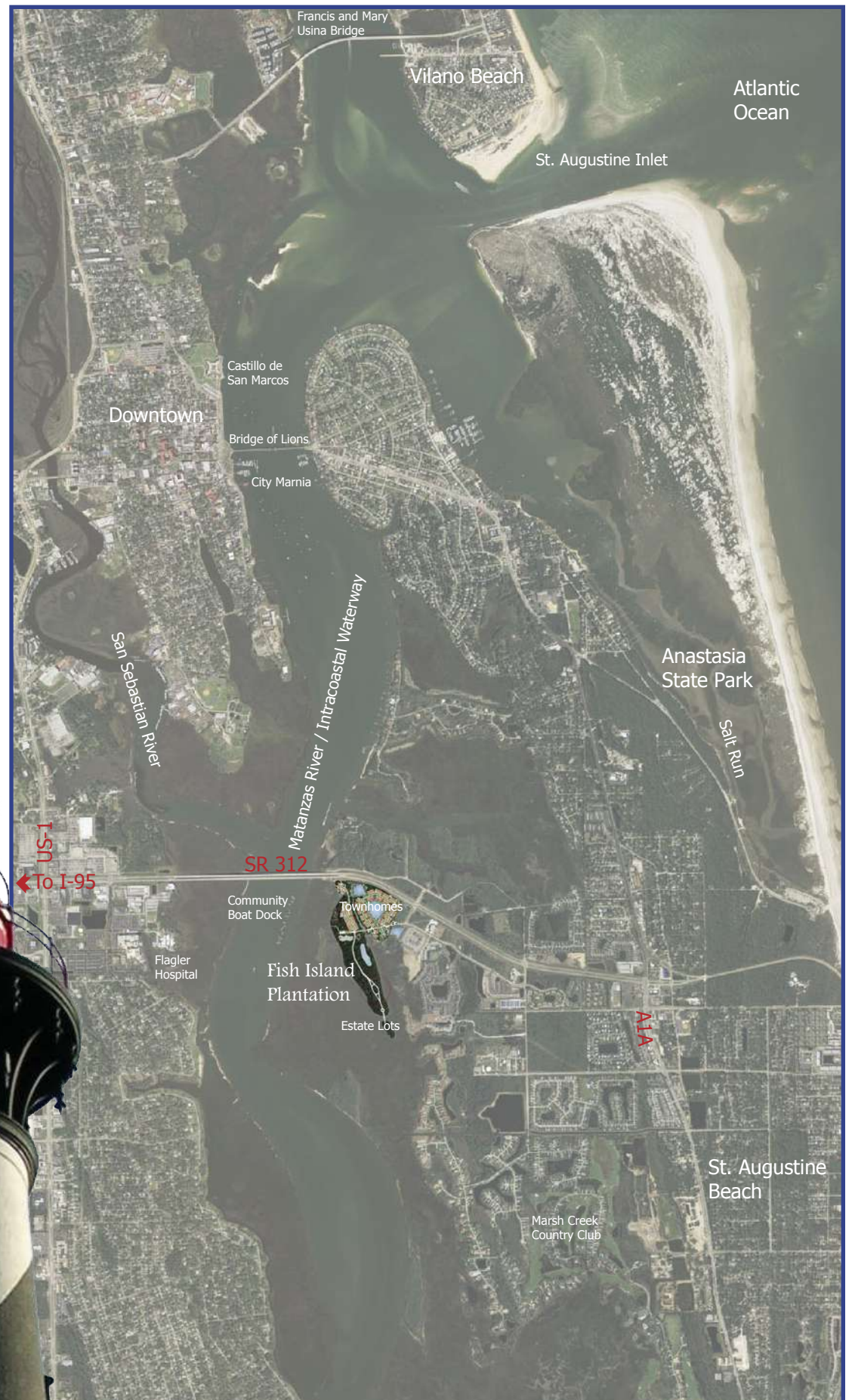
The architecture of St. Augustine provides a cross section of life spanning nearly several centuries of Americana. Various architectural styles in St. Augustine range from the simplicity of coquina rock and tabby cottages along ancient brick lanes to the magnificence of early 20th-century structures capped by towers, turrets and terra cotta roofs.



# The Plantation

Fish Island Plantation is only minutes away from St. Augustine's history, dining, shopping, and white-sand beaches. Hospitals, grocery stores, restaurants, and schools are all a short drive from Fish Island Plantation.

By boat, the Plantation is less than 15 minutes (4 miles) from the St. Augustine Inlet, a direct connection to the Atlantic Ocean. The St. Augustine Inlet is well known for ease of navigation due to its wide breach, flanked by the nature of Anastasia State Park and the charm of Vilano Beach.



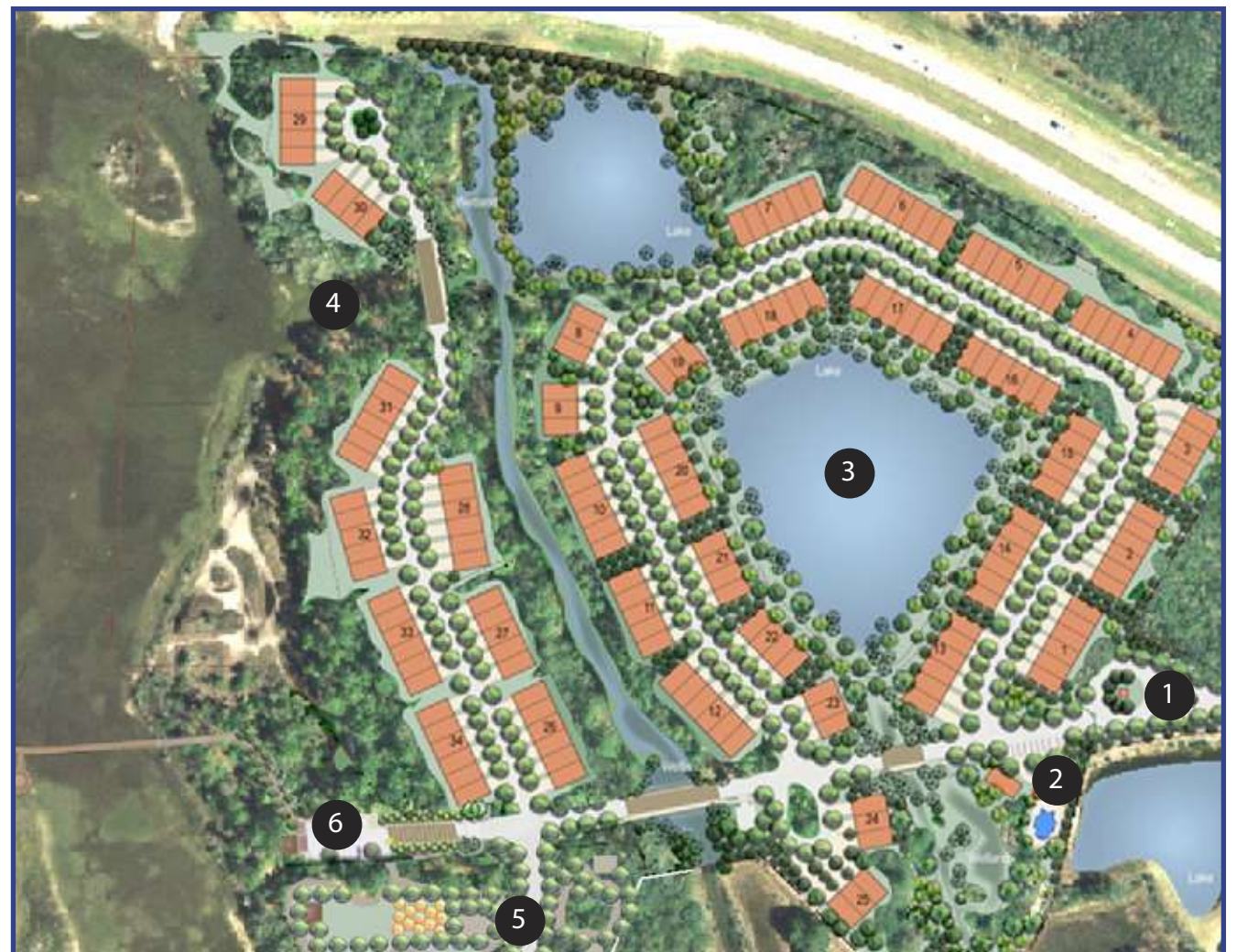
# Townhomes

Fish Island Plantation Townhomes provide luxurious living amid canopies of preserved trees and coastal marshes. Three-story, spacious homes encompass a pristine lake, natural habitat of the marsh, and waterfront views.

Community members receive a plethora amenities within this gated community including access to the clubhouse and swimming pool, complete with guest parking. Residents may also stroll through the archeological park, where the Fish residence once stood, enroute to the community boat dock.



- 1 Community Entrance
  - Gated Entry
  - Turn Around
- 2 Amenity Center
  - Clubhouse
  - Pool
  - Guest Parking
- 3 Lake View Townhomes
  - Townhomes overlooking peaceful lake
- 4 Marsh View
  - Townhomes overlook wetlands, marsh, and Intercoastal Waterway
  - Old shipping dock
- 5 Archeological Park
- 6 Community Boat Dock
  - Opportunities for ownership available



# Estate Lots

**E**state lots provide the ultimate in island living: each homesite has direct access to the marshlands surrounding Fish Island. Densely wooded lots afford homeowners privacy in a natural sanctuary, complete with a community park on the southern tip of the island. A private island is also available as a private homesite.

- 1** Estate Lots Road
  - Tree lined entry drive to homes
  - Parts to envelop Bald Eagle nesting area
- 2** Community Boat Dock
  - Opportunities for ownership available
- 3** Archeological Park
- 4** Eagle Nest Zone
  - Nesting area for Bald Eagle with setback zone
- 5** Community Park
- 6** Private Island Home Site

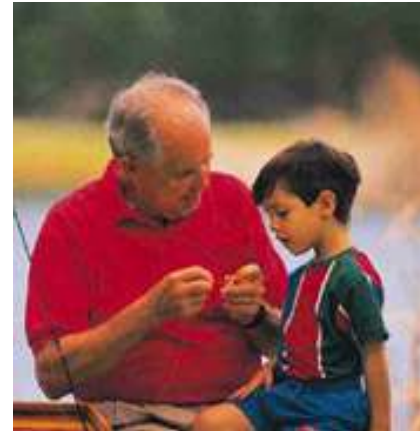


# Community Boat Dock

The jewel of Fish Island Plantation is the Community Boat Dock, which provides boaters direct access to the Atlantic Ocean in only 15 minutes (4 miles). There are a maximum of 100 slips available only to Fish Island Plantation residents.

A small parking area with dock carts makes jaunts to the boat effortless and convenient. A multi-use pavilion is also available to the Fish Island community for picnics, cookouts and parties.

Specific attention throughout the design process created a boardwalk that is environmentally sensitive while crossing the marsh along the Intracoastal Waterway, and includes a marsh overlook which allows residents the unique experience of tranquility and splendor in a landscape that is so distinctive to North Florida.



- 1 Parking Area
  - Equipment Drop Off
  - Dock Carts
- 2 Multi-Use Pavilion
- 3 Boardwalk to Boat Dock
- 4 Marsh Overlook
- 5 Community Boat Dock
  - Ownership Reserved for Fish Island Plantation residents
  - 100-slips maximum





# Additional Amenities

From the protection of a gated entrance to the serenity while fishing from the Community Boat Dock, Fish Island Plantation is a community that offers ample amenities to its residents.

Opportunities for active recreation abound. The Amenity Center encompasses a clubhouse that can be used for family and social gatherings as well as a swimming pool for lap or leisure swimming. The Community Boat Dock affords residents direct access not only to their boats, but to the vast waters of the Atlantic.

An interpretive archaeological park enhances a leisurely approach to recreation amid trails and exhibits where the Fish homestead was previously established. A community park on the tip of Fish Island offers endless bird-watching opportunities as the trails snake through the wooded landscape.



Gated Entry



Archeological Park



Fishing



Bird Watching



Pool and Amenity Center

# Development Team

## YOUNG LAND GROUP

Young Land Group is renowned for their approach of developing environmentally sensitive lands to present wonderful locations for a community while protecting the very nature that creates its beauty. Jim Young and son, Jim Young, Jr., demonstrate this care once again with Fish Island Plantation by using a diverse group of planning and design professionals.



Creating Compelling Environments to Live, Work, and Play

Based in historic downtown of St. Augustine, Florida, Halback Design Group has built a strong reputation along the First Coast for its quality of design and creativity in landscape architecture, planning and urban design. This firm worked extensively on the Fish Island master plan preserving as many trees and environmentally sensitive lands as possible while simultaneously creating a premier community in which to live and play. Other projects of note in the region include the Visitor Information Center Transportation Facility, the St. Augustine Amphitheatre, and private homes in Sea Colony, a high end development on the Atlantic coast of Anastasia Island.



ESI has over 200 employees in 16 offices throughout the southeast providing environmental, archeological, due diligence and remedial services. Many ESI professionals hold advanced degrees in ecology, archeology, wetlands science, marine biology, hydrogeology and environmental science enabling ESI to offer a full complement of environmental and cultural resources services. ESI experts fully evaluated the archeological site that was once the Fish homestead and presented environmentally friendly designs for the Community Boat Dock.



England, Thims & Miller, Inc. has been offering innovative engineering solutions for over 27 years and is regarded as a leader in engineering services throughout the Southeast. From geographic information systems and landscape architecture to their proven approach to engineering projects such as transportation roadway design and land development, England, Thims & Miller services its clients in both the private sector and Federal, State, and Local governments.



For additional information regarding Fish Island Plantation, please contact Jim Young or Jim Young, Jr., at the address or telephone number listed below:

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