

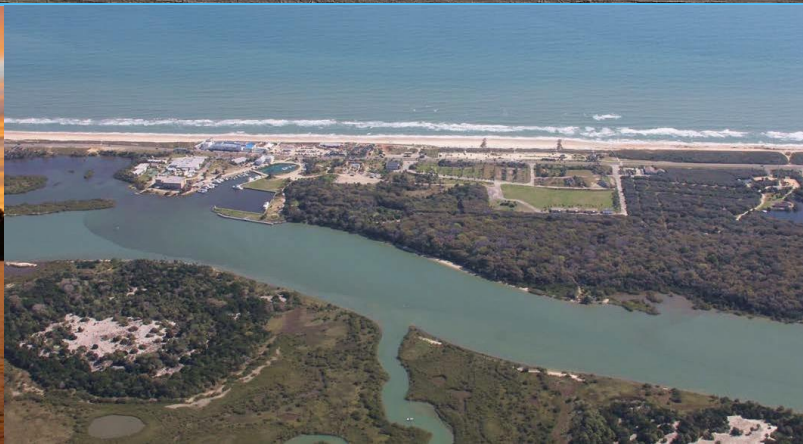
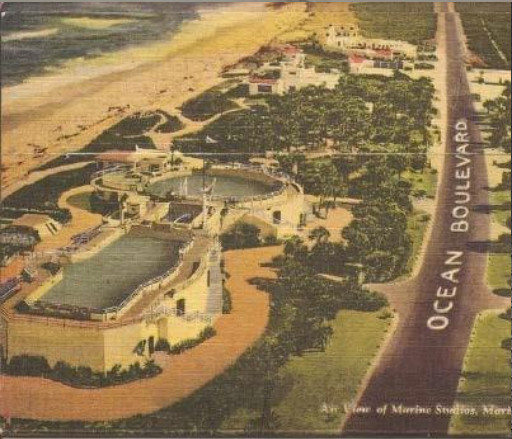
# MARINELAND

Florida's Most Remarkable Beach Resort

Jacoby  
DEVELOPMENT






# MARINELAND

Florida's Most Remarkable Beach Resort



# The World's First Oceanarium



-  Built in 1938 as Marine Studios, an underwater motion picture studio
-  Dubbed an “Oceanarium,” as many marine creatures lived together in tanks, unlike in an aquarium
-  Many famous movies were filmed at Marineland, most notably *Creature from the Black Lagoon*
-  Marineland was the #1 visitor attraction in Florida from the 1940s through the 1960s
-  On the National Register of Historic Places since 1986

# An Eco-Tourism Paradise



Location between the Atlantic Ocean and Matanzas River (Intracoastal Waterway) with direct access to both



Designated as “Florida’s First Remarkable Coastal Place” by Florida Department of Community Affairs



Surrounded by hundreds of acres of permanently conserved land at the River to Sea Preserve, Faver-Dykes State Park, and Matanzas State Forest



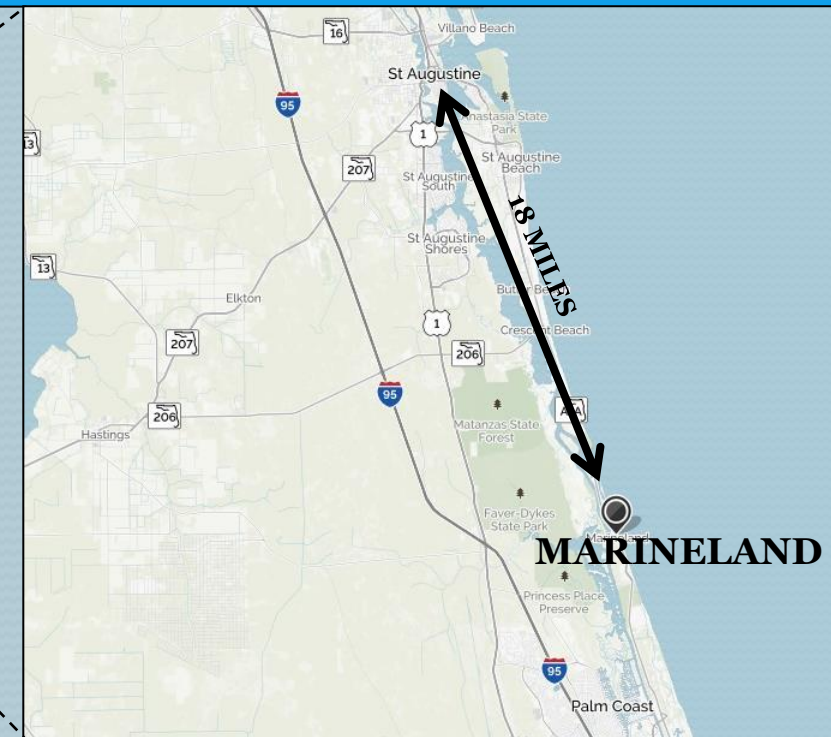
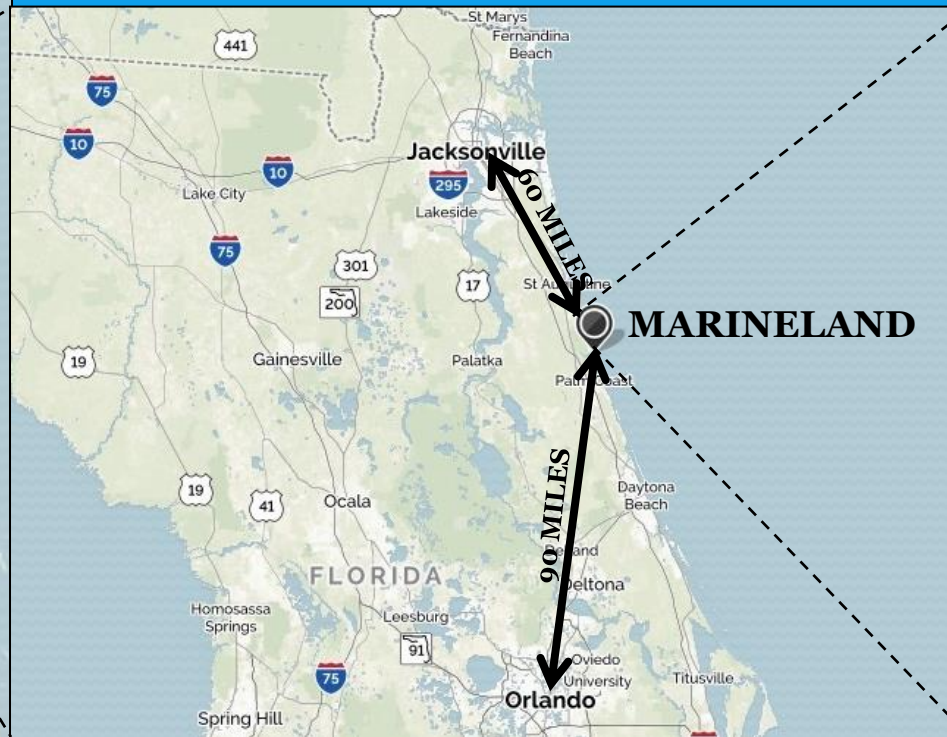
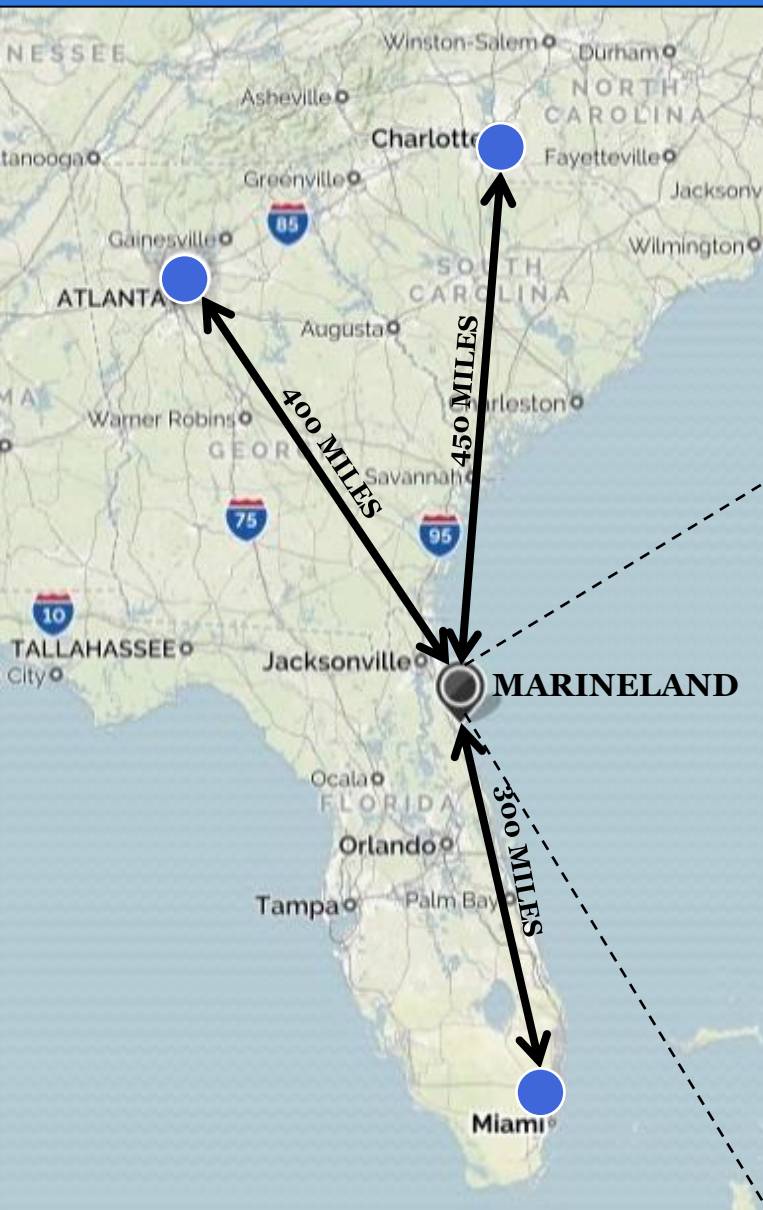
Endless opportunities for relaxation, paddling, hiking, wildlife viewing, and adventure touring

# Location

Located on border between Flagler and St. Johns Counties, two of the fastest growing counties in Florida

Less than 300 miles from all major metro areas in Florida, 400 miles from Atlanta, 450 miles from Charlotte

Close proximity to St. Augustine, Jacksonville & Orlando



# The Site



37 Acres of developable land

Direct access to Atlantic Ocean and Matanzas River

Surrounded on all sides by water or conservation land

Connect by water to islands, Pellicer Creek Aquatic Preserve, Faver-Dykes State Park, and Matanzas State Forest

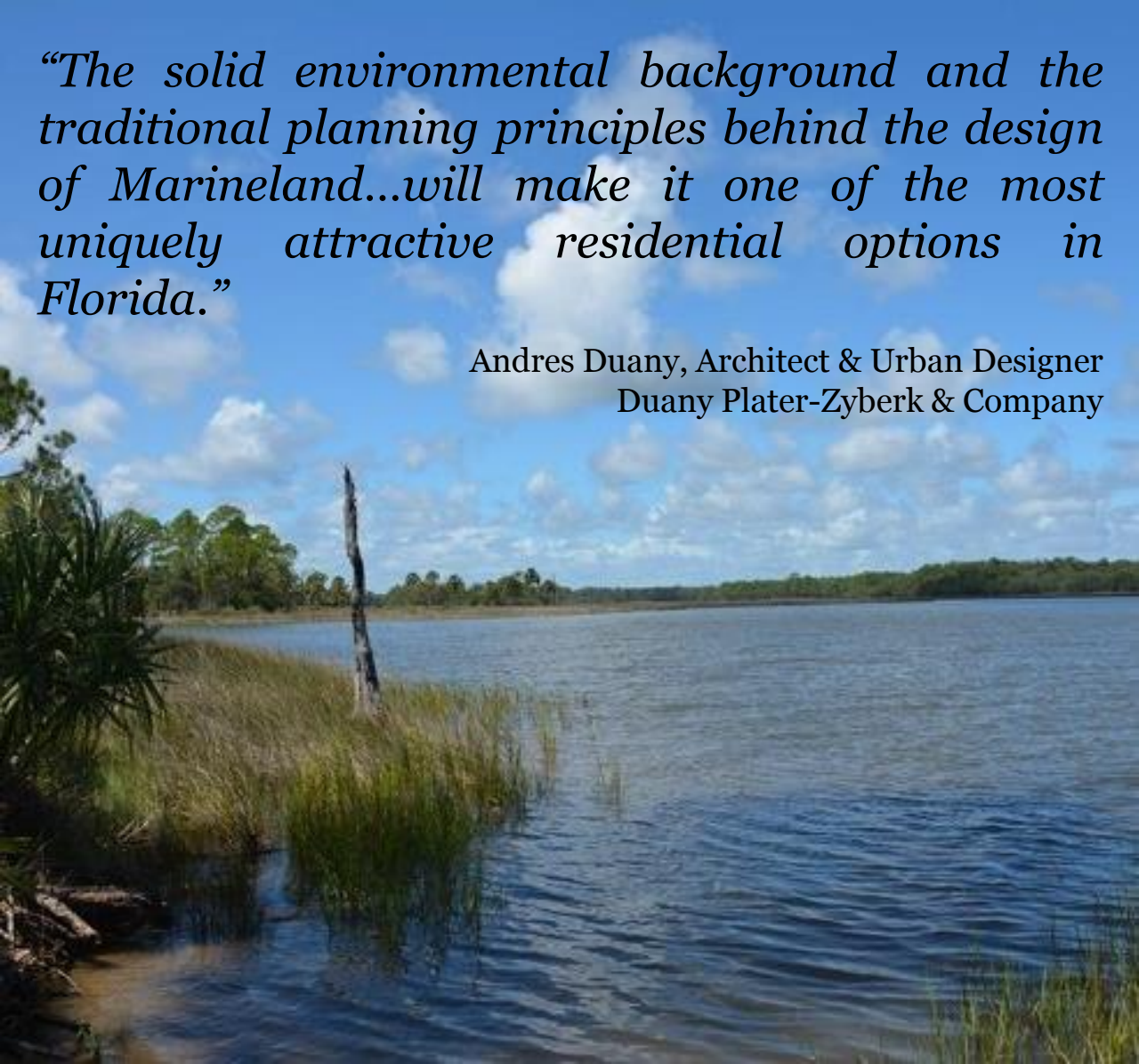
# Environment

*“Marineland is the last undeveloped ocean-river tract of any significance along the east coast of Florida.”*

T. James Cooksey, MAI, CCIM  
Real Estate Appraiser, Cooksey & Associates

*“The solid environmental background and the traditional planning principles behind the design of Marineland...will make it one of the most uniquely attractive residential options in Florida.”*

Andres Duany, Architect & Urban Designer  
Duany Plater-Zyberk & Company

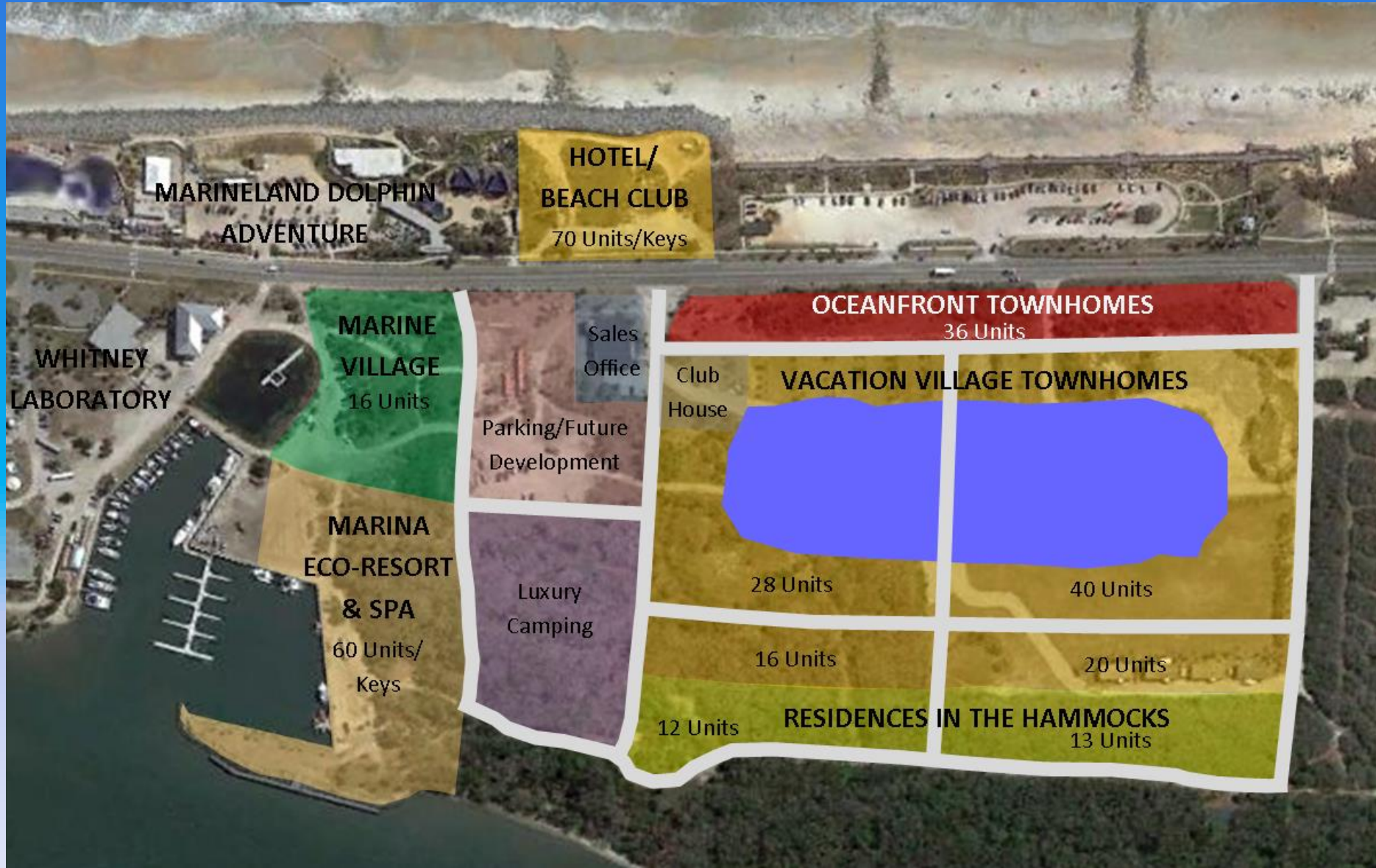


# For a Visit or a Lifetime



-  Marineland Dolphin Adventure
-  Marine Research Facilities
-  Ocean Resort & Beach Club
-  Marina Eco-Resort & Spa
-  Oceanfront Townhomes
-  Vacation Village Townhomes
-  Residences in the Hammocks
-  Marine Village

# Development Concept



# Marineland Dolphin Adventure



Operated by Georgia Aquarium

Interactive, up-close encounters with dolphins

Also offers ocean excursions and eco-tours of the Matanzas River

Includes Conservation Field Station

Available for weddings and other special events

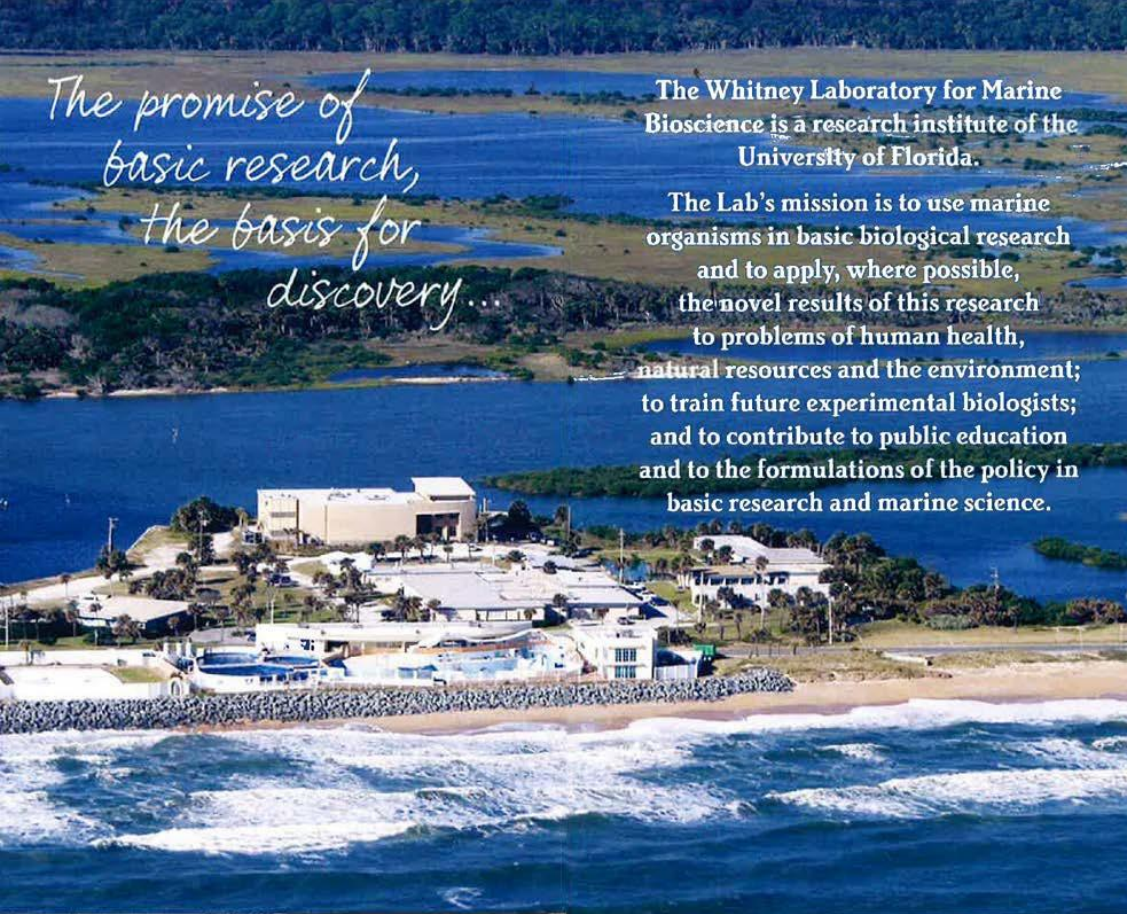
# Marine Research



*The promise of basic research, the basis for discovery...*

The Whitney Laboratory for Marine Bioscience is a research institute of the University of Florida.

The Lab's mission is to use marine organisms in basic biological research and to apply, where possible, the novel results of this research to problems of human health, natural resources and the environment; to train future experimental biologists; and to contribute to public education and to the formulations of the policy in basic research and marine science.

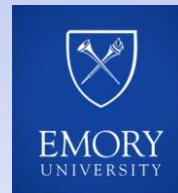


## Whitney Laboratory:

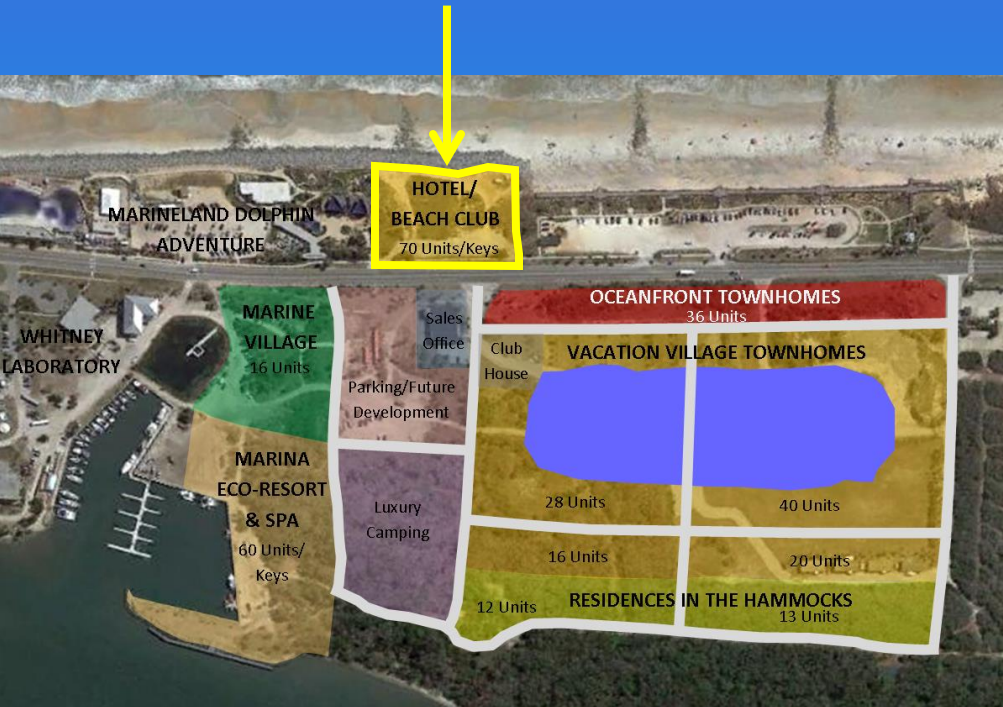
- Operated by University of Florida
- Conducts research on marine animals to solve biological and ecological problems
- Employs more than 70 researchers & staff
- Hosts lectures, classes, tours, and special events throughout the year



Potential partnerships with many other academic and research institutions



# Ocean Resort & Beach Club

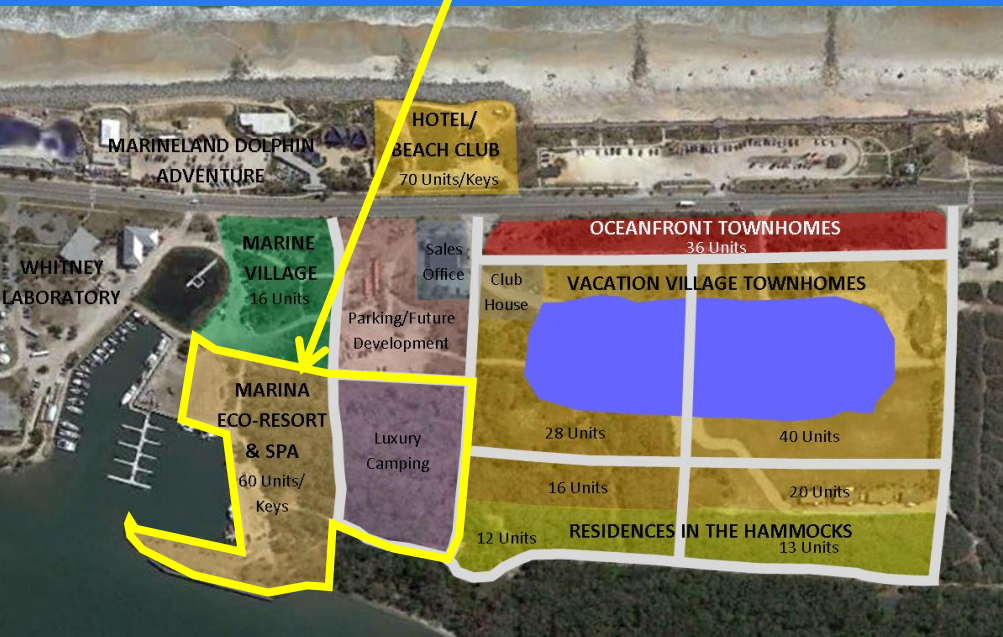


Located directly on the Atlantic, next to Marineland Dolphin Adventure

70-key upscale hotel with on-site restaurant and beach club facilities

All facilities available to owners and visitors in other areas of the development

# Marina Eco-Resort & Spa

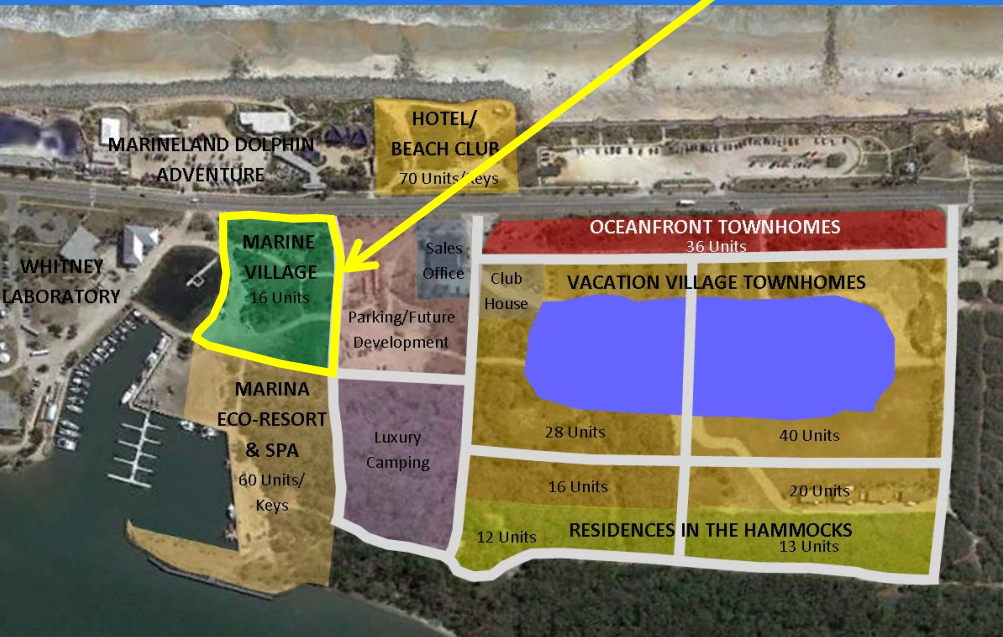


Located next to Marineland Marina with direct frontage on the Matanzas River

Features 60-key inn and luxury “glamping” sites

Includes destination spa facility and 2-3 upscale waterfront restaurants

# Marine Village



Historic Marine Village at Marineland  
Circa 1945

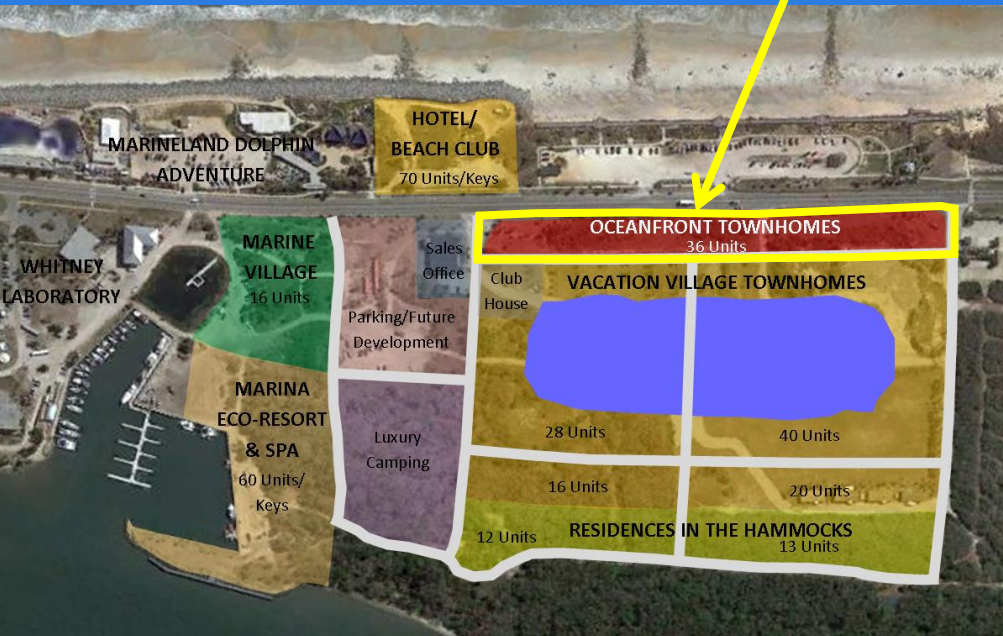
Located along A1A across from Dolphin Adventure

2-3 story buildings with mix of historic and modern architectural styles

Upper stories include 16 units for use as live-work space and/or vacation rentals

Opportunity for varied restaurant and shop types

# Oceanfront Townhomes



Located along A1A, facing River to Sea Preserve

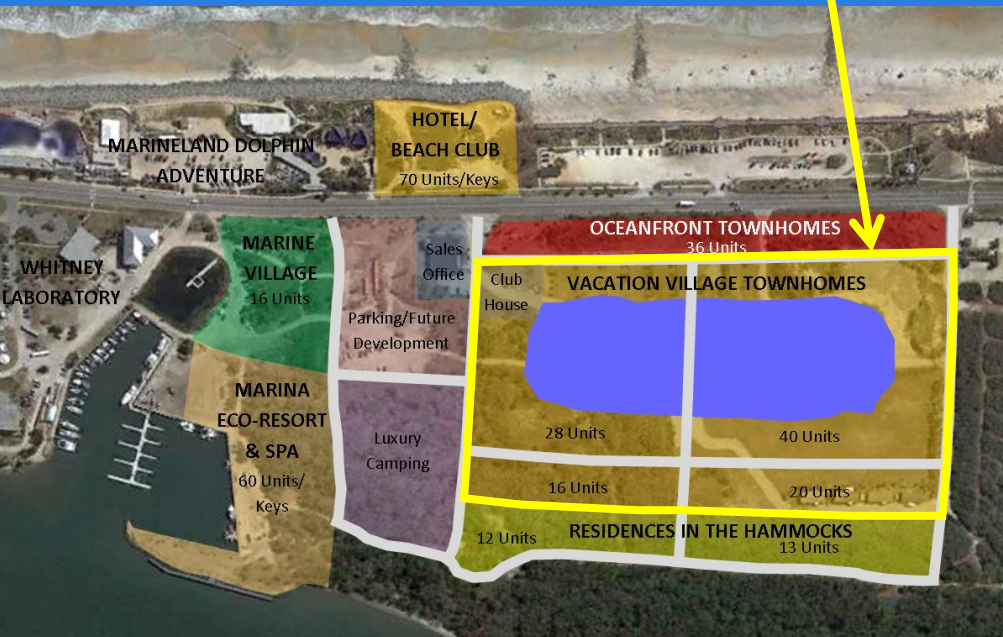
Unobstructed views of Atlantic Ocean

36 attached or semi-detached units, +/- 2,000 SF

Parking below, 2 stories of residential with roof decks above



# Vacation Village Townhomes



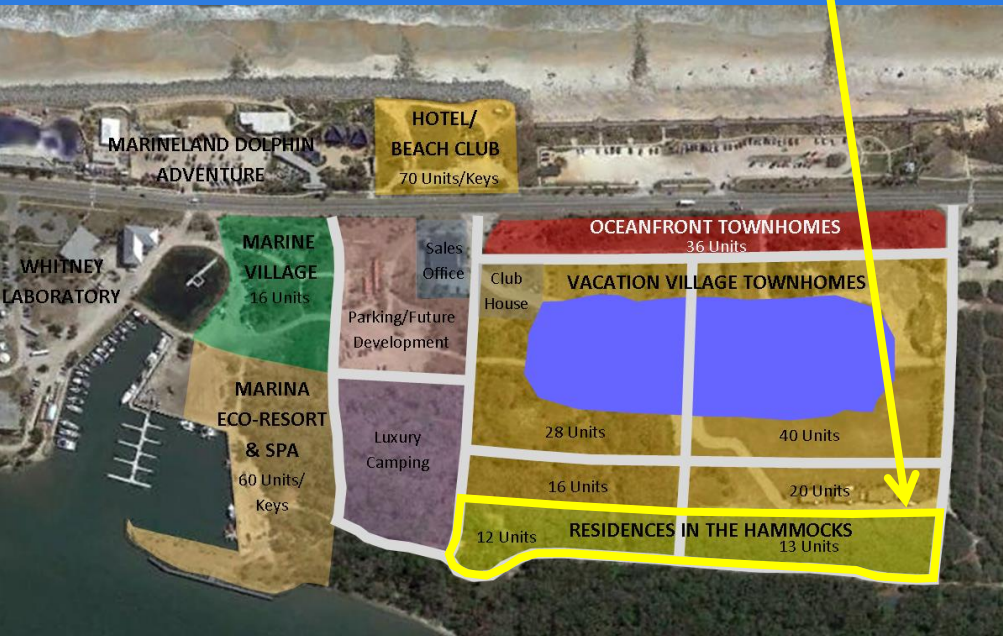
Located in middle of property surrounding a central lagoon/water feature

104 vacation rental units, +/- 2,200 SF

Club house and access to all project amenities



# Residences in the Hammocks



Located at rear of property, adjacent to pristine hammock forest with access to trails

25 detached units, +/- 2,800 SF

Designed as private, permanent residences

Separate, gate controlled entrance



# Proposed Site Layout



# Contact Us

Jacoby  
DEVELOPMENT

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