

Amelia Park

AMELIA ISLAND, FLORIDA



Inspiration for a Coastal Neighborhood



Best In
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Living
AWARD

Amelia Park
AMELIA ISLAND, FLORIDA

Coastal
Neighborhoods

Master Plan

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Coastal Neighborhoods

Amelia Park

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The Island

The Sea Islands along the coast of northeast Florida and southeast Georgia are like no other place on earth. The air is languid, the flora is lush, the live oaks linger, dripping with Spanish moss. The sun along the shoreline is brilliant, beaches are lined by grassy dunes, and oak hammocks are windblown and shaped by the prevailing northeastern breeze. The landmark homes that mark the coast seem to belong, as if grown from the very places they rest. Their walls of weathered board, shingle and white clapboard suit the natural setting, a comfortable palette of shapes, materials and colors that blend with the native trees and wild dune hammocks.



Amelia Island is one of a few native coastal hammocks found exclusively on northeast Florida's coast, where barely-discrete ecosystems are identified in measurably diverse environments: upland dunes, maritime woodlands and needle rush ponds.

Amelia Park sits in the upland dune area central on Amelia Island, within a casual walk to the beach. Sheltered in a natural setting of windswept sand oaks, wax myrtle, rusty lyonia, wild olive, beautyberry and magnolia, Amelia Park promotes an attitude of preservation by embracing the traditions of the region, interweaving natural and built environments, each reinforcing an appreciation of the other. The Coastal Neighborhoods are Amelia Park's final phase and include the Coastal District, Cottage Block and Palm Row.

Amelia Park Character



*You are a naturalist, by definition
when you move to the Sea Islands*





Great care has been taken to integrate the human community with the natural habitat



Character Building

Amelia Park has formed the Coastal Neighborhoods using the philosophy of rediscovering roots, transforming and redefining itself around environmental awareness, and continually evaluating the quality and conviction of the neighborhood and the changes to the region. As Amelia Park begins to evolve selectively and deliberately, with an awareness of its historic profile, the Coastal Neighborhoods are about reconnecting and encouraging a dedication to place, supporting a sense of local community, building upon our natural and cultural coastal heritage and reinvesting in the public realm.

Building with native materials draws a strong connection to place, and fosters the belief that homes should enhance and merge with their natural setting.

Preserving the environment is responsible and beneficial to the quality of life.



One of the Cottage Blocks in Amelia Park's Garden Walk

Design Principles

Amelia Park

is founded on the conviction that building on a sense of local identity, based on natural and cultural heritage, is not nostalgic, but **bold and visionary**. By preserving time-honored traditions, we carry on the legacy of living well. Adopting the attitude of preservation by embracing the ethic of conservation, Amelia Park integrates vernacular traditions with sustainable design and high performance building technologies, yielding homes that are more comfortable, more energy efficient, and less costly to operate and maintain.



Examples of building within the natural setting

Despite the careful planning involved in defining Amelia Park, it continues to evolve, never lapsing into the prescribed, but allowing for flexibility, and encouraging ideas to evolve and nurture the original visions and goals of the community. It requires that we remain authentic, connected to our unique history and traditions, while applying the highest operational standards, capable of harnessing cutting edge technology.



The Garden Walk

Interwoven throughout Amelia Park is the Garden Walk, very special neighborhoods of residences, which front wonderfully diverse native greens enhanced with lush specimen foliage. Garden Walk blocks were designed to take advantage of existing and mature landscape, preserving and enhancing the natural habitat and providing a pedestrian network that weaves its way through the entire neighborhood. The Garden Walk includes homes fronting on these greens such that their architecture becomes part of the public realm. Walks are designed to take advantage of special structures and natural features as terminating vistas. The Garden Walk includes two-story lakefront homes that are designed to take advantage of views and prevailing sea breezes.



Scenes from the Garden Walk

The Coastal Neighborhoods

Located in the northwest corner of Amelia Park, the Coastal Neighborhoods promote an attitude of preservation by embracing the ethic of conservation. The Coastal Neighborhoods are intentionally and distinctly more organic by interweaving natural and built environments. Discrete ecosystems are identified and enhanced in measurably diverse environments. Through careful study of aesthetic and functional details inherent in timeless architectural styles of the coastal sea islands, a narrow range of appropriate historical precedents has been established exclusively for the Coastal Neighborhoods. A carefully chosen palette of approved materials, selected for ageless qualities, durability and maintenance, combined with a limited color palette work to harmonize with the natural woodland setting. The goal of maintaining lasting value is manifest through the use of superior materials and craftsmanship.



Examples of Coastal Neighborhood Homes

Coastal Precedents

Architecture



Seaside Cottage

Most of the early houses of the beaches were modest summer homes, typically wood frame designed to shelter from storms, and provide shade from intense sunlight. Many beach residences had tall ceilings paneled with beaded virgin pine and fireplaces of Georgia brick, faced with tabby. Extensive window and door openings across the fronts allow for cross ventilation throughout the more relaxed arrangement of rooms, all through the depth of the structure. Like the shingle style cottages, these homes display a casual classical literacy that is all the more compelling when weathered.





Bungalow



Bungalows were built in the southeast region as compact one and one half story cottages with facades that displayed brackets and exposed rafter tails. Trim colors were light to contrast dramatically against dark wooden lap siding or shingle. Interiors would often incorporate built-in furniture and bookshelves as a space saving approach in these modestly sized homes, often with exposed timber beamed ceilings and inglenooks at the fireplace.



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- AMELIA PARK, NORTHEAST FLORIDA'S FIRST TRADITIONAL NEIGHBORHOOD DEVELOPMENT IS THE 2007 RECIPIENT OF NAHB'S "BEST IN AMERICAN LIVING" SMART GROWTH AWARD
- AMELIA PARK WAS RECOGNIZED BY THE FLORIDA PLANNING AND ZONING ASSOCIATION FOR BEST PRIVATE SECTOR DESIGN
- AMELIA PARK WAS MASTER PLANNED BY INTERNATIONALLY ACCLAIMED DUANY PLATER-ZYBERK & COMPANY, ARCHITECTS AND TOWN PLANNERS RESPONSIBLE FOR INSPIRING THE TND MOVEMENT

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To visit Amelia Park from I-95, travel east on A1A (SR 200) to Amelia Island, continue on AIA after crossing the ICW bridge, turn right at the third traffic light onto T. J. Courson Road, and continue through the next traffic light into Amelia Park.