

Marineland

Florida



Location: Flagler County, Florida
Type: Environmental Resort Village
Year Design: 2002
Status: Permitting
Size: 160 Acres
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The goal of the master plan for the new town of Marineland was to create a model community that would exemplify the most advanced techniques in urban and environmental design. The compact, pedestrian-friendly, and mixed-use village will be enhanced by the inclusion of a new, expanded campus for the University of Florida Whitney Lab, located at the northern edge of the site. This marine biotechnology research center will join the Florida Sea Grant Program, already operating on the property, to become part of a comprehensive educational community for the town.

Recognizing the importance of the site's unique natural assets, the master plan seeks to preserve and restore as much open space as possible. The open space network includes a half-mile of oceanfront and inland waterway coastline that will remain public, along with 90 acres of live oak hammocks that have been designated as a preserve. A process for repairing the dune along the beach is underway and involves the demolition of two outdated hotels. Ecologically damaged land to the south will be restored as part of a "river to sea" preserve that will retain its existing recreational function. In addition, a green space network will include an assortment of retention parks and ponds and a series of newly planted communal gardens in the southern portion of the site.

Both the urbanism and the architecture of Marineland make a concerted effort to minimize the impact of new construction on the land. Urbanistically, the built infrastructure is kept very light, with the vehicular network reduced to a few thoroughfares. The majority of the east-west connectors are pedestrian passages that allow easy access to the beach or the woodland preserve along the Intracoastal Waterway. To keep the number of streets to a minimum, the single-family neighborhood parking is centralized in several parking courts. These structures, also known as "carburetors," will become specialized environmental structures and will contain state-of-the-art energy-generating technology (wind mills, water tanks, solar batteries), thus alleviating the pressure for the residential buildings to accommodate this type of equipment. The architecture will be designed to be in harmony with the natural environment while responding to a diversity of market segments. The use of recycled materials and "off the shelf" construction components, for example, will be pursued to create affordable housing. Time-honored passive solar energy techniques will be encouraged along with the use of sustainable building materials, the conservation of energy, and new recycling techniques.