

# Draper Lake

Walton County, FL

## PROJECT DETAILS

Project Area: 28 acres over two peninsulas plus 12 acres of dunal lake

Client: Leucadia National Corporation

Year Designed: 2003

Website: draperlake.com

For more information, visit [doverkohl.com](http://doverkohl.com).



A new commercial building on Highway 30-A marks the entrance to Draper Lake, and reflects the “great camp” architectural style.



A 48-foot observation tower, built of heavy timber and steel, is an architectural centerpiece of Draper Lake, providing panoramic views of the neighborhood and Gulf of Mexico from within the central neighborhood green.



A stone wall lines one of several walking trails that connect the network of greenspaces.



## The Project

Draper Lake, situated along the Florida Panhandle, is a private development comprised of two magnificent wooded peninsulas separated by a protected dunal lake. This predominantly residential community of 90+ units will also include a mix of civic buildings (including community pools, boat houses, and pavilions), a commercial area adjacent to Highway 30-A, and neighborhood parks and open spaces. The land located within the first 100 feet from the lake’s edge is protected from development, providing pedestrian access to the water through winding nature and hiking trails. This plan was created in partnership with Duany Plater-Zyberk & Company, Douglas Luke, Julia Sanford, Aurora Civil Engineering, and Biological Research Associates.

## The Process

Initial designs were established during a week-long design charrette. The end result was a complete Master Plan that included a Regulating Plan and Architectural, Urban and Street Standards to ensure that final construction reflected the long-range vision for Draper Lake.

## Key Elements

The Master Plan celebrates the unique qualities of this natural environment through building design and strategic land and tree preservation. The site layout and architecture are designed in character with the building traditions of Chautauqua and similar historic great camps of the Adirondacks and other mountain/lake villages and retreats. The hamlet incorporates a mix of housing types typically found in rustic villages including single-family homes fronting the greens, village homes fronting the streets, and lake houses fronting on pedestrian pathways (with vehicular access exclusively from rear lanes).

## Status

The Plan for Draper Lake was approved by Walton County. Site infrastructure, including streets, civic structures, and community pool buildings, has been constructed.

# Respecting the Environment

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**Draper Lake** boasts a unique natural environment, featuring a protected ecosystem harboring unique flora, fauna, and marine life, surrounding live oaks and pine forests, and an immediate proximity to the Gulf of Mexico.

An environmentally sensitive design was essential for the planning of Draper Lake. The two peninsulas are connected by two wooden, pedestrian bridges (one covered), while numerous nature and hiking trails connect the site's expansive green network. Urban Standards specify maximum lot coverage to maintain pervious areas; Landscape Standards establish that lot clearings are to be kept to a minimum to preserve mature trees; and Architectural Standards ensure that all building finishes are of wood and stone to emphasize a style of architecture reminiscent of American forested mountain lakefront homes and lodges of the early 20th century.



A typical street; minimal lot clearing allows many existing trees to remain, with buildings nestled between.



On the eastern peninsula, houses line the central open space framing a view to the eastern boathouse and lake beyond.

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