



NORTH VILLAGE

WINDSOR



TABLE OF CONTENTS

INTRODUCTION
5

HISTORY
13

NATURE & SUSTAINABILITY
23

RESIDENCES
29

AMENITIES
39





A FRESH PERSPECTIVE

INTRODUCTION

With the development of the North Village, Windsor completes the final phase of a passion project begun by cofounders W. Galen and Hilary M. Weston over three decades ago. The North Village is at once a seamless expansion of this beloved seaside community and a fresh new vision for it. Inspired both by past success and future possibilities, it builds on the thoughtfully crafted master plan and elegant architectural aesthetic established by pioneering New Urbanism architects Andrés Duany and Elizabeth Plater-Zyberk while introducing an even greater commitment to sustainability.



“

Look deep into
nature, and
then you will
understand
everything better.

”

- Albert Einstein

1. Pelican Island National Wildlife Refuge
2. Viewing Tower
3. Jungle Trail
4. Indian River Lagoon
5. Kayak Launch
6. Kayak Storage
7. Estuary
8. Oak Pantheon
9. Estuary Island
10. Inlet
11. Lake Island
12. Lake
13. Park
14. Lake Deck
15. Row Houses
16. Village Green
17. Fitness & Wellness Centre
18. Outside of Windsor

NORTH VILLAGE



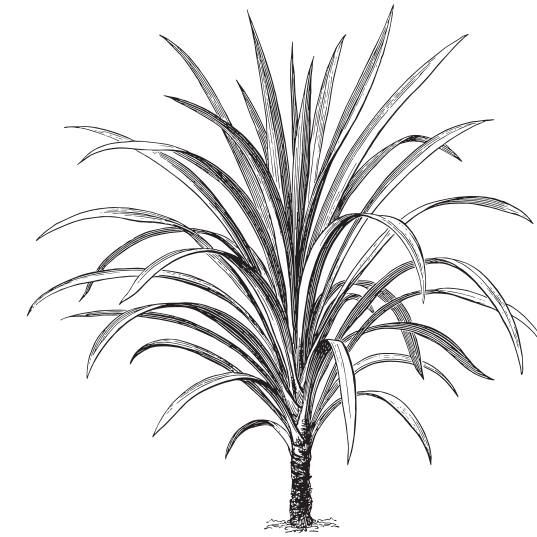
where

the

WILD

things

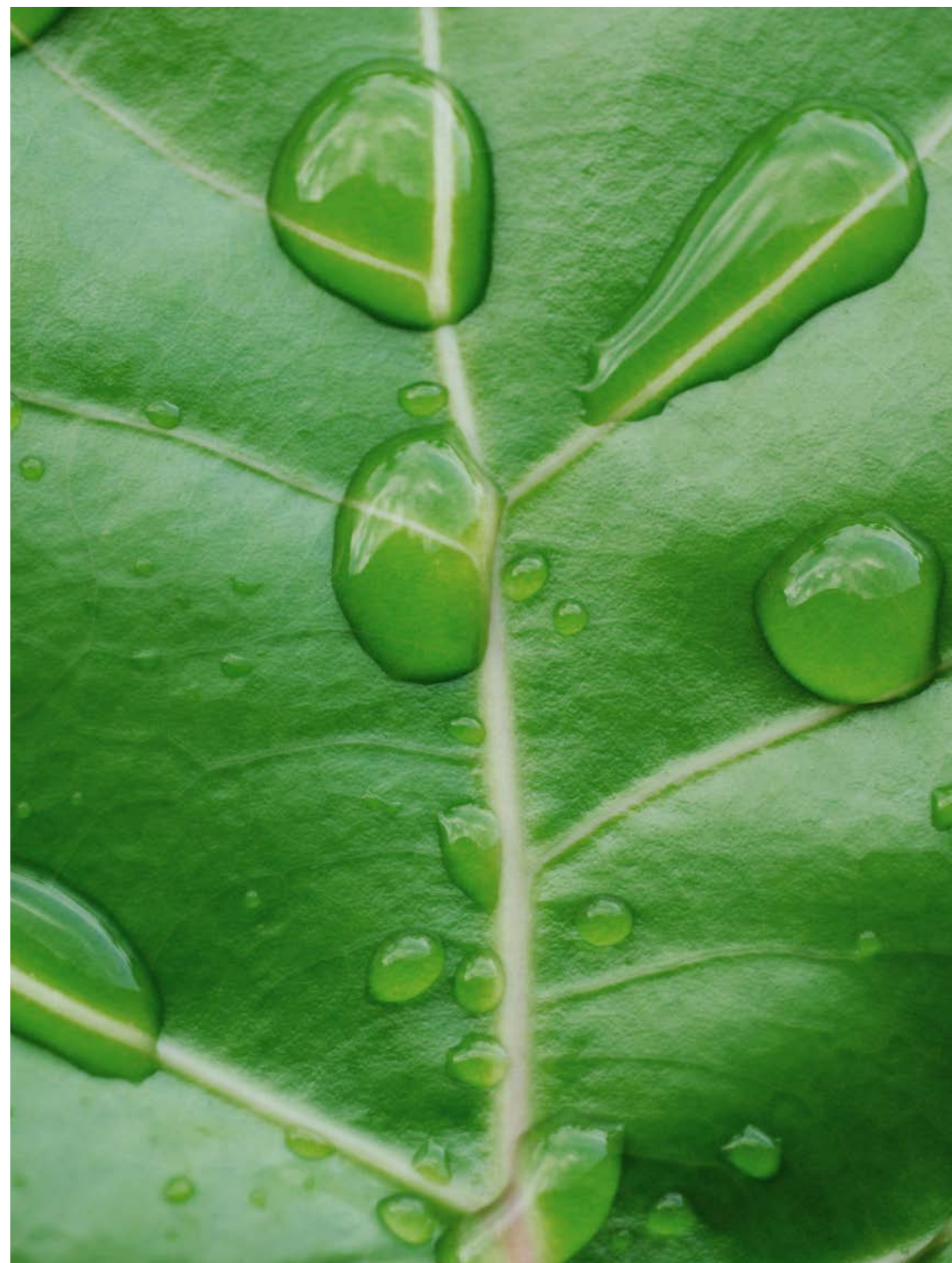
are



A VILLAGE BY THE SEA

HISTORY

In 1989, Mr. and Mrs. Weston left their home in Toronto, Canada, to visit South Florida in search of a winter residence for themselves and their children. In Vero Beach they discovered an idyllic location between the Indian River and the Atlantic Ocean. Over the following years, working closely with architects Duany and Plater-Zyberk, the Westons transformed this lush swath of land into the critically acclaimed private residential community of Windsor.



In Windsor's early days, when there were just a few homes and a polo field, Mr. Weston—an accomplished polo player—hosted spirited polo matches for friends and family. Over time, with the development of the Village, the addition of a links-style championship golf course and jasmine-scented tennis courts, as well as a sophisticated program of cultural events, membership thrived. A community with small-town charm and world-class amenities became a vibrant and diverse destination Members return to year after year, building treasured memories with friends and loved ones.



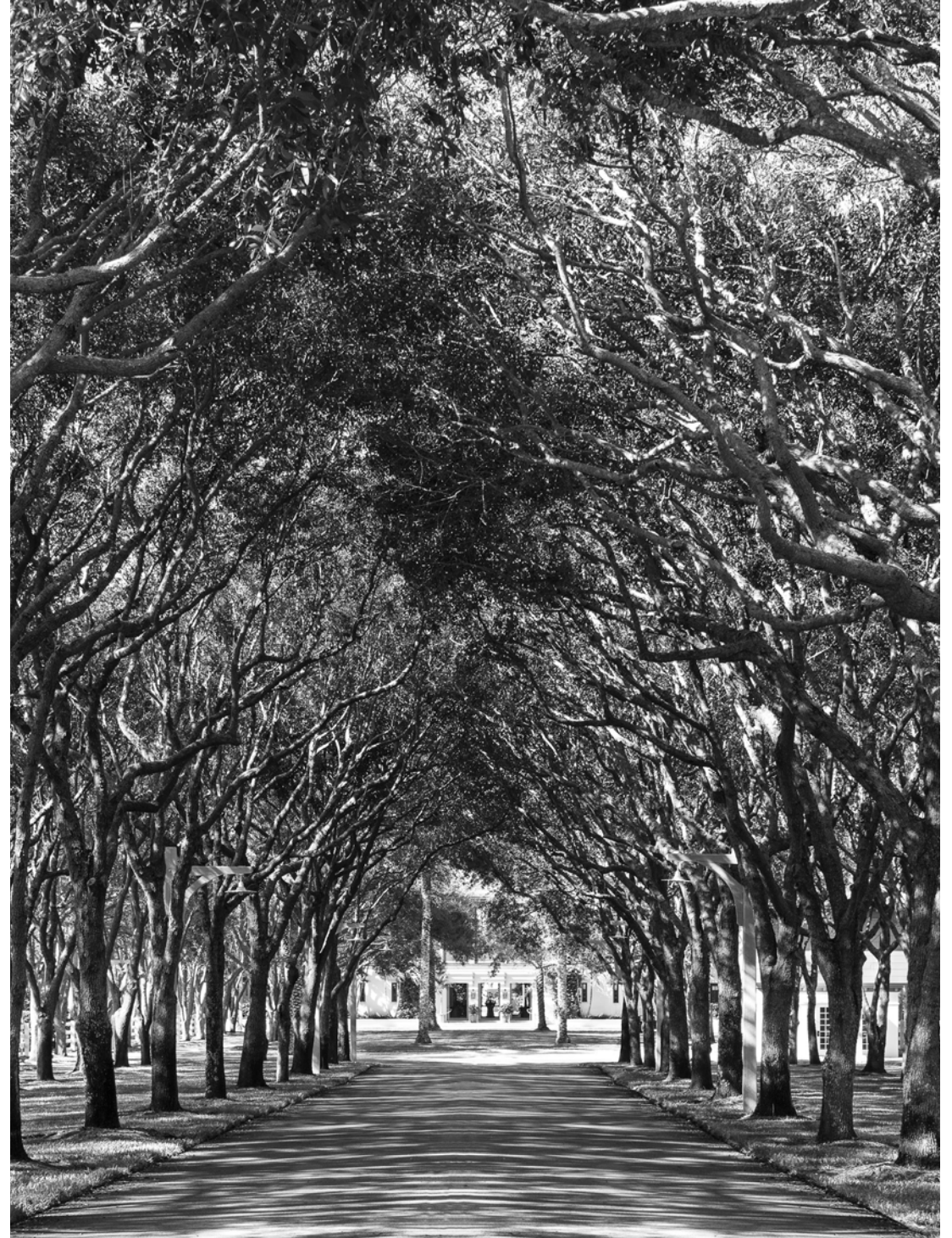


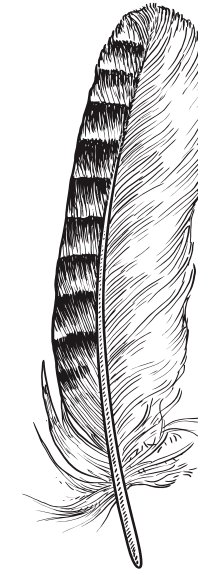
“

When you leave a
beautiful place, you
carry it with you
wherever you go.

”

- Alexandra Stoddard





A LASTING LEGACY

NATURE & SUSTAINABILITY

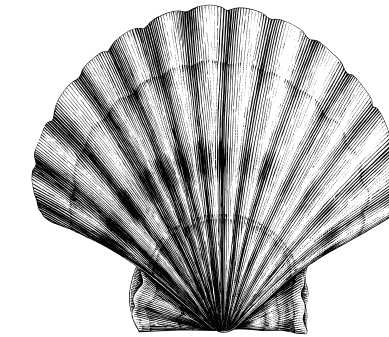
Windsor is a legacy endeavor for the Weston family. Just as Mr. and Mrs. Weston worked together to establish the community in the early 1990s, now Mrs. Weston and daughter Alannah Weston have shaped an evolved vision for Windsor's North Village. Based upon the principles of the New Urbanism movement, their vision is enhanced with heightened focus on sustainability to ensure the North Village can be enjoyed for generations to come. A mix of residences, green public spaces and new amenities will combine to create an experience that balances privacy and community. Nature will be brought to the fore with scenic trails, landscaping that respects the barrier island's unique climate, and a rich habitat to support native flora and fauna. In details such as shaded walkways and quiet places to pause and take in peaceful water views, the North Village will foster well-being.





A NATURAL TAPESTRY

Landscaping inspired by the Indian River Lagoon's rich ecology will incorporate native plants and water to create a curated experience of the natural surroundings and weave the North Village seamlessly into its environs. This endeavor is being carried out by a hand-selected team with expertise in ecologically sensitive locations, advanced conservation practices and sustainable landscape design. The plan the team has created is a feast for the senses, a horticultural tapestry of species selected for color, scent and suitability for the barrier island's particular climate. This is bolstered by organic and non-toxic maintenance practices that promote a healthy and balanced ecosystem. These and other measures will support fragile and symbiotic natural systems, reducing energy demands and fostering an environment in which wildlife can continue to flourish.



THE NORTH VILLAGE

RESIDENCES

Encompassing 47 acres adjacent to the Indian River Lagoon and featuring an estuary and a sparkling freshwater lake, the North Village is a natural and complementary extension of the existing Windsor community. America's leading New Urbanism proponents, DPZ CoDESIGN, have designed the master plan, focusing on principles of sustainability, walkability, healthy living and community values. A mix of 34 single-family residences and six Row Houses as well as new amenities will be built around the estuary and lake, providing opportunities for soothing water views. Trails and pathways will offer connectivity while open public green spaces will contribute to a serene yet convivial atmosphere.





ARCHITECTURAL REFINEMENTS

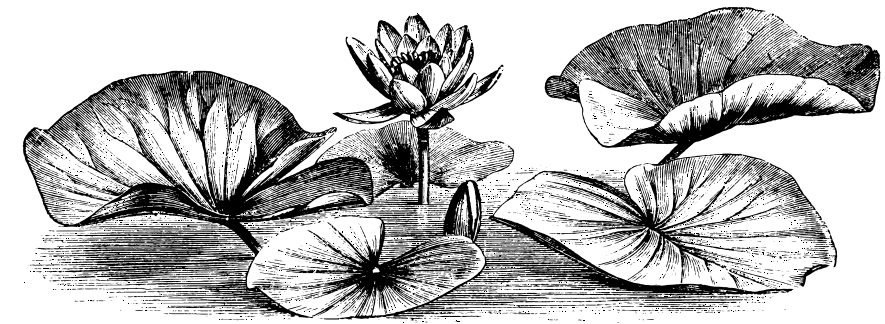
The architectural language originally established by Duany and Plater-Zyberk and preserved within the Windsor code has stood the test of time and created an authentic identity for the community. An updated code for the North Village retains signature elements of Windsor's iconic Anglo-Caribbean style to ensure visual continuity while encouraging a more minimal expression of its architectural vernacular. A subtle evolution of the Windsor style will incorporate building practices to achieve a high level of sustainable innovation as well as a lower environmental impact. Key features, including courtyards, single-room depths and a light color palette will remain in the code. However, details will be modified to engender a more contemporary aesthetic. This will open the door for a new generation of architects to realize their most ambitious visions on behalf of Members.





NATURE AT THE FORE

The North Village quietly champions a holistic, thoughtfully integrated approach to sustainable living. From the master plan that makes informed use of the land to landscaping that respects the unique ecological environment, nature is at the fore. A network of tree-shaded pathways, open green spaces, lookouts and accessible private islands are among the features that create opportunities for Members to immerse themselves in unique experiences surrounded by a lush landscape. The design code for residences brings sustainability home, quite literally, with guidelines that shape innovative, environmentally sensitive architectural solutions for the climate and context of the North Village.



AMENITIES ABOUT

AMENITIES

The North Village will feature new amenities for Windsor's multigenerational membership to enjoy. The Fitness and Wellness Centre will expand the community's health and well-being offering to 12,620 square feet. Generous studio spaces for cardio, strength and flexibility training will be complete with the latest equipment. The centre will also provide serene and luxurious spa treatment rooms, relaxation spaces and a juice bar. A collection of outdoor amenities will enhance the experience of the North Village's spectacular natural environment. The perfect perch for morning coffee or a sunset cocktail will be a viewing platform showcasing sweeping views across the mangroves to the lagoon and horizon beyond. A kayak launch with storage will provide seamless connection to the Indian River.



Wellness is a guiding principle behind the design of the North Village. The approach is holistic and dynamic, encompassing the ecological environment as well as the people and structures within it. Carefully protected natural habitats within and around the North Village nurture native species while thoughtfully designed outdoor spaces and amenities enhance the time Members spend in the fresh air. The refined architectural code complements these efforts, respecting the health of the environment with innovative building practices while elevating the residential experience with guidelines that promote harmonious indoor-outdoor living in South Florida's remarkable climate.



GREEN SPACES

The North Village will offer Members a thoughtfully imagined balance between community living and true privacy. Within the 47-acre master plan, over 26.5 acres are devoted to parks, greens and islands, and nearly 9.7 acres are comprised of water, with a freshwater lake to the east and an estuary to the west. This abundance of outdoor space has been gently shaped to provide a variety of sporting, relaxation and social experiences.







A network of trails and boardwalks for scenic walking, biking and horseback riding links all areas, from the ellipse-shaped Village Green with park benches at the southern entry to the North Village to the “Oak Pantheon” with tree-shaded seating and a firepit in the northwest portion of the property. Two islands—one in the estuary and the other in the freshwater lake—will be accessible by pedestrian bridges. The estuary will be home to an “Art Island” where architect- and artist-designed works will create an inspiring space for quiet contemplation. The lake island is being designed as a rookery—a habitat for birdlife. A boardwalk around its perimeter will allow up-close observation of native and migratory birds. Water sports will also be close at hand, with a kayak launch giving direct access to the Indian River. Secured onsite storage will be available for kayaks, canoes and paddleboards.



through

winding

TRAILS

on

steadfast

ground





NEIGHBORS TO NATURE

Windsor's extraordinary barrier island location between the Atlantic Ocean and the Indian River Lagoon envelops Members in a world of luminous natural beauty. The tranquil environment of the North Village is enhanced by neighboring conservation areas that create a precious, forever preserved buffer zone comprising over 5,400 acres of land and water. The Pelican Island National Wildlife Refuge to the north, which holds the distinction of being the nation's first national wildlife refuge, is on the most diverse estuary in North America, the Indian River. It supports endangered species, migratory birds and key fish spawning sites. To the east, the Archie Carr National Wildlife Refuge is one of the most significant sea turtle nesting sites in the world. The Historic Jungle Trail, listed on the National Register of Historic Places, runs along the western perimeter of the property. The approximately eight-mile trail, originally built in the 1920s for citrus growers, passes through hammocks of palms and other coastal wetland species, along the shores of Indian River Lagoon.



force

a

of

NATURE

Windsor has a deep and abiding relationship with fine arts and culture. The Gallery at Windsor, founded in 2002, is home to important works from the George Weston Collection and host to special exhibitions. Under the direction of Mrs. Weston and her daughter Alannah Weston, the Gallery has featured works by leading contemporary artists and has engaged in collaborations with such prominent international arts organizations as the Whitechapel Gallery and the Royal Academy of Arts in London as well as a number of organizations throughout Vero Beach's thriving cultural community. The North Village will expand Windsor's arts program, introducing permanent installations of outdoor sculpture within the landscape.





“

*Art will never
be able to exist
without nature.*

”

- Pierre Bonnard

THE DESIGN AND DEVELOPMENT TEAM



HILARY WESTON

COFOUNDER, WINDSOR

The Hon. Hilary M. Weston is one of Canada's most influential women, recognized for her volunteer and philanthropic work, her business acumen and her high-profile public service. Mrs. Weston served as the 26th Lieutenant Governor of Ontario from 1997 to 2002. As HM Queen Elizabeth II's representative in Ontario, she was responsible for the Crown's constitutional and representational roles in the province. Mrs. Weston served as the first chancellor of the Order of Ontario, receiving the honor in 2001. She received the Queen's Golden Jubilee Medal in 2002 and was appointed as a Member of the Order of Canada in 2003. In October 2015 Mrs. Weston was invested by HM the Queen as a Commander in the Royal Victorian Order.

As Windsor's creative director, Mrs. Weston is actively involved in the community's evolution. Since 2011, she has overseen exhibition programming for the Gallery at Windsor, realizing multiyear curatorial partnerships with leading art institutions including Whitechapel Gallery and the Royal Academy of Arts. Renowned international artists whose work has been exhibited include Jasper Johns, Sir Michael Craig-Martin, Beatriz Milhazes, Grayson Perry and Rose Wylie. Mrs. Weston also serves as the Honorary Co-Chair for Windsor's biennial Charity Polo Cup, recognized as the signature high-goal charity polo match of the season in Vero Beach.



ALANNAH WESTON

PRINCIPAL, WINDSOR

The Oxford-educated daughter of W. Galen and Hilary M. Weston, Alannah Weston is a leader who has always championed sustainability and creativity in her work. Ms. Weston began her professional life in journalism, then went on to work as part of the turnaround team at Burberry before forming a creative studio in London. Through the studio, she led the creative direction of Windsor from 2001 to 2004. In addition to working with her mother on the development of Windsor's brand and architecture, Ms. Weston founded the Gallery at Windsor, bringing artists from Ed Ruscha to Peter Doig to exhibit their work.

Ms. Weston went on to become creative director of Selfridges in 2004 and spent the next 10 years reinvigorating the iconic British department store through a focus on creativity and sustainability. Her tenure was distinguished by significant achievements. Selfridges was voted world's best department store four times during this period. In addition, she spearheaded Project Ocean in collaboration with ZSL, Greenpeace and several other NGOs to raise awareness for overfishing. In 2020, they launched Project Earth, which set out tough materials commitments and launched a circular strategy including bringing rental, resale and repair to customers. From 2019 to 2022, Ms. Weston was chairman of Selfridges Group with responsibility for 25 stores across five brands worldwide: Brown Thomas and Arnotts in Ireland, De Bijenkorf in the Netherlands, Holt Renfrew in Canada and Selfridges in the United Kingdom.

In 2020, she launched her podcast, "How to Lead a Sustainable Business." Ms. Weston is also a dedicated philanthropist, chairing the Galen and Hilary Weston Foundation in the UK as well as sitting on the board of several other family foundations and holding companies.

DPZ CODESIGN

DPZ CoDESIGN is an architectural practice that was founded in 1980 by Andrés Duany and Elizabeth Plater-Zyberk. The founders are among the leading proponents of the New Urbanism movement, which promotes sustainable urban growth and community design. DPZ's work has been recognized with numerous prestigious industry awards. Duany and Plater-Zyberk led the design of Windsor's original master plan and building code.

DEPT. LLC

Dept. is a landscape architecture and urban design studio that specializes in ecologically sensitive landscapes for the public and the environment. Founded in 2019 by Maggie Tsang and Isaac Stein, Dept. works at a range of scales from urban parks and waterfronts to small gardens. In May 2022, Dept. was one of six emerging firms to be awarded the 2022 League Prize from the Architectural League of New York.

BETH DOWDLE

Beth Dowdle is an accomplished land conservation and planning expert with decades of experience in leadership and advisory positions for municipalities and nonprofit organizations along the Eastern Seaboard. She has served on the boards of organizations nationwide whose missions are related to conservation and community improvement and was a founding member of the Congress for the New Urbanism in Florida.

FARR ASSOCIATES

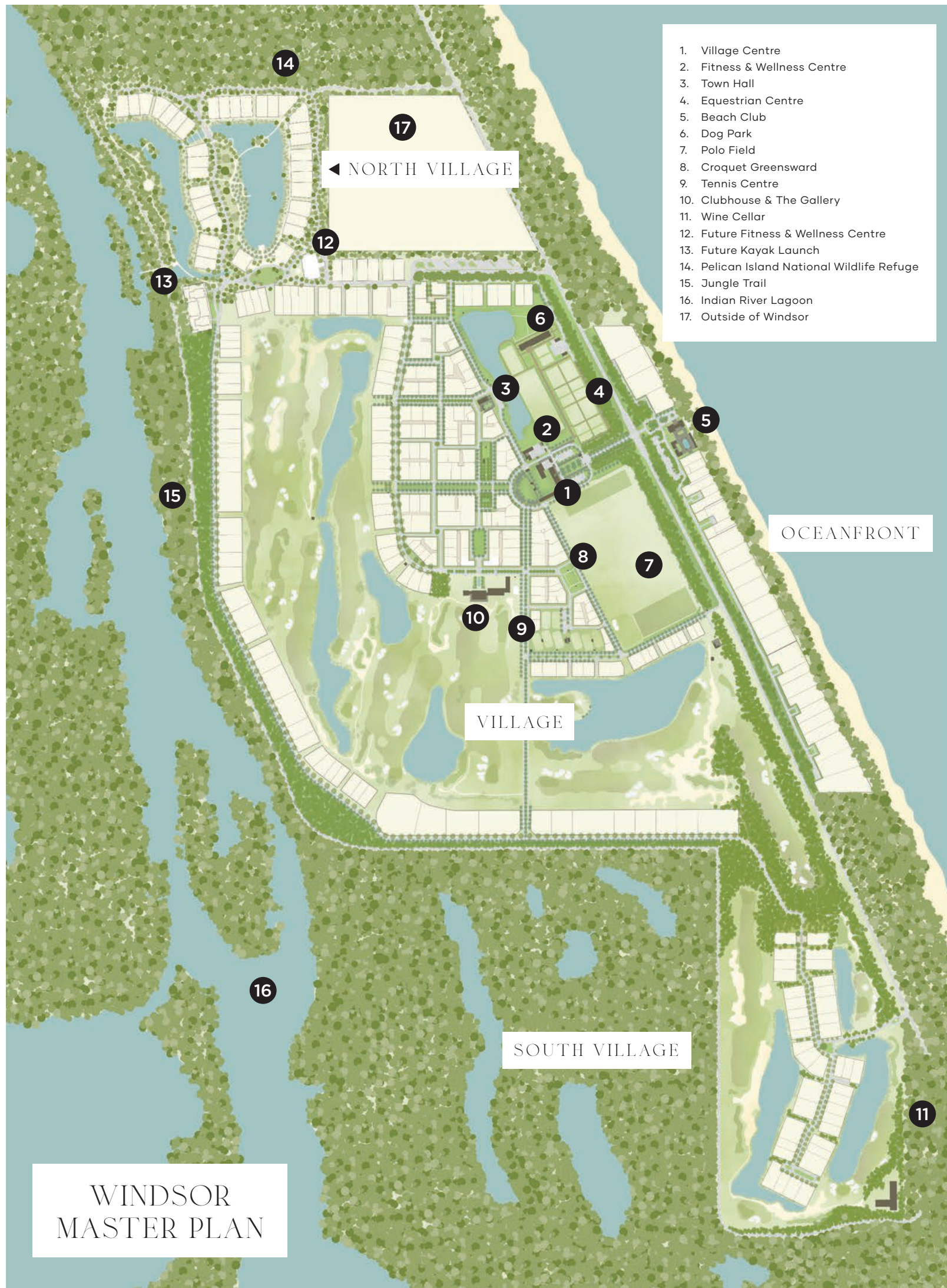
Farr Associates is a pioneering, sustainability-driven architecture and urban design firm founded by Doug Farr, a leader of the sustainability movement. The firm's current projects represent the state-of-the-practice in high-performance buildings and walkable urbanism. Mr. Farr chaired the creation of LEED-Neighborhood Development and authored two groundbreaking books on urban sustainability: Sustainable Urbanism: Urban Design with Nature (2008) and Sustainable Nation: Urban Design Patterns for the Future (2018).

EDWINA VON GAL

Landscape designer Edwina von Gal, who established her eponymous firm in 1984, is a leading voice in the field focusing on natural, sustainable landscape design. She has collaborated with numerous high-profile architects, designers and art-world luminaries on public and private projects worldwide. Ms. von Gal has served on boards and committees for a number of horticultural and arts organizations and is the recipient of many prestigious industry awards. In 2013, she launched the Perfect Earth Project, a nonprofit that promotes toxin-free lawns and landscapes for the health of people, their pets and the planet.

MERRILL, PASTOR & COLGAN ARCHITECTS

Founded by Scott Merrill in 1990, Merrill, Pastor & Colgan Architects is an award-winning architectural firm with deep experience in urban design, historic preservation, sustainability and project management. For over three decades, the firm's principal interest has been the development of building types and site planning that use land more efficiently and intensely. MPC has designed numerous residences at Windsor since the early 1990s as well as the Village Centre and the Windsor Park Residences.



1. Village Centre
2. Fitness & Wellness Centre
3. Town Hall
4. Equestrian Centre
5. Beach Club
6. Dog Park
7. Polo Field
8. Croquet Greensward
9. Tennis Centre
10. Clubhouse & The Gallery
11. Wine Cellar
12. Future Fitness & Wellness Centre
13. Future Kayak Launch
14. Pelican Island National Wildlife Refuge
15. Jungle Trail
16. Indian River Lagoon
17. Outside of Windsor

WINDSOR
MASTER PLAN

WindsorFlorida.com



All information contained in this brochure, including renderings and the configuration, elevation, and size of lots, lakes, common areas and roads, reflect preliminary plans only, are not to scale and are subject to change during the final design and permitting process, and should not be relied upon as representation, express or implied, of final detail. The developer expressly reserves the right to make modifications, revisions and changes which it deems desirable in its sole and absolute discretion.



