A conceptual architectural rendering of a residential development. The scene is dominated by large, mature trees with dense green foliage. In the background, a large, white, multi-story clubhouse or community center with a prominent arched entrance and a covered outdoor area is visible. A paved path winds through the landscape, and several people are shown walking and sitting on the grass, suggesting a community-oriented environment. The overall atmosphere is bright and airy, with a clear blue sky.

THE NORTH VILLAGE

WINDSOR

VERO BEACH, FLORIDA



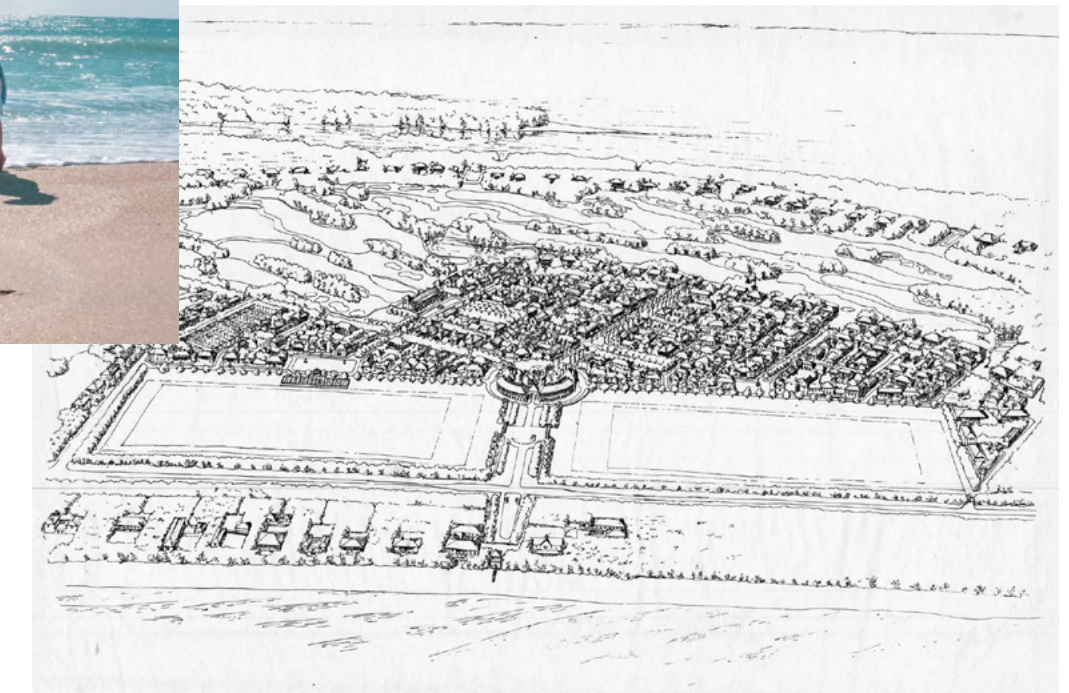
A NEW CHAPTER¹
OPENS IN A
TREASURED
VILLAGE
BY THE SEA

Windsor, A Village By the Sea

OUR HISTORY

In 1989, W. Galen and Hilary M. Weston of Toronto, Canada visited South Florida in search of a winter home 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 visionary architects Andrés Duany and Elizabeth Plater-Zyberk, the Westons transformed this lush swath of land into the critically acclaimed residential community of Windsor.

In the 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.



With public green spaces, lakes, trails and a village square, the North Village will offer Members a thoughtfully imagined balance between community living and true privacy.

OUR NEXT CHAPTER

Now, with development of the North Village, Windsor opens its next chapter and final phase of the passion project begun by the Westons over three decades ago. The North Village is at once a seamless expansion of a beloved 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 Duany and Plater-Zyberk while introducing an even greater commitment to sustainability.



The North Village

A FRESH PERSPECTIVE

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. The care they have given it is a fitting tribute to the late Galen Weston and a testament to his enduring love for Windsor.

Their vision is based upon the principles of the New Urbanism movement and is enhanced with heightened focus on sustainability to ensure the North Village can be enjoyed for generations to come. A mix of single-family residences and multi-family properties, green public spaces and new amenities will combine to create a village experience that balances privacy and community. It is a concept that brings nature to the fore. A network of trails will provide for scenic walking, biking and horseback riding excursions. Landscaping by a hand-selected team of designers will be a feast for the senses, a tapestry of native plant life chosen for color, scent and suitability for the barrier island's unique climate. The project will provide a rich habitat for an abundance of native flora and fauna. The human experience will be one that fosters wellbeing – shady walks and quiet places to pause and take in peaceful water views.





Conceptual Rendering

America's leading New Urbanism proponents, DPZ CoDESIGN, designed the North Village's 47-acre master plan, focusing on principles of sustainability, walkability, healthy living, and community values.

NATURE TAKES THE LEAD

Encompassing 47 acres adjacent to the Indian River Lagoon, and featuring two sparkling lakes, the North Village is a natural and complementary extension of the existing Windsor community. This tranquil environment is enhanced by neighboring conservation areas. The Pelican Island National Wildlife Refuge to the north and the Historic Jungle Trail running along the western perimeter of the property create a precious, forever preserved buffer zone.

The 40 North Village residences and amenities will be built around the two lakes, providing opportunities for soothing water views. 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 nestle the North Village seamlessly into its environs. Maintenance practices will be organic and non-toxic to 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.

Protected by restored dunes, Windsor's pristine beach, located within the Archie Carr National Wildlife Refuge, is also a haven of security for fragile habitats and creatures. The refuge was designated the most significant area for loggerhead sea turtle nesting in the world, and the most significant area for green turtle nesting in North America.

THE EVOLUTION OF ICONIC DESIGN

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 aesthetic identity for Windsor. An updated code will allow for a subtle evolution of the Windsor style in the North Village, incorporating building practices to achieve a high level of sustainable innovation and low environmental impact.

Many signature design features such as courtyards, single room depths, building materials and a light color palette will remain in the code. However, details will be modified to engender a more contemporary expression of Windsor's architectural vernacular. This will open the door for a new generation of architects to realize their most ambitious visions on behalf of Members.

Built around two lakes, the North Village will attract migratory birds who make their homes in Florida over the winter. A dock will provide water access to kayakers. A bird hide and artist-designed pavilions will offer unique vantage points to view flora and fauna.





NEW AND ENHANCED AMENITIES

In addition to the new homes and green spaces, the North Village will feature new amenities for Windsor’s multi-generational Membership to enjoy.

The Fitness and Wellness Centre will expand Windsor’s health and wellbeing offering to more than 14,000 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 and relaxation spaces.

A collection of outdoor amenities will enhance the experience of the North Village’s spectacular natural environment. A viewing tower showcasing sweeping views across the mangroves to the lagoon, ocean and horizon beyond will be the perfect perch for morning coffee or a sunset cocktail. At ground level, artist- and architect-designed pavilions and a bird hide will be tucked into the landscape and along the lakeshores, offering inviting spaces for precious moments of pause and appreciation. A kayak launch with storage will provide seamless connection to the Indian River.

A new Fitness and Wellness Centre designed by Merrill Pastor Colgan will sit within the naturalistic landscape of the North Village, which will feature native species, including Spanish moss, cabbage palms, fragrant southern magnolias, and colorful indigenous iris and lily.

The Design & Development Team

Hilary Weston

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 and received 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 multi-year curatorial partnerships with leading art institutions including Whitechapel Gallery and the Royal Academy of Arts. Renowned international artists whose work was exhibited include Jasper Johns, Sir Michael Craig-Martin, Beatriz Milhazes, Grayson Perry and Rose Wylie. Mrs. Weston also serves at 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

The Oxford-educated daughter of W. Galen and Hilary M. Weston, Alannah Weston began her professional life in journalism. She 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. During her tenure, Selfridges was voted World’s Best Department Store four times. 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.

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: the *Sustainable Urbanism: Urban Design with Nature* (2008) and *Sustainable Nation: Urban Design Patterns for the Future* (2018).

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.

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.

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.

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.

Windsor is that rare place where the finer things in life and the simple things that matter are equally cherished.

INQUIRIES

Kindly contact us to learn more about the North Village, including information about residential availabilities and the opportunity to reserve.

772 388 8400

INFO@WINDSORFLORIDA.COM

Site Map

1. Village Centre
2. Fitness & Wellness Centre
3. Town Hall
4. Equestrian Centre
5. Beach Club
6. Polo Field
7. Croquet Greensward
8. Tennis Centre
9. Clubhouse
10. The Gallery
11. Future Fitness & Wellness Centre
12. Future Kayak Launch

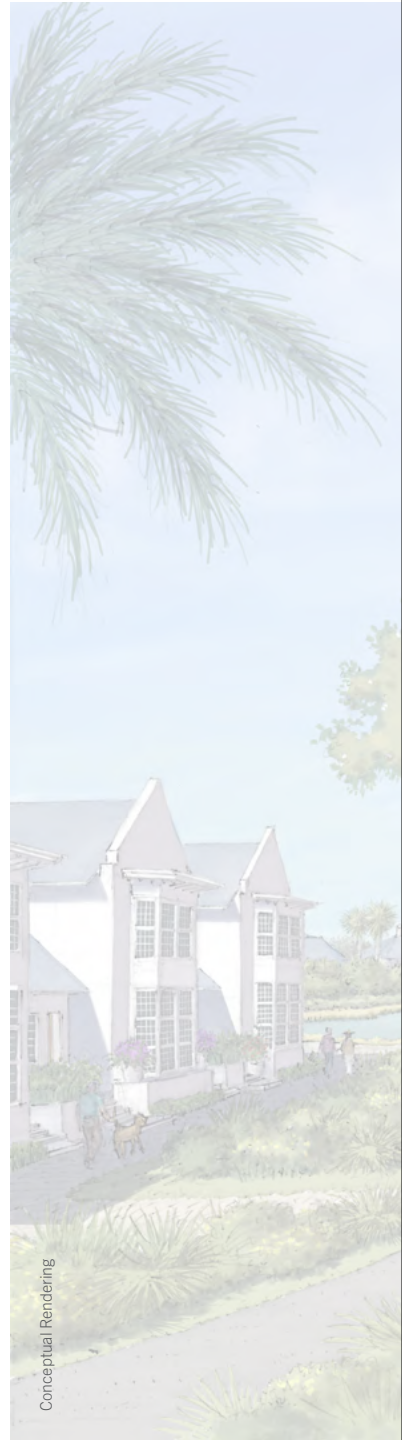




WINDSOR

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Conceptual Rendering