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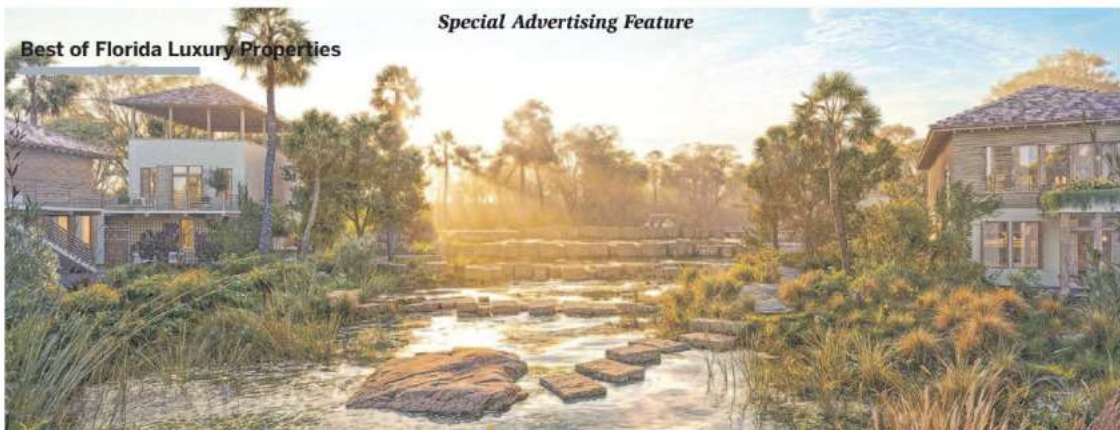
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THE WALL STREET JOURNAL.

Best of Florida Luxury Properties

Special Advertising Feature



RENDERING BY SOFIA HEUCHERT

NEW RESIDENTIAL PROJECTS, OLD FLORIDA

Future single-family homes in Windsor, a private sporting community on a barrier island in Vero Beach, will be arranged amid native plants and along natural waterways to preserve the land and its wildlife.

by Julie Bennett

As glass towers rise in Miami and West Palm Beach, condominium communities in other Florida towns are sticking closer to the ground, offering touches of Florida history, native vegetation and, in one case, Southern hospitality dress codes.

Mid-rise developments ALINA Residences of Boca Raton and The Ritz-Carlton Residences, Naples have all the trappings of today's luxury resort-style condominium projects, but still pay homage to their location's history and natural beauty. Windsor, a private residential sporting community in Vero Beach, retains colonial elegance in its homes, native plants in its landscaping and traditional Southern values throughout. Tennis and croquet whites are still required and gentlemen must wear jackets to dinner at its beach club.

Windsor was created in the early 1990s by a Canadian couple, W. Galen and Hilary M. Weston, who built a family vacation home in a former citrus grove on a barrier island between the Indian River and Vero Beach. The late couple, who owned global grocery and retail enterprises, loved the area so much they soon purchased the entire 472-acre site and developed what they called a passion project, a private enclave of estates, condominiums and townhouses surrounded by a polo field, golf course, tennis center, croquet greensward and a 26-stable equestrian center. There's also a village center with a concert pavilion and art gallery, miles of hiking and riding trails, rivers for kayaking and an ocean-front beach club.

Their master plan, created by new urbanism town planners and architects Andrés Duany and Elizabeth Plater-Zyberk of DPZ CoDesign, is slated for 350 homes designed in a style called "Anglo-Caribbean," according to Mark Justice, Windsor's vice president of construction and development.

"The homes have the formality of British Colonial houses in cities like Charleston, plus the wide verandas and window shutters you see in the Caribbean. We have 281 residences now and recently opened our last 47 undeveloped acres for the North Village, which will contain 34 custom single-family homes and six row homes."

NATIVE AND UNIQUE

The North Village, also laid out by DPZ CoDesign, will include Windsor's unique architecture but will be more focused on sustainability and native plants, Justice adds. Buyers select a homesite and architect and must use a pre-approved builder to construct their residences. Each home, which almost always includes a swimming pool, costs in the range of \$5 million to \$8 million, and homesites, which curve around the North Village's lake and estuary, start at \$1.2 million. "We only have nine sites left," Justice states.

To enjoy Windsor's amenities, homeowners must join the Windsor Club, although nongolfers pay lower dues. Residents are referred to as members. The majority of members, Justice reveals, come from the East Coast or Chicago and use their Windsor homes as vacation retreats. "We have a lot of multigenerational families," Justice adds, "who may own more than one home in our community."

To achieve sustainability and enhance the North Village's connection to nature, Windsor hired noted landscape architect Edwina von Gal as a consultant and Isaac Stein,

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Best of Florida Luxury Properties



The luxury homes and amenities in The Ritz-Carlton Residences, Naples reflect the latest tastes, but the names of the residential resort's public areas pay homage to the families who first settled there. The Claypoole rooftop lounge, for example, is named for Reginald Claypoole Vanderbilt, the father of Gloria Vanderbilt.

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design principal at Dept, an urban design firm. "Nothing survives as well as plants that evolved on a site," von Gal says. "We are removing all the nonnative plants and replacing them with palmetto palms and other trees that will support and attract native birds."

GREAT ROOMS

In Naples, STOCK Development is preserving some native plants in a small on-site park, but the main nod to history at The Ritz-Carlton Residences, Naples is in the names of its public spaces, reports Claudine Léger-Wetzel, vice president of sales and marketing for STOCK.

"We are building 128 estate-like residences in five buildings — two 12-story towers with views of the gulf and two five-story buildings overlooking Vanderbilt Lagoon and our marina, and the final five-story building overlooking the private park," Léger-Wetzel says. "We are on track to open next year and more than 80% of them are already sold."

Prices for units still available range from \$4 million to over \$30 million. This includes Penthouse 1101 in the South Tower, which has four bedrooms, a great room with a fireplace, a cozy club room and an owner's suite with its own study. "Primarily we're seeing second-home buyers, with the core demographic ranging from their 50s to 70s. Most have a connection to Naples or are loyal to the Ritz-Carlton brand and have other Ritz-Carlton properties," she says.

Residents will have a connection to Naples history each time they enter a public space on the 6-acre property. Shipping and railroad magnate Cornelius Vanderbilt inspired the name of Vanderbilt Beach, while his friend, landowner Barron G. Collier, helped develop Naples, "and their legacy is woven into the fabric of The Residences," Léger-Wetzel explains.

The project's central gathering space is named the Vanderbilt Club; a nearby lounge carries his nickname, Commodore; and the property's signature restaurant is called the North Star, after the yacht Vanderbilt used in 1853 to carry his family abroad for a grand tour of Europe. The social space for the project's Bay Residences is called the Alva Club, after grandson William Kissam Vanderbilt's one-time wife, and the property's spa is the Marble

House, for the house he bought her in Newport, Rhode Island, as a birthday gift.

HOLDING HISTORY

Meanwhile, residents of ALINA Residences in Boca Raton can soak up local history from their own balconies. ALINA, developed by El-Ad Properties on 9 acres in downtown Boca Raton, has 303 condominiums in a trio of nine-story buildings that are finished and almost totally occupied. "We have approximately 25 units left, including several penthouses, with prices starting at \$5.6 million," says Candace Jorritsma, vice president of sales and marketing.

ALINA, with its park-like setting, rich amenities and downtown location, attracted many of its residents from Boca and other local communities, who moved there from older condos or larger homes, Jorritsma reports. Others come mainly from the Northeast and had often vacationed in Boca as children. "When we first started selling condos in 2018, the majority of our buyers were 60 and older. But in our last building phase, over half of buyers were ages 40 to 60. And about half of all residents are living here year round."

ALINA is adjacent to The Boca Raton, the current iteration of the iconic Boca Raton Resort, opened in 1926 as a luxury hotel by the city's chief planner and architect, Addison Mizner, and many of its balconies overlook the resort's golf course. "Lots of our residents stayed there with their parents or grandparents," Jorritsma reveals. "And today, many ALINA owners are members of The Boca Raton's golf or beach clubs."

History is also within walking distance, because downtown Boca still has several buildings designed by Mizner, including the Addison, his former corporate headquarters. ALINA has a relationship with the nearby Boca Raton Museum of Art, founded in 1950, and supports public displays of some of its sculptures. While few native plants grow on ALINA's landscaped grounds, residents can get a sense of Florida fauna from a two-story vertical installation of moss and plant material called "Flying Over the Everglades" by artist Paloma Teppa of Plant the Future. "This showcases the integration of art, nature and design that defines ALINA's identity," Jorritsma comments.



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