

# Builder/Architect



## Avington Park

Central Florida's First Luxury GREEN  
Community — Avington Park's Vision  
for Blending Development with Nature

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## Central Florida's First Luxury GREEN Community — Avington Park's Vision for Blending Development with Nature

By Michelle L. Lloyd

During a special time of year, you drive a quarter mile along a lane covered by a dense canopy of Floridian oaks and slow down a bit as you pass the strawberry farm where families are picking strawberries and enjoying hayrides. Smile as you pass under the bough of the beautiful oak trees and follow the meandering road into the gentle rolling hills that lead to your peaceful retreat, your home. Welcome to a life that is Avington Park.

The development team at Heritage Green is creating a community that intrinsically melds with the land. Heritage Green has a 30-year history in development and implementing green practices. They searched for the right piece of land to demonstrate their business ethos. In Mt. Dora, FL, the search was over

when Heritage found this land in its raw form that was to become Avington Park. This community will be Central Florida's first luxury green community.

Located off Mt. Dora's scenic Wolfbranch Road, Avington Park is set on 210 acres of pristine rolling hills. In this gated community, there will be only 42 lots. Home sites will be 3 to 5 acres, each exuding its own character. Construction for Avington Park is scheduled to begin in spring 2008 with the first public release of lots occurring in February.

"We wanted the opportunity to enhance the environmental value of the land and provide a peaceful retreat for our homeowners," explains Damian Winterburn of Heritage Green. "You simply

A beautiful view along Wolfbranch Road





can't replicate the feeling you get from this piece of property. Once we saw it, it was an instant fit for our vision.”

- Over 6,000 trees on the property preserved
- The canopy of trees along the entrance road will be protected
- A bird and butterfly preserve will be created to enhance the ecosystem
- Over 30 acres of the property has been set aside as parkland
- Native plants will be reintroduced to the property
- Outdoor lighting will protect nocturnal animals
- Roads designed to contour to the natural features of the land
- Construction minimized to only 8% of the land
- Environmental education on the native plants and animals
- Walking, equestrian and fitness trails designed to blend seamlessly with the environment
- Gopher tortoise habitat on site
- Florida Green Building Coalition designed
- Education program on how to create energy-efficient homes
- Large lot sizes allow for proper solar orientation of each home
- All homes required to be Energy Star rated and utilize non-VOC paints
- Working in collaboration with the University of Florida committee to implement best stormwater practices



**The drive along Avington Road**

uplands; minimizing the construction area; creating a bird and butterfly habitat; and reintroducing native plants to the area. Approximately 90% of the land will remain naturally vegetative, something unheard of in development in Central Florida.

In developing the land in an environmentally friendly manner,

**Pick fresh strawberries right next door.**



Avington Park eases the way for residents to live healthfully. Over 2 miles of wooded walking trails and fitness stations, as well as tennis courts, will encourage outdoor activity. The ideal location ensures no noise pollution, and the night sky lighting will reduce light pollution as well. Other amenities will include a community pavilion with an herb garden and

summer kitchen as a great gathering spot for residents. Near the entrance, a dressage ring and cavalettis will provide recreation for riders and horses alike. Wide bridle trails will meander throughout the community as well.

Avington Park takes healthy living indoors, as well. Homes are required to be Energy Star rated, which reduces the overall energy consumption of the home. Homeowners will be required to use nontoxic paints in their homes, which will tremendously improve indoor air quality.

Because of the generous lot size of each home site, residents will be able to take advantage of the benefits of solar orientation.



Rolling hills and beautiful oak trees.

## Solar Orienting Your Home

One of the most effective ways to build a comfortable and livable home that uses less heating and air conditioning is solar orientation. Each home site in Avington Park is large enough to beautifully and functionally accommodate this process. Our planners have taken the extra effort to determine the solar orientation for each lot. While this will not be a requirement in the architectural guidelines, we strongly encourage residents to consider the power of the sun and shade to more naturally run their homes.

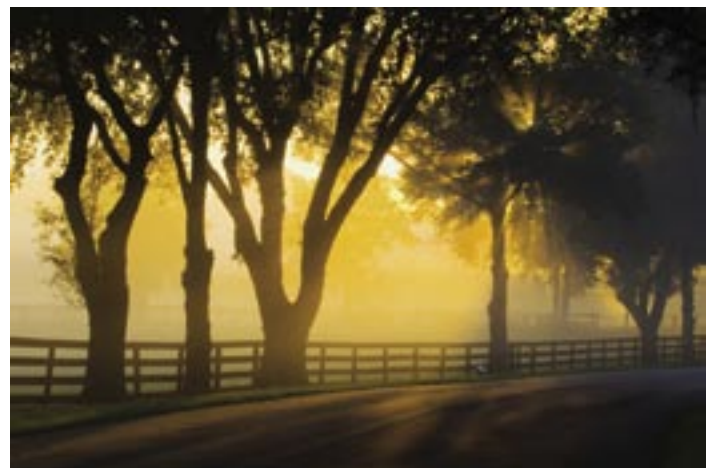
Some basic principles of solar orientation include:

- Preservation of shade trees
- Design site so that major glass areas face either north or south
- Plan layout to take advantage of prevailing summer, spring and autumn breezes
- Landscaping designed to shade walls, windows, A/C condenser and adjacent areas
- Plant deciduous trees on the south side of the home and either evergreen or deciduous trees on the other sides
- Use vegetative ground covers and minimize heat island effect of concrete and asphalt surfaces

## Getting back to nature



## A tranquil view





Some basic principles of solar orientation include the preservation of shade trees, designing the home so that major glass areas face either north or south and planning the layout to take advantage of prevailing seasonal breezes.

“I’ve walked every square foot of this property and understand its qualities,” says Alex Kane of Heritage Green. “Because we know the land so well, we are able to make the most of its attributes. Being able to solar orientate one’s home is a tremendous value to the homeowner and the environment alike.”

Every aspect of Avington Park has been designed as a private retreat for families to reconnect with nature, as well as create a home that is a true reflection of its owner. Design styles such as Low Country, French colonial and Georgian are among the six home designs approved by the developer. With more space, homeowners are allowed the freedom to create a masterpiece that is a true reflection of their lifestyle.

“If a resident is an avid car collector, he or she can build that dream garage. There’s ample room to store a boat and other recreational vehicles as well. If a resident wants to build a horse barn, it’s possible. Avington Park is zoned such that one horse per acre is permitted,” adds Kane.

Heritage Green is confident about the success of Avington Park. This confidence stems from the steady growth of the luxury custom-home business and their appeal to a very specific type of homeowner. There is also a growing desire for communities that embrace green development.

“We’ve done some preliminary testing of the market and have been overwhelmed by the response with people wanting to join our priority interest list. Once they see the land, understand the vision, they want to be a part of it,” explains Kane.

*Heritage Green hopes to set a new standard for environmentally conscious, luxury living. For more information on Avington Park or Heritage Green, please visit [www.avington-park.com](http://www.avington-park.com) or call (407) 377-0558. ■*