

Elevation Development files plan for 60- home subdivision on Jones Road



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Sunridge Creek would have three different housing types, each represented by a different color on the plan. (Rj Whidden & Associates)

Orlando's **Elevation Development** is advancing plans for a 601-home subdivision on Osceola County's Jones Road after winning approval this year to rezone the 150-acre assemblage.

Elevation **formed a joint venture** with owner/developer Bill Canty for the subdivision, which has been named "Sunridge Creek" to capitalize on its proximity to the massive Sunbridge community to the east being master-planned by Tavistock.

Rj Whidden and Associates designed the Preliminary Subdivision Plan, which incorporates three different housing product types (280 rear-loaded townhomes, 383 front-loaded and side-loaded detached homes) to comply with the county's new subdivision standards.



Sunridge Creek would have three different neighborhood parks, including this one with a fenced dog park and basketball courts. (Rj Whidden & Associates)

The plan also outlines an extensive amenity package, including a pool and clubhouse, tennis courts, playgrounds, basketball courts and a dog park.

"It'll be quite a development," Elevation Principal Owais Khanani told GrowthSpotter. "We're really excited about this one."

Khanani said the company has received serious interest from homebuilders. "There's one or two who are looking at the whole thing, but it's still very early in the process," he said. "We're leaving all our options open for now."

The property is on the north side of Jones Road, a future 4-lane divided boulevard, east of Narcoossee Road.



Ashton Woods paid \$5.4 million in 2018 for the adjacent 105 acres, which was approved for 349 homes. The builder is currently extending utilities to its property, a precursor for construction to start on Sunridge Creek.

Canty is also part of an investment group that **paid \$12.6 million in 2017** for 163.5 acres also on Jones Road, just west of the subdivision.

Center Lake Ranch comprises 2,020 acres south of Jones Road. The St. Cloud City Council **voted in April** to approve the ranch annexation and conceptual plan calling for a mix of nearly 4,000 homes and apartments, 170,000 square feet of retail uses, 70,000 square feet of offices and 10,000 square feet of civic space.

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