

Development on former golf course approved after 5 years

Orlando-based [Elevation Development](#) has got final approval on a 167-acre lot to be developed for 600 single-family homes and townhomes in Deland called Beresford Springs. The project will rise on the former Sandhill Golf Course, which has been closed since 2017.

Elevation Development bought the property last month, for \$6 million from Sandhill Enterprises, nearly five years after the firm submitted its first development application.

The property will feature 40 acres for parks and recreation space and another 50 acres of green space.

“The site was designated as brownfield so certain areas needed to remain as open space. We decided to maximize the amenities for a larger recreation area to make it appealing for home buyers,” said Owais Khanani, CEO of Elevation Development.



Elevation Development CEO Owais Khanani said they like the location of the former golf course site 3 miles from I-4. (Volusia County Property Appraiser)

More than 250 single-family homes and 154 townhomes are projected for the residential neighborhood, according to the master plan. There will be (45)rear-loaded 40-foot lots, (116)50-foot lots, (32) 60-foot lots, (610) 70-foot lots, (154) Townhomes and (189) Multifamily units. A separate community with 189 purpose-built rental townhomes will be located north of Euclid Avenue.

The primary amenity will be the 21.3 acre Central Park that includes: volleyball courts, pickleball courts, putting greens, open fields, pavilions, playground, 12-hole disc golf course and walking trails.

The plans also include a small pocket parks, bike trails, mulch trails and youth fields.

Upon completion of the final engineering, lots will be developed and sold to builders. The construction is expected to start in eight to 10 months with a projected finish date of December 2025.

Khanani said they are working with a national builder for the construction.

[Kimley Horn](#) is the civil engineer and [Bonnett Design Group](#) did the initial landscape plan.

Elevation Development chose this location for its proximity to I-4 and the growth in the area. The company has been working to get approvals on this property since 2019. They submitted more than four different versions of plans, before finally getting approved this year. Previous versions included 541 single-family homes and 320 multi-family units.

“Approval process with the city was longer than anticipated, but we are pleased that we have received approval and look to deliver a very appealing project in the area,” Khanani added.

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