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Orlando developer plans estate home subdivision on Tavares horse farm

The neighborhood amenities include a community dock on Lake Diane. (Courtesy of Elevation Development)

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Orlando-based Elevation Development and Waad Capital LLC are planning to transform a Lake County horse farm into a gated community of luxury homes called “Horse Club at Tavares.”

Conceptual plans for the subdivision call for 198 estate homes on 152 acres along Shirley Shores Road and Lake Rooster. Lot sizes are anticipated to be a minimum of 100 feet by 120 feet, with more than two dozen premium lots of at least 14,000 square feet. The plan also calls for 22 lakefront homes.

The site is currently home to De Pasquale Equestrian, a full-service equestrian training and boarding facility that serves riders and horse owners from all over Central Florida. The ownership is working on relocating the equestrian operation, which presents an opportunity for the property to transition to residential development, according to Jawaad Khanani, Vice President at Elevation Development and Managing Partner at Waad Capital.

The main entrance to the proposed Horse Club gated community would be on Shirley Shores Road. It would feature a large community park with a pavilion, and lush landscaping. (Courtesy of Elevation Development)

“One of the most impressive parts of the property is the mature pine trees across the site, and preserving them became a priority,” Khanani said. “We’re also looking at ways parts of the existing equestrian facilities could be repurposed as amenities within Horse Club.”

"Everyone has their own read on the market, but we're seeing stronger absorption in communities geared toward move-up buyers, and that's where we're putting more focus," Khanani said. "This layout caters to move-up buyers who seek larger lots, lake access and new construction options."

Finished lots will be made available to select builders as entitlement approvals progress. The developers are currently targeting a land closing in 2026, with site work and construction expected to begin shortly thereafter.

The community would feature estate-style homes on 12,000 and 14,000-square-foot lots. There would also be 22 lakefront lots on Lake Rooster, also known as Lake Diane. (Courtesy of Elevation Development)

Elevation has submitted applications to annex the property into the City of Tavares, along with a Residential Estate Planned Development zoning request. The applications were filed in December and are currently under city

The proposed Planned Development framework includes requirements for 50% open space preservation, along with minimum homesite widths of 100 feet, shaping the overall lower-density layout of the community. The proposed density is 1.3 dwelling units per acre.

The development team initially proposed a plan for the site that included over 400 homes, which was consistent with an estimated density of 3-4 units per usable acre. However, as discussions with the city progressed, it became clear that the long-term vision for the corridor favored larger lots and greater preservation of open spaces. As a result, the developers revised their plan to create a lower-density gated community, which, according to Khanani, ultimately made more sense for the site.

Other amenities include pocket parks, passive green space, a community dock on Lake Rooster, and a trail network.

The new gated community would rise on a 152-acre site that is contiguous to the City of Tavares and south of Lake Dora. (Courtesy of Lake County Property Appraiser)

Nearby, Far Reach Ranch, a more than 1,300-acre property on Lake Dora in Tavares, has been discussed as accommodating more than 2,000 residential units along with significant commercial and employment space, according to

The corridor also includes Deer Island, located a short drive from Horse Club at Tavares, an established, gated golf and lake-oriented community centered around the Deer Island Country Club, an 18-hole championship golf course.

The Shirley Shores area can be accessed by both U.S. Highway 441 and State Road 19, providing regional connectivity throughout Lake County and toward the greater Central Florida market.

“We looked at other parcels in the corridor, but this one made the most sense. Once you factor in the PD and zoning regulations the City is going to approve, nearly 50% opens pace and limitations on wetland impacts. The yield on those other tracts falls apart,” Khanani said.

Horse Club at Tavares sits about a 10-minute drive from The Vias at Round Lake in Apopka, another gated community by Elevation Development planned for 244 homes across a mix of 70-foot and 80-foot homesites. The Vias at Round Lake would cover 115 acres and feature executive and estate-style homes.

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2026 > February > 10