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Homebuilder To Redevelop Florida Golf Course

Single-Family Houses Planned at the Former Woodlands Country Club in Tamarac

By Paul Owers



Houses at The Woodlands are expected to range in price from the \$700,000s to more than \$1 million. (13th Floor Homes)

A builder is planning single-family houses on the site of a former country club northwest of Fort Lauderdale, Florida, in another example of shuttered golf courses serving as redevelopment sites.

The company 13th Floor Homes paid \$14 million for the site at 4600 Woodlands Blvd. in Tamarac, formerly the Woodlands Country Club, according to CoStar data. There, the Fort Lauderdale-based firm plans to build The Woodlands, a community of 335 high-end houses with three to five bedrooms where home prices will range from the \$700,000s to more than \$1 million. The first homes are expected to be completed in late 2025, the company said.

In recent years, golf clubs across the country have struggled to turn a profit as more residents give up their memberships, often citing the expense and lack of time to play. Many of the courses are being redeveloped with homes, apartments and commercial projects. Redevelopment of older sites is especially common in land-constrained South Florida.

"13th Floor Homes is committed to enhancing the community's landscape with upgraded infrastructure, lush greenery and neighborhood amenities, including walking and jogging paths, a new gated entrance and a modern clubhouse," Mike Nunziata, principal of 13th Floor, said in a statement.

The homebuilding arm of Miami-based 13th Floor Investments, 13th Floor Homes said it spent years working with the city and nearby residents on a redevelopment plan that won approval. The firm has built more than 700 homes in the area in recent years.