

Developer buys Fort Lauderdale church site, launches home sales

By Brian Bandell



An affiliate of Miami-based 13th Floor Homes purchased vacant land from a Fort Lauderdale church and launched sales for a new home community.

The Fort Lauderdale First Church of the Nazarene sold about 4.93 acres at 2300 S.W. 15th Ave. to FL-5 Holdings LLC, an affiliate of 13th Floor Homes, for \$6 million. The buyer obtained a \$14.35 million construction loan from CIBC Bank USA, plus \$1 million in seller financing.

Meanwhile, the developer announced it launched sales on the property for Marina Landings. The project will feature 34 homes with an average size of 2,800 square feet and four bedrooms. Prices start in the low \$1 millions.

"Marina Landings presents an unprecedented opportunity for families to nestle in one of South Florida's most desirable neighborhoods," stated Mike Nunziata, division president of 13th Floor Homes. "The development will feature design-driven homes within an established neighborhood proximate to it all."

The developer said it will break ground on Marina Landings this year and expect to deliver the first homes in 2024. Dotoli Group, led by Josh Dotoli, is leading sales for the project.

Marina Landings is a block north of Marina Mile Boulevard, although it's not directly on a marina. There aren't many new single-family home projects in Fort Lauderdale because the site lacks large tracks of vacant land, so the few development sites remaining are often utilized for high-end projects.