

Homebuilder buys \$14 million Broward golf course to build 300 homes

By Brian Bandell

An affiliate of 13th Floor Homes paid \$14 million for the Woodlands Country Club golf course, which it already has approval to redevelop.

Ontario, Canada-based Clublink US sold about 277 acres of the golf course at 4600 Woodlands Blvd. to Woodlands Club Holdings, an affiliate of Miami-based 13th Floor Homes. Property data firm Vizzda confirmed the buyer and seller information.

The property last traded for \$4.22 million in 2011, so it sold for a big gain after it was rezoned for homes. Many golf courses in South Florida have been redeveloped in recent years because the land is more valuable for housing or industrial.



A home model at the new community in Broward.
13TH FLOOR HOMES

This course has been closed since the start of the Covid-19 pandemic in 2020. It was developed in the 1970s.

In 2023, Tamarac officials approved the Woodlands site for 335 single-family homes. The developer agreed to preserve 160 acres of the site as open space, including green space, trails, new lakes and a recreation center. While the homes currently surrounding the Woodlands would lose their golf course views, almost all of them would face green space or lakes under the new development.

The developer agreed to pay \$670,000 into the city's affordable housing program, \$344,560 for a construction buffer, and \$150,000 to study street improvements to North Woodlands Boulevard.

Officials at 13th Floor Homes said they plan to start construction on the Woodlands in late 2024 and deliver the first homes in late 2025. The homes will be priced from the \$700,000s for three bedrooms to over \$1 million for five bedrooms. Community amenities will include a clubhouse, a fitness center, a pool, padel courts, and tennis courts.

"Following years of strategic planning and community collaboration, we're excited to move forward with our latest residential community, the Woodlands, nestled in the heart of Tamarac," stated Mike Nunziata, division president of 13th Floor Homes. "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."

TWC Enterprises, the parent company of ClubLink US, announced it has a 50% partnership in the development venture with 13th Floor Homes.