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13TH FLOOR HOMES CONVERTING GOLF COURSE TO ACTIVE ADULT COMMUNITY

A 120-acre site in Delray Beach will host 436 homes.

By Scott Sowers

Miami-based 13th Floor Homes, the home building division of 13th Floor Investments, recently announced the acquisition of 120 acres of what used to be Palm Beach's Villa Del Ray Golf Course in Delray Beach, Fla. The land is now destined to host Delray Trails, a new 436-home, 55-plus active adult community. The product mix will include 164 single-family homes and 272 villas, with development currently scheduled to begin over the next few months. A 3-mile walking trail will tie the community together. Deliveries are targeted for 2021.



The project couldn't have moved forward without approval from the neighboring Palm Greens community, another 55-plus residential development situated adjacent to the property. Converting golf courses embedded in residential neighborhoods into new housing developments can be challenging due to neighborhood opposition, however, 13th Floor has become somewhat of a specialist in successful course conversions.

“This was a truly collaborative effort among numerous stakeholders with all parties working in good faith towards a mutually beneficial outcome,” said Landon Massel, director of acquisitions for 13th Floor Homes. “After spending the better part of three years collaborating with Palm Greens, Palm Beach County, and various other stakeholders, we look forward to the development of Delray Trails and all it has to offer the neighborhood’s new and existing residents.”

The new development will include a 10-acre recreation campus with pools, and courts for tennis, pickleball, bocce, and shuffleboard. A new clubhouse will be built complete with billiards room, café, library, fitness center, and multiple card rooms. Community features will include lakes and canals, park space, and gardens. 13th Floor will also be building in buffer areas between the Palm Greens community while improving infrastructure and drainage systems.

“It was a pleasure working with 13th Floor Homes, who, from the outset, was dedicated to developing a plan that addressed the interests of our community,” said Susan Herman, president of Condo 2 at Palm Greens. “The former golf course site became a major issue for our community as it became fallow and created a lot of uncertainty. We feel much more confident in the future of our community now that we have a clear path forward.” Delray Trails’ sister active adult community, Avalon Trails, is currently nearing completion of its first homes, including 217 single-story villas.