

Proposal would put 350 homes, hotel, research properties on Jupiter parcel

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JUPITER —

A proposal to build 350 single-family homes, a 100-room hotel and 100,000 square feet for research and development on one of the last large, undeveloped parcels in town has been submitted by a company managed by DiVosta home builders.

The project, to be called Lakewood and on what is now referred to as Parcel 19, would be on 260 acres of vacant property bought by Jupiter 19 Park LLC from WCI Communities Inc. in 2011 for \$6 million. The two-, three- and four-bedroom residential development would be across Indiantown Road from the Jupiter Country Club, a luxury golf community built by Toll Brothers.



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The proposal is continued proof the housing market is recovering. Sales of the homes would be brisk, said Rebel Cook, a north county Realtor. “DiVosta has an excellent reputation. The property is an excellent location near I-95 and the Turnpike. People love new and shiny. We are seeing builders begin to move with new projects,” Cook said.

New, single-family homes would be a sure bet, said Juno Breach Realtor John True. The smallest homes, about 1,800 square feet, would likely start for about \$275,000. The largest, about 2,800 square feet, would sell for about \$500,000, he said. “Developers are building rental units. There is not much new residential out there now,” True said.

The last project about Lakewood’s size to win approval in Jupiter was Windsor Park in Abacoa nearly a year ago. DiVosta is now building 380 single-family homes and townhouses in Abacoa. Concerns about Lakewood bringing too much traffic could bring opposition. Traffic along Indiantown Road east of I-95 is already almost at capacity, according to city traffic records.

“I would have to be shown there is a very strong public benefit to (Lakewood) for me to support this plan,” Councilman Jim Kuretski said. Lakewood should have more of a mix of residential and biotech, like the proposed Briger property planned on Donald Ross Road in Palm Beach Gardens, Vice Mayor Todd Wodraska said. “This property is very important to the town’s future. We are the international home of Scripps Research. My concern is that we have enough biotech research and development,” Wodraska said. Lakewood is scheduled to go before the town’s planning and zoning commission Feb. 12 and the town council March 19. A second town council approval is required before construction could start. No date has been set for a second council vote.

Officials from Jupiter 19 Park, which is managed by Palm Beach Gardens-based DiVosta Perpetuities Trust Holdings, could not be reached. DiVosta, who teamed with builder Clifford Burg in the 1980s and built The Bluffs in Jupiter and many homes in Abacoa, has a reputation for well-built homes.

The commercial part of the plan calls for a 6,000-square-foot restaurant and 10-pump gas station along with the hotel and research and development on the northwest corner of Florida’s Turnpike and Indiantown Road. A separate approval would be required for the commercial property. The commercial property and land for the houses are separated by the 18th hole of the Jupiter Country Club Golf Course and a driving range.

Columnist Alexandra Clough and staff researcher Michelle Quigley contributed to this story.