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## Work underway on 275-house Jupiter project

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Posted: 4:43 p.m. Friday, July 3, 2015

JUPITER —

That 25-foot-high pile of dirt motorists see west of Florida's Turnpike at Indiantown Road is the start of Lakewood, a 275-house residential development. Workers are building the lake and entry roads into the 260-acre project on former farmland. Lakewood plans include a restaurant, office, drug store and 150,000 square feet of research and development office space.



Called encapsulating, the dirt-moving process calls for scraping off the top foot of dirt that contains the remains of decades of the runoff from fertilizer. That material is then buried 12 to 15 feet below the surface with clean fill. "Encapsulating creates a perimeter berm that prevents the fertilizer runoff from going toward the Loxahatchee River," said George Gentile, the land planner for the project that was approved by the Jupiter town council in July of 2014.

Construction of the houses is expected to start early next year. Atlanta-based Pulte Homes Inc, which purchased the property from long-time developer Otto "Buz" DiVosta for \$48 million

last year, could apply for building permits if the town council approves the final site plan. A final council vote is planned in September.

**Sale prices for Lakewood homes, which will be zero-lot-line and on smaller lots than Jupiter Country Club, likely will be in the \$300,000 to \$600,000 range, said north county Realtor Rebel Cook. Zero-lot-line homes in PGA National, which do not have the advantage of being brand new, are selling for about \$300,000, she said. "The quicker they can build those houses, the higher they will sell. This is the lowest housing inventory I have ever seen," Cook said.**

Sales of Lakewood houses will be brisk, predicted north county Realtor John True. He said sales of single-family homes in the Jupiter Country Club, located across Indiantown Road from Lakewood, have ranged from about \$730,000 to about \$1.3 million in the last year. The Lakewood property is also known as Parcel 19. "There is a pent-up demand for luxury single-family housing. Lakewood is an excellent location, near the Turnpike and close to West Palm Beach. Sales will feed off the demand from the people who work in the biotech (industry)," said True.

Building houses, retail and offices along one of Jupiter's last large undeveloped tracts, close to the Loxahatchee River and Riverbend Park, sparked opposition when Lakewood was proposed. Opponents — many from unincorporated Jupiter Farms — said the gated community would bring too much traffic and encourage urban sprawl. Developers reduced the size from 350 to 275 homes. Plans for a 20-pump gas station were dropped.