

The Palm Beach Post

Townhouse development proposed for U.S. 1 in Jupiter

By [Bill DiPaolo](#) - Palm Beach Post Staff Writer
Monday, Dec. 12, 2016

JUPITER — More residential waterfront development is being proposed — this time for three dozen townhouses on the Intracoastal Waterway — to meet the continuing demand for luxury housing in north county. “The units are getting smaller and smaller, but people love the location,” said John True, owner of Oceanfront Realty in Juno Beach. Prices for the 35 units at Water Pointe, each about 1,500 square feet, should start at about \$400,000-\$500,000, according to local Realtors and developers.

The vacant 4-acre site on the west side of U.S. 1 is the former Elks Lodge 2469. The lodge opened in the early 1970s and was demolished in about 2010. The lodge is now in Jupiter Farms, in the Publix plaza on the south side of Indiantown Road, about a mile west of Florida’s Turnpike. The plan by Wilmington, Del.-based Emerald Cay Holdings calls for seven two-story buildings, a 400-square-foot fitness center, a community swimming pool, pavilion and tot lot on the now-vacant lot about a mile south of Indiantown Road.



Whether the community will be gated has not been determined. The town’s planning and zoning commission plans to consider the proposal on Tuesday. The town council is scheduled to vote on the plan on Jan. 17.

Owners would have access to Riverwalk, the town’s 2.4-mile public access walkway being built between the Jupiter Inlet and Ocean Way for bicyclists and pedestrians. There would be no commercial development on the Water Pointe property.

“There is still a lack of supply of residential property along the water in north county. The demand is still strong,” said north county Realtor Rebel Cook.

Several other proposals have been made on the Water Pointe property in recent years — but none of them were built. With Jupiter rapidly reaching buildout, using formerly developed sites for new construction — called infill development — is how developers are building new places for people to live and do business. Infill development examples in Jupiter include the former Suni Sands and Whitehaven mobile home parks. Another example is the Kennedy Homes project east of Alternate A1A and off Old Jupiter Beach Road called Villa Diamante. Suni Sands on A1A is planned for an Key West-style development. Apartments, medical offices and restaurants are being built on the former Whitehaven site on Military Trail. Villa Diamante is 10 two-story buildings each with two residences.

More infill development is planned for Bell’s Mobile Home Park, on the east side of Alternate A1A just north of Indiantown Trail. Bjarne Borg, co-founder of the Stockholm-based Index International AB, an international entrepreneurial company which has an office in Jupiter, recently bought the park for \$1.8 million. Borg, a Jupiter resident, is a partner in 1000 North, the restaurant under construction nearby on the Loxahatchee River that is partially owned by NBA star Michael Jordan. Borg also owns the 1000 North property, formerly the site of Charlie’s Crab restaurant. Borg plans a low-scale development on the Bell’s property. No plans have been submitted to Jupiter. “I’m looking at some restaurants. With some affordable multi-family housing. I want to keep that historical, casual, fishing atmosphere in the neighborhood,” Borg recently told The Palm Beach Post.