

## FRANK &amp; J.P. DIMISA

Frank DiMisa started in the building business as a carpenter at age 17. By 19, he had his own company.

"I saw some guys building a house," he recalls, of a time when he lived in Rumson, N.J., (a.k.a. Bruce Springsteen's hometown). "I saw them working and said to myself, these guys don't know how to build a house, I know how to build a house. But then I realized that I knew nothing about financing and marketing. I learned that from the guys when I built the house."

"Then my father had a piece of land," he continues. "He said it was okay for me to build on it and I could pay him when I sold the house. That's how I started."

DiMisa eventually built more than 2,000 houses in Staten Island and 600 in New Jersey. He became president of the New York City Builders Association in 1986. By then, he was already in Florida, building in Coral Springs, and, providentially, remodeling a house he bought in Royal Palm Yacht & Country Club.

"That was 16 years ago," he says. "It was the first remodel in Royal Palm. Today everybody's doing it, but now they just knock them down."

DiMisa's company is New Century Development and Design Group, and he has now been joined by his son J.P. DiMisa. They bought the last two undeveloped lots in Royal Palm and are now developing Blue Water, six luxury, 4,500-square-foot townhomes.

J.P. (for Jon-Peter) attended St. Andrew's School and studied broadcast journalism at the University of Miami. For a year, he worked for WLOX-TV, the ABC-affiliate in Biloxi, Miss. He was on the air four days a week and served as a weekend sports anchor before returning to Boca Raton. "Since I had studied broadcasting, I wanted to give it a shot," J.P. says, "but my dad always wanted me to work with him."

A handsome and poised young man, J.P. is vice president of the development company, but he has maintained an interest in broadcasting with a Web site he operates—[1sttbyjob.com](http://1sttbyjob.com) lists entry level TV jobs. "It makes money and it keeps me linked to TV," he says.

Although he may bring some fresh ideas to the development business, J.P. thinks his father sees and seizes opportunities faster than anyone in the industry.

"My dad's a visionary," he says. "Anybody can build a house. But he finds new ideas. The architect may come up with a basic scheme and he'll refine it. He's done it a thousand times in 38 years in building."

As for his role, 24-year-old J.P. says, "I'm obviously not the most experienced person in real estate in Boca Raton. But I'm the most knowledgeable person under 25."

