



WHAT'S HAPPENING IN THE INLET VILLAGE

PARKWAY STREET PROPOSED PARKING LOT

Earlier this year, the Town Council and Community Redevelopment Agency Commission made a decision to abandon the idea of a parking garage on the vacant property at the intersection of A1A and Parkway Street. In its place is a proposal for a surface parking lot that would serve as a central, public parking location for the Inlet Village. The property, which is currently owned by Charles Modica, would be transferred to the Town under a swap agreement for the parcel of land

on Love Street that is currently used for Inlet Village parking needs.

Mr. Modica would then redevelop the Love Street parking lot and the parcels of land immediately behind it as a mixed-use commercial development. In addition, Mr. Modica recently purchased the Suni Sands property, and is looking at redevelopment concepts for that parcel of land.

Because the plans for the redevelopment of the Love Street and Suni Sands parcels are still very conceptual, the Council and CRA Commission had postponed consideration of the Parkway Street proposed parking lot.

Now that conceptual plans for Love Street and Suni Sands are forming, the plans for the Parkway Street Parking lot will be brought before the Town Council for approval at their July 1, 2014 meeting. To view agendas for upcoming Town Council and CRA Commission meetings, visit www.jupiter.fl.us/agendas, and for additional updates on the parking lot watch for future issues of the *Inlet Villager* newsletter in your mail or online at www.jupiter.fl.us/inletvillager.

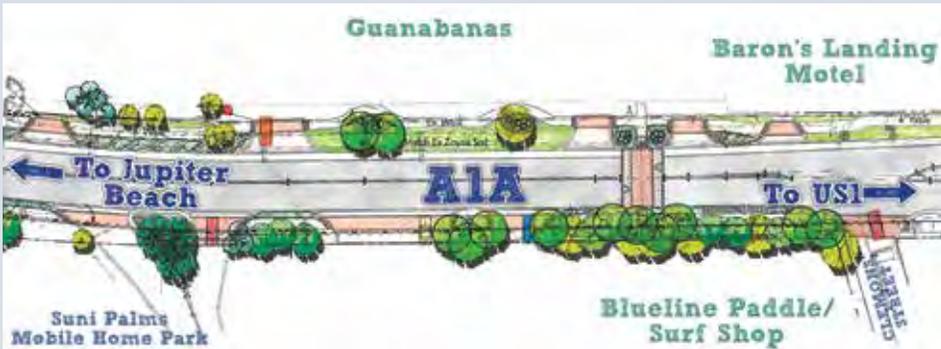
CINÉPOLIS LUXURY CINEMAS *(formerly Cobb Theater/Paragon Theater)*

In July of last year, the Cobb Theater in the Shoppes of Jupiter on US 1 became a Paragon Theater location. Paragon had always planned on renovations, and is now proposing improvements that reduce the number of screens from 18 to 14, and include a restaurant and facility and theater upgrades. The new theater will be branded as a "Cinépolis Luxury Cinema", and six of the 14 screens will feature lounge seating and food service. The remaining eight screens will feature stadium seating. Cinépolis has submitted for a building permit in order to start demolition of the interior of the theater, which closed in May for about 2-3 months.

SPERRY BOATHOUSE IN SUNI-SANDS

As the owner, Mr. Modica, prepares the architectural plans and construction permits to replicate the historic boathouse structure, the building will be re-wrapped for safety during hurricane season. The historic reconstruction of the 1905 boathouse, originally built by William Sperry of S&H Green Stamps, will recreate the style and character of the 1940's era building, but have important upgrades that will help it to meet today's building code. Construction of the new boathouse

(Boathouse continued on page 2)



Above is artist's rendering showing the section of A1A near Guanabana's restaurant, just southeast of the intersection of US1. This section is part of the future roadway and pedestrian improvements along A1A from US1 to Jupiter Beach Road.

A1A ROADWAY IMPROVEMENT PROJECT: INLET VILLAGE OPEN FOR BUSINESS DURING CONSTRUCTION

In the Fall of this year, the first phase of a project to redesign A1A in the Inlet Village from US1 to Jupiter Beach Road will begin. In the first phase, utilities will be buried underground, and drainage systems installed. Phase two, which will begin about 6 months later, will include redesigning the roadway to enhance pedestrian access, lighting, bicycle lanes and landscaping.

Originally this project was scheduled to begin in late July. In an effort to get a thorough evaluation of the overall project costs and timing, the project has been re-bid, resulting in an overall delay of a couple of months. Expect to see signs of construction beginning in early Fall.

During each phase of the construction, lane closures and lane shifting will occur, but the roadway will be open to through traffic, and the businesses within the Inlet Village will remain open and accessible. Motorists, pedestrians and cyclists are urged to use caution during construction.

(Boathouse continued from page 1)

is expected to take about 10-12 months.

Once construction of the new boathouse is complete, it will likely be used as a gathering area for events, not unlike the Civic Center at Carlin Park. The Sperry's originally used the upper room as a ballroom before it was converted to apartments, and it is possible that the upper deck could be used to allow visitors to enjoy the expansive water views.



HARBOURSIDE PLACE

If you've driven by the intersection of US 1 and Indiantown Road lately, you've noticed that Harbourside Place is taking shape. Opening in September, 2014, the complex will include a Wyndham Grande hotel, retail shops, and restaurants. There will also be a public amphitheater, transient boat docks, and a marina. The Riverwalk is already constructed, and runs along the Intracoastal side of the development offering a beautiful waterside pathway for the public to stroll or cycle along.

Over 65% of the available restaurant and retail space in Harbourside is already leased, and some of the tenants that will be establishing their businesses at Harbourside Place are listed in the box below.

Events are being planned for the area that encourage the community's access and enjoyment of the Riverwalk, the amphitheater and the entire complex. Watch for updates and announcements as Harbourside finalizes its event schedule this Fall.

GUANABANA'S VALET

Recently, some residents in the Inlet Village have raised concerns over the volume of traffic generated by valets serving Guanabana's restaurant. Working with the Town and the Jupiter Police Department, Guanabana's management has identified some short-term actions that will help to better-manage volume and operations of the valets:

- The U-shaped driveway at Guanabana's will be expanded to two lanes. This will allow more cars to fit in the queue at one time, and help to lessen back-ups on A1A.
- Additional valet personnel will be added, in order to better handle the demand and get valetted cars off of the roadway more quickly.
- Valets will be wearing more visible uniforms, so that they are easily seen and identified for safety reasons.

As reconstruction begins on the roadway along A1A, additional improvements that streamline valet operations and enhance motorist and pedestrian safety will be considered and incorporated into the roadway design. In the meantime, if you are enjoying the businesses and restaurants in the Inlet Village and see anything that poses a safety concern, please contact the Town or the Police Department.

HARBOURSIDE PLACE TENANTS

RETAIL & SERVICES

- Chico's (women's clothing & accessories)
- Francesca's (women's clothing)
- Glitz Gal (women's clothing boutique & accessories)
- I Class Eyewear (eyewear)
- John Craig (menswear)
- Pink Princess (children's boutique & gifts)
- Swim N Sport (women's clothing)
- Tommy Bahama (clothing & home goods)
- Venetian Nail Spa
- White House/Black Market (women's clothing)

RESTAURANTS & EATERIES

- Another Broken Egg (restaurant)
- Bravo (restaurant)
- Burger Fi (restaurant)
- Coffee Culture Café
- Deep Blu (restaurant)
- Johnny Swirl's (yogurt & frozen confections)
- Tommy Bahama (restaurant)
- Too Bizaare (restaurant)
- YoGo Factory (yogurt)

STAY INFORMED WHILE YOU ARE AWAY!

Out of town for the summer months? It's easy to stay up-to-date on what's going on in Jupiter and in the Inlet Village while you are away:

Online

The Town's website – www.jupiter.fl.us – is constantly being updated with information. The search tool in the upper-left portion of each page on the site is a good resource when you can't find what you need.

Newsletters

The *Town Times* newsletter is published 4 times per year in January, May, August and November. It is enclosed in water utility bills, mailed to non-water customers, posted online and emailed to all of the Town's email subscribers.

The *Inlet Villager* newsletter is published quarterly or as-needed when updates occur. It is mailed to a mailing list, handed out to requesting homeowner associations, posted online and emailed to all of the Town's email subscribers.

Public Meetings

Town Council meets the 1st and 3rd Tuesday of each month; the CRA Commission meets the 2nd Wednesday of each month.

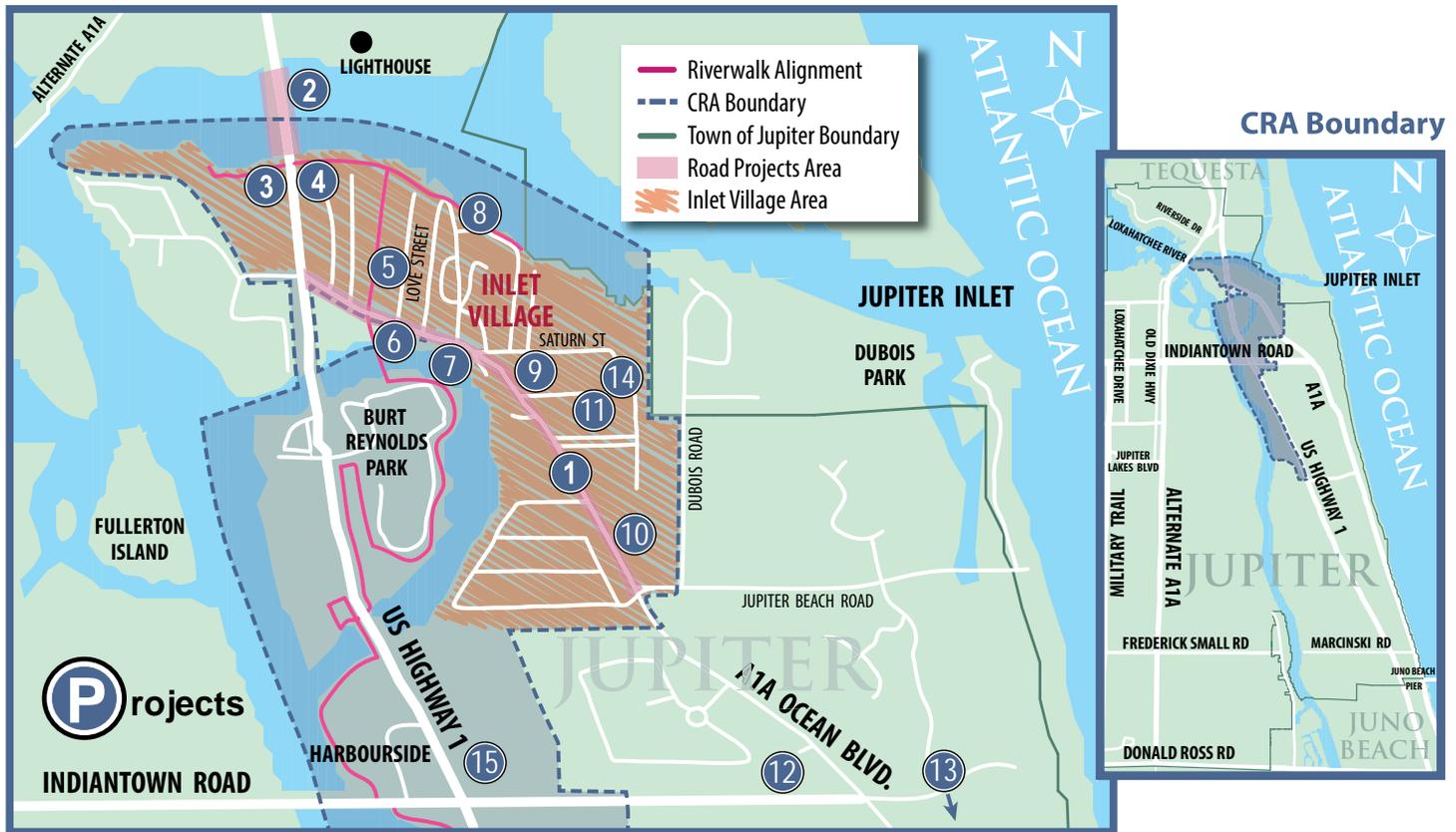
- Agendas are posted online at www.jupiter.fl.us/agendas the Friday before a meeting; summaries are posted to the same location the day after the meeting.
- Town Council and CRA Agendas & Summaries are emailed in "friendly form". Visit www.jupiter.fl.us, click on "Notify Me", and subscribe to topics of interest.



- Notice of meetings and summaries are also posted on Facebook and Twitter.



INLET VILLAGE PROJECT MAP



- 1 A1A, Jupiter Beach Road to US Highway 1:** This two-phased project includes undergrounding of utilities (phase 1), and provides for a master stormwater system, pedestrian and bicycle facilities, crosswalks, bike lanes, on-street parking, connected sidewalks and street lights, improved vehicle access, and landscaping and street trees (phase 2). **Construction or Approval Status:** Phase 1 (undergrounding of utilities) is scheduled to begin in the Fall of 2014; phase 2 (roadway work, pedestrian facilities and landscaping) is scheduled to begin in the Spring of 2015.
- 2 US Highway 1 Drawbridge Restoration:** This Florida Department of Transportation (FDOT) project will provide maintenance for the mechanical equipment, restore the existing bridge house, and add pedestrian sidewalks and bike lanes. **Construction Status:** Construction is anticipated to begin in 2016. More details will be provided as the construction date approaches.
- 3 Jupiter Inlet Restaurant (formerly Brix restaurant):** An application has been submitted to demolish the existing structure and construct a new building with outdoor restaurant seating, second floor office space, transient boat slips and the Riverwalk.
- 4 U-Tiki and Jupiter Inlet Marina (formerly Seasport Marina):** This new restaurant and marina includes 75 dry boat racks, 42 wet slips (including 18 public use slips), ship store and future office buildings. The project is complete and opened on March 17, 2014.
- 5 Love Street and A1A Property (4 acre site, including the existing surface parking lot):** The site plan submitted to the Town proposes a 4-acre commercial development that will include a pedestrian-friendly "Main Street" promenade, shops, restaurant, club and marina. The existing commercial fishing boats will remain. **Construction or Approval Status:** The applicant will be resubmitting for further review by the Town.
- 6 PaJas Motel:** The hotel has been sold to an investor and has been demolished. To date, no plans on the redevelopment have been provided.
- 7 Guanabanas Restaurant Expansion:** This expansion of the existing structure includes a kitchen and restrooms that will serve both the restaurant and the public, with access from the Town-owned park immediately northeast of Guanabanas. Guanabanas purchased the land for the expansion from the Town for a combination of cash and construction and ongoing maintenance of the public restrooms. **Construction Status:** The project is complete and is now open.
- 8 The Historic Sperry Boathouse (circa 1902):** Permits are approved to reconstruct the boathouse. **Construction or Approval Status:** The existing boathouse will be re-wrapped prior to the 2014 hurricane season.
- 9 Kempe Property (A1A and Saturn Street):** This is a mixed-use proposal that includes office, restaurant, retail and 6 residential units. **Construction or Approval Status:** The proposal was approved on August 20, 2013.
- 10 Lighthouse Cove Mini Golf:** This 36 hole mini golf project provides fun for the family and includes an ice cream & hamburger shop. **Construction or Approval Status:** The project is complete and open.
- 11 Parkway Street Parking Lot:** This public parking lot will provide approximately 300 parking spaces available for lease by the businesses within the Inlet Village for their parking needs. **Construction or Approval Status:** The conceptual plan was approved by the Community Redevelopment Agency Commission. The proposed lot will be on the July 1, 2014 Town Council agenda. Construction will be contingent on the Love St. property development approval.
- 12 Maltz Theater Expansion:** The Theater is added 19 seats and modified existing restrooms. **Construction Status:** This project is complete and is now open.
- 13 A1A Bridge Replacement at Carlin Park:** This Palm Beach County project will replace the short-span bridge on the section of A1A along Carlin Park, just south of Indiantown Road. **Construction or Approval Status:** A1A will be closed to traffic during the months of April, May and June of 2014 for this bridge replacement.
- 14 Parkway Street Improvements:** Improvements will include installation of stormwater infrastructure, realignment to make the intersection of Parkway Street and A1A perpendicular to improve safety, and the addition of pedestrian features such as continuous sidewalks and crosswalks. **Construction Status:** The improvements should begin in the Fall of 2014 and be complete in early 2015.
- 15 Cinépolis Luxury Cinema:** Paragon Theaters will make improvements that reduce the number of screens from 18 to 14, and include a restaurant and facility and theater upgrades. Six of the 14 screens will feature lounge seating and food service, the remaining 8 screens will have stadium seating. **Construction or Approval Status:** Cinépolis has submitted for a building permit to start demolition of the interior of the theater, which will close in May for about 2-3 months.



THE INLET VILLAGER

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www.jupiter.fl.us/Riverwalk



INLET VILLAGE QUARTERLY UPDATE MEETING JULY 22, 2014 FROM 4-6 PM JUPITER COMMUNITY CENTER

Residents in the Inlet Village are invited to join Town Staff for an update on development, roadway projects, and infrastructure projects planned in the Inlet Village area.

For more information or for questions on the meeting, please call **Brenda Arnold at 561-741-2261.**

The **Community Redevelopment Agency (CRA) Commission** meets on the second Wednesday of each month at 7:00pm in Council Chambers at Town Hall.

Visit www.jupiter.fl.us/agendas to see meeting dates and agendas, or call 561-746-5134.

To receive the *Inlet Villager* Newsletter via email each quarter, visit the website

at www.jupiter.fl.us, click on “Notify Me”, enter your email address and select the **Inlet Villager Newsletter**.

