

# Jupiter Harbour Guardhouse Demolition & Construction – Resident Q&A (2026)



## 1) When will the guardhouse demolition start?

Demolition is expected to begin **March 2026**.

We cannot provide an exact date yet—we are awaiting **final approved permits from the Town of Jupiter**. Once permits are issued, demolition will begin immediately.

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## 2) How long will construction last?

Construction is scheduled for **March 2026 through November 2026**.

Please note: **Hurricane season** falls during much of this period, making weather the primary variable that could affect timing.

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## 3) How will traffic flow into and out of the community?

As demolition approaches, we will provide a detailed traffic diagram.

In general:

- The **community entrance and exit points remain the same**.
- Traffic flow will change only near the **current guardhouse island**.
- **One side of the road around the current guardhouse will be closed**.
- The **open side** will become a **two-way lane** for all residential traffic (condos, townhomes, and interior marina parking).

More detailed instructions will follow before demolition begins.

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## 4) What about traffic for the restaurant, office building, and exterior marina parking?

There will be **no changes** for these areas.

Traffic will remain **two lanes in and two lanes out**, as it is today.

We ask all guests and visitors to **drive slowly** in this area, as construction activity will be nearby.

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## 5) Where will the guards be located?

A **temporary guardhouse** will be placed on the asphalt area in front of **town homes 613–617**.

- Roadways around the temporary guardhouse will remain **20' wide**, consistent with the rest of the community.
  - Guards will maintain **phone, internet, and camera access**.
  - A **premium portable restroom** will be located adjacent to the temporary guardhouse.
  - The **community golf cart** will be relocated to the **tennis court area between the two western courts**, where an electrical outlet is available for charging.
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## 6) What are the construction hours? Will there be noise and dust?

Approved construction hours remain:

**7:00 AM – 6:00 PM, Monday through Saturday**

- **Noise:** Some construction days will be noisy, particularly during demolition and specific build phases.
  - **Dust:** Expect some dust, especially during demolition and final landscape grading. We will notify residents in advance of particularly noisy or dusty operations whenever possible.
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## 7) What will happen to the tennis courts during construction?

The tennis courts will remain open.

- Please **do not walk through construction areas** to access the courts.
  - Windscreens will stay up to help reduce dust transfer.
  - At project completion, all courts, walkways, and surrounding areas will be **professionally cleaned**.
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## 8) Will any trees be removed?

- Some **hardwood branches** were trimmed for construction access, but **no hardwood trees will be removed**.
- **Three palm trees** in front of the guardhouse are being removed (two palms will remain).
  - These three palms were **already replaced** in 2025 with new community palms near Court 4.
- Most existing plants on the guardhouse island and the island behind it will be removed during construction.
  - The island grade must be lowered for **better guard visibility**.
- On the exit lane, a **Seagrape** will be removed for construction staging access.
  - It will be replaced with a **new palm** at project completion.

All landscaping designs were prepared by a **licensed landscape architect** and approved by the Town. We believe residents will be very pleased with the final appearance.

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## 9) Where will contractors parking be?

The **large grassy area next to the tennis courts** will serve as:

- Contractor parking
- Material storage

This area will be enclosed with **temporary chain-link fencing** for the duration of the project. At completion, it will be restored to its current condition.

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## 10) Will there be cameras during construction?

Yes.

Entrance cameras will remain in operation, and the contractor will install additional cameras to monitor the construction site and contractor staging areas.

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## 11) How will emergency vehicles access the community?

**Jupiter Police, Fire, and EMS** will maintain the **same access** they have today and will also **review and approve** our traffic plan.

Because one side of the entrance road will carry **two-way traffic**, residents and guests must:

- Stay alert
  - Pull to the side or yield appropriately when emergency vehicles enter the community
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## 12) Will the gate arms be used during construction?

No. **Gate arms will be inactive** for the duration of the project.

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## 13) Who will need to stop at the temporary guardhouse?

**Everyone entering the community** must stop.

- Recognized owners/tenants with access privileges will be waved through.
  - If the guard does not recognize someone, they will be asked to identify themselves.
  - All visitors will follow the same check-in process used today.
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## 14) Will GateKey and the guardhouse phone still work?

Yes.

- The **GateKey app** remains the preferred method for registering guests.
  - The **guardhouse phone number will remain the same**, and calls will ring through to the temporary guardhouse.
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## 15) How will people be able to walk in and out of the entrance?

The short answer: **very carefully**.

Once the construction zone is fully fenced, we will provide clear guidance on the safest pedestrian routes. During construction, the **recommended and safest pedestrian access point** will be the **locked pedestrian gate in front of Townhome 818**.

- This gate **requires a key**.
- Each unit may receive **one free key** from the guardhouse.
- This route provides safe access to:
  - The main entrance
  - Sidewalks along **U.S. 1** and **1000 North**
  - Restaurants and shops on the opposite side of U.S. 1

Additional instructions will be provided once fencing and walkways are finalized.

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16) Will any car wash services be provided to residents during construction?

No. There will be **no car wash services** offered during the construction period.

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17) Will additional security be placed in areas that may see more foot traffic?

Not at this time.

However, if conditions change during the project and new security needs emerge, the Association will evaluate and address them as necessary.

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18) Once the Town issues the required permits, what activities will begin at the guardhouse?

Once permits are issued, the contractor will begin **site mobilization**, which includes the following activities:

- a. Delivery and installation of **temporary fencing**
- b. Preparation of the **temporary guardhouse** and portable toilet
- c. Delivery of the temporary guardhouse and portable toilet
- d. General **worksite and staging area preparation**
- e. Delivery of **storage container**
- f. Cap off existing plumbing and install **temporary plumbing**
- g. Disconnect existing electric and install **temporary power pole**
- h. Install temporary electric service to the temporary guardhouse
- i. Removal of existing **guardhouse IT equipment**
- j. Cap off irrigation lines and adjust as needed
- k. Install **silt fencing** for erosion control
- l. Pre-order generator and wire (to be stored onsite)
- m. **Soil delivery** for slab and base work
- n. **Slab preparation** and compaction
- o. **Compaction testing** to meet engineering requirements

New as of 2/27/2026

19) Any update on the permits we are waiting for to begin demolition and construction?

Yes. We currently have **two of the three required permits**. Work will begin once **all three** have been issued by the Town.

1. **Demolition Permit – Issued**
  2. **Engineering Permit – Issued**
  3. **Building Permit – Still pending**
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20) Will there be any activity around the guardhouse while we wait for the Building Permit?

Yes. This week, materials and supplies will begin arriving and will be stored on the grassy area near the tennis courts until they are needed. Please use caution when driving or walking in the area, as delivery trucks may be slowing, backing up, or briefly crossing the sidewalk.