

PalmBeachPost.com

<http://pbpo.st/2qe6OMt>

May 23, 2017

Rustic Inn Crabhouse out on Jupiter Inlet, new upscale business coming in



Lessing's Hospitality Group executive says this view will draw customers for weddings and other events (Photo/Bill DiPaolo)

Now that the **Rustic Inn Seafood Crabhouse is closed**, what's going to happen to that building on some of the prime waterfront property in north county?

Refurbishing is underway for a fall opening of the former Park Avenue BBQ & Grille on U.S. 1 in Tequesta. The new restaurant will be called Lou's Bar & Grill.

"We're putting a lot of work into the inside of the building," said Modica, a Hobe Sound resident.

The one-acre property was purchased by Hobe Sound-based 236 US Highway One, LLC for \$960,000 in November, according to Palm Beach county property records. Modica is listed as the title manager of the company, according to state records.

Lou's Bar & Grill, which will feature worldwide foods that suit coastal Florida, is expected to open in late summer. Indoor and outdoor seating, including a tiki area, are planned.

"We'll be offering fresh, clean, and health-conscious food with a menu that is family-friendly and designed to suit all occasions. We'll be offering a casual fine dining experience with lunch and dinner served daily, and Sunday brunch," according to an e-mail from Kareem Kablouti, who is handling the public relations and social media for the restaurant.

"We'll have space for parties of all sizes. There will be craft beer, wine, and daily happy hour food specials offered at our bar and in our relaxed lounge area," according to Kablouti's e-mail.

The other three parcels owned by Modica, all on the Jupiter Inlet, are:

Love Street. The town has approved a plan for retail/offices, restaurants, a boardwalk for the four-acre parcel overlooking the Jupiter Inlet.

Sun Sands. An historic-style inn is planned for the 10-acre Sun Sands property, along with a boathouse. Modica bought the property for about \$16 million in 2014. No plans have been submitted.

Rustic Inn Crabhouse restaurant. Modica bought the four-acre restaurant property last November for \$8.3 million. The Rustic Inn closed Saturday.

Modica wants to link the properties on the Jupiter Inlet into an ecotourism destination.

"I want to get away from the cement, dining and drinking on the waterfront. We're going to keep the kayak rental, the beach and the fishing boats. There will be a connection to Riverwalk. Love Street will set the stage to get this theme going," Modica has told The Palm Beach Post.

Park Avenue BBQ in Tequesta closed the fall of 2015 at the location, on the west side of U.S. 1 , south of Tequesta Drive.

After closing the Tequesta PA BBQ, owner Dean Lavalee in April, 2016 opened a new PA on the north side of Indiantown Road in Jupiter West Plaza, just east of I-95 in Jupiter.

The new menu at Lou's Bar & Grill is expected to be more upscale than PA BBQ. That's a smart move, said Lavalee.

"Tequesta is a more affluent area when we opened our restaurant. I expect they will do well," said Lavalee.

Lavalee, who started PA BBQ in Lake Park in 1988, now has seven restaurants. He plans to open his eighth restaurant in the Palm Palm Beach Gardens Mall this summer.

