



Village of North Palm Beach

“The Best Place to Live Under the Sun”

SEPTEMBER 2015

Village Manager

Dear Residents,



I am pleased to notify you that the Village has selected the architectural firm of Peacock & Lewis to plan and design the new clubhouse and recreational facilities at our Country Club. A feasibility and market study is the first step in developing a business plan. Then, the location, size and amenities of the clubhouse will be determined within the parameters of the projected revenue derived from the business plan.

The Audit Committee will assist Administration and the Council in formulating the level of funding based on the business plan and the choices available to finance design and construction of the clubhouse. All final decisions will be made by the Council after community input.

Our number one priority is to break ground on a new clubhouse on or before September 30, 2016 with an anticipated construction completion date that is 14-18 months after breaking ground. The planning and design process will take about 6-8 months. Therefore, from start to finish, construction of the new clubhouse will take approximately two years (give or take a couple of months).

The recreational facilities such as the pool, water park, all purpose exercise/meeting rooms, etc. will be planned and designed after the clubhouse planning and design process is completed. Some portions of the construction may be concurrent with the clubhouse construction and may be completed sooner because the scope of work is less involved. Again, there will be community input built into the planning and design process.

On another front, but just as critical to the future of our Village, is the creation of a Master Plan for future development and re-development within the Village of North Palm Beach. The Village Council has entered into an Interlocal Agreement with the Treasure Coast Regional Planning Council (TCRPC) to develop this Master Plan from September 2015 through July 2016. TCRPC is one of eleven regional planning councils created by State Statute to assist municipal and county government entities with major planning projects, such as ours.

The development process utilized by TCRPC provides many opportunities for resident, business owner, Administration and Council input so that the final plan reflects community consensus along with community support. Once the Master Plan is approved by the Village Council, it will be incorporated into the Land Development section of our Village Code of Ordinances.

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Chapter 15 307.4. Care of Premises. -Landscaping.

The entire yard where exposed to public view must be landscaped. Play areas, flowerbeds, driveways, walks, etc., not intended to have vegetative cover should be clearly defined and maintained free of uncultivated growth. Landscaping shall be maintained so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be mowed or trimmed in a manner and at a frequency so as not to detract from the appearance of the general area.

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I would like to take a moment to reflect on how the above actions will affect the future of the Village. In 2016, we will be celebrating the 60th Anniversary of the incorporation of the Village of North Palm Beach. We are atypical of many Florida municipalities because we have first, second and third generation families as well as a strong sense of community which is unusual when considering the transient nature of South Florida. This, combined with the following factors, have made our first 60 years successful:

- ★ over 30 miles of waterfront property,
- ★ close proximity to the intracoastal waterway and ocean,
- ★ safety and security provided by police and fire rescue services,
- ★ recreational programs and facilities offered to residents at reasonable prices,
- ★ the unmatched five days per week sanitation services,
- ★ public and private schools, and
- ★ a community Country Club with a Jack Nicklaus Signature golf course, an Olympic-size pool, clay tennis courts, a driving range and clubhouse.

However, in order to ensure our Village's success and sustainability in future decades, certain actions have to be taken now. We need a Village Code that is relevant to today's needs and standards and that clearly defines what a resident or developer needs to do for new construction or renovation projects. The code re-write process was started in September 2014 and is now addressing the process and procedural code sections.

In July 2016, we will be reviewing the last section of the Code pertaining to Land Development. In addressing this section, the Village must create a Master Plan envisioning how the village will evolve over the next ten years. With appropriately planned growth (development and redevelopment), the Village will ensure the highest and best use of commercial and residential property so that future Village Ad Valorem millage rates will either remain at the same level or decrease.

At this juncture, please allow me to digress. I have a college-age son looking for a place to rent (guess who pays the rent!). In looking for a reasonably priced place, I came upon a nice 2 bedroom, 2 bathroom condo in a gated community that was reasonably priced (I thought) at \$27,000. Upon further examination, all homeowners were required to be members of the Country Club which costs \$28,000 for an equity membership, plus \$5,000 per year in dues. This did not include golf/tennis/pool membership, HOA fees (\$650.00 per month) or taxes.

My point is that residents of North Palm Beach have a Country Club, but don't have to pay for an equity membership or annual dues. This is a huge amenity that adds value to all property in North Palm Beach. With this in mind, rebuilding our clubhouse and renovating our recreational facilities at the Country Club will have a direct positive effect on residential property values.

In summary, to sustain the quality of life that all residents have become accustomed to in the Village, it is critical that the above projects are completed in a timely and progressive manner. There is much work to do over the next year to achieve success. I am excited about this once-in-a-lifetime opportunity and look forward to working with you to make it happen!

Sincerely,

Jim Kelly