



THE VILLAGE OF

# North Palm Beach

501 U.S. HIGHWAY 1 • NORTH PALM BEACH, FLORIDA 33408 • 561-841-3355

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## Meeting Minutes

On Thursday, November 6, 2015 at 8:00 AM, a meeting was held in the Council Chambers in North Palm Beach Village Hall for the purpose of obtaining resident input and opinions regarding a new Clubhouse and amenities at the North Palm Beach Country Club. Architect, Brian Idle, from Peacock + Lewis Architects and Planners, along with Rick Norton from Norton Consulting, moderated the meeting. Village Manager Jim Kelly was also present. Twelve residents were in attendance, encompassing many facets of the Village. (See attached sign-in sheet). Village Manager Kelly stated that North Palm Beach was a very unique community and was interested in their input. He provided the village website to obtain accurate information and announced that there will be an online survey in December linked to the Village website.

First, the group introduced themselves and responded if they had used the amenities at the current Country Club:

- Kerry Jamieson moved with her fiancé to North Palm Beach less than a year ago. She is an avid swimmer, loves North Palm Beach and Lakeside Park.
- Amanda McNally is an architect that grew up in Palm Beach Gardens, spent her summers at the Country Club. She has two children; ages 8 and 5 who are in Swim Masters, kids swim team, and her husband golfs. They have eaten at the restaurant a few times.
- Sofia DeFerrari has been a resident since 2000, has two boys ages 15 and 12, lives on Gulfstream for eight years, loves North Palm Beach plays tennis and golf, likes to ride bike and attend village events and said the recent Food Truck Frenzy was fabulous, and would like the Country Club to be "Semi-private" and feel more like a community.
- George Langer retired three years ago from New Jersey and had friends they had visited in North Palm Beach. He golfs at the club 3-4 times per week, and stated the staff is magnificent and he has eaten at the restaurant.
- Deborah Searcy lives onshore Road and has two children ages 2 and 4. They take swim lessons at the Club. She has lived in North Palm Beach for five years.
- Ashley Henry lives on Kingfish and recently moved here. Her grandparents lived in North Palm Beach.
- Patrick and Sarah Tighe came from NY and Philadelphia in July 2009 and reside on Greenway Drive. They have three children 8, 5 and an infant. They are close enough to walk country club.
- Elizabeth Nielson has been a resident for 15 years.
- Olivia Thompson lives on Country Club Drive and has two children, ages 2 and 5.
- Will and Amber Searcy have lived in North Palm Beach for three years and have a new baby.

Next, the group discussed the strengths of the country club:

- Location/convenience/Ease of access (walking distance to the Country Club)
- A well- run Jack Nicklaus Signature Golf Course with great staff
- Various amenities it offers
- Great Swim Team
- Not an equity club
- Walkable/bike to club- close proximity.
- Wonderful events such as Food Truck and 4<sup>th</sup> of July and the boat
- NPB as a whole- private dock storage/new elementary school
- Community Feel without HOA's or gated communities
- Good Junior Golf Program
- Friday Night Pool Parties
- Tennis facilities are nice/staff is nice

Mr. Idle showed the Membership Brochure of all the various events held at the club throughout the year, and it was well received.

The group also discussed the weaknesses/detriments of the country club:

- State of Facility- poor condition
- Restrooms are embarrassing
- Materials on pool deck are too hot, no shade
- Visual Barrier between pool and interior of the club
- Locker rooms are horrible
- Poor Food Service – some is due to functionality of kitchen
- Inadequate Kitchen
- Kiddie Pool is closed 6 months of the year.
- Pool is not accessible most of the time due to the swim teams/masters programs.
- Pool should be open in the evenings in the summertime.
- Doesn't feel like a Country Club- not recognized as members/unfriendly

The “wish list” of items for a successful Country Club was discussed:

- Kid Friendly pool area w/activities based Splash Park for the younger children similar to Palm Beach Gardens; large water slide
- More Shaded areas by the pool
- Separate pool for kids separate from the swim teams.
- Kiddie pool with beach entry in addition to the splash park for the reserved/scared children.
- Dry Playground adjacent to the pool.
- Gym – overwhelming support and all agreed they would be willing to pay more – not necessary to be staffed; self-directed machines; Swim team, golf members and tennis members would use a gym also
- Offer child care while working out.

- Charge more for non-residents.(all were in agreement) Have Happy Hour at the Bar and outer kitchen restaurant/snack bar for the kids/more formal restaurant inside.
- Have later hours and have pool open in the evenings, especially in the summer.
- Good restaurant/distinctive feel with healthy food offerings and a good children's menu – Culinary Café,
- Upscale Sports Bar w/Mahogany wood for happy hours, half priced appetizers, bar bites etc.– Restaurateur Jim Taubby was mentioned as a possible source for successful restaurant insight- owns Jetty's, U-Tiki, and is very selective about what projects he takes on
- Banquet Rooms/Birthday Party Room – may include multiple kitchens due to different service needs- would bring in business community, special events, annual banquets and holiday parties/weddings, golf tournaments.
- Elaborate locker room – won't be embarrassed to bring guests (Bear's Club)
- Needs name recognition of members and courteous staff –feel like you belong to a club-tiered membership levels
- Game room/Kids Room with ping pong, pool, air hockey, especially for the teens Place for kids to play. Could be a multi-purpose room with roll away ping pong etc.
- Have a higher end restaurant with outstanding service.
- Would like it to be a place where families go to hang out on the weekends to meet friends and neighbors and stay all day doing various activities and then also eat/watch sporting events at the bar.
- Facilitate a social environment; make the Country Club the centralized gathering spot.
- Hopefully property values would increase with a new Clubhouse
- Have memberships that mean something- be recognized, have special offers for members only.
- Hold social mixers
- Have lots of windows to have natural light and take advantage of the views of the golf course.
- Have lush landscaping to make it feel like Florida- be proud to bring out of town guests to the club- drawback is the expense to maintain.
- Everyone agreed they want this club to succeed, and get it right, return it to the gathering place and community center it once was.
- Liked the look of the Flagler Steakhouse in Palm Beach with balconies and outdoor seating.
- Would like a small spa that could be outsourced and hot tubs by the pool.
- Tiki Hut by the water to have a drink, dock by the water and then walk to the Clubhouse

A resident asked about a rumor of a hotel being placed on the site. Village Manager Kelly indicated that was not part of the scope, but the property across the street from the Country Club was for sale and developers may wish to build an upscale hotel there. Location of a new Country Club will be determined by economic data, resident input and what will make it successful in attracting community involvement. A timeframe of completion once the Village Council decides upon a location, size and amenities would be 18-24 months.

Information was provided to the group as to where to find accurate information regarding the new clubhouse and the Master Plan on the Village Website. Residents were told where they could sign up to be notified when any new information was added. Village Manager Kelly described the purpose of Phase I and what the timeline and process involved. Jack Nicklaus would also be consulted regarding any decisions or changes to the golf course. Mr. Kelly also discussed the Master Plan involving US 1 and Northlake Blvd. A Charrette will be held from January 30 through February 5<sup>th</sup> for the public. The Council will decide how to move forward after the Charrette.

The group adjourned at 9:28AM

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