



THE VILLAGE OF

North Palm Beach

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

Meeting Minutes

On Saturday, November 7, 2015 at 8:30 AM, a meeting was held in the banquet room at the North Palm Beach Country Club 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. Thirty residents were in attendance, representing many facets of the Village. (See attached sign-in sheet).

First, Village Manager Jim Kelly thanked everyone for coming. He stated that North Palm Beach was a very unique community and he was interested in their input. He provided the village website (www.village-npb.org) to obtain accurate information and announced that there will be an online survey in December linked to the village website. He announced another similar meeting will be held on December 5th at 8:30 am at the Country Club. He encouraged everyone to tell their friends and invite them to attend.

Information was provided to the group about where to find accurate and factual information regarding the new clubhouse and the Master Plan on the Village Website. Residents were also 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 involve would be. 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 5th for the public. He stressed that NO decisions would be made before the Charrette. The Council will decide how to move forward after the Charrette.

Village Manager Kelly asked for residents to state what they need/want in a new Clubhouse, in addition to the pros/cons of the current Clubhouse. It was stated that the current clubhouse would be demolished but a location of a new one was to be determined based on many factors, including resident opinion, economic research and a business review.

Rick Norton and Brian Idle introduced themselves and stated that in previous groups, they went around the room and had each person tell a bit about themselves. Since this was such a large group, persons were asked to identify themselves as they spoke.

Mr. Norton asked how many in the group played golf (9/24) (others arrived later in the meeting); swam (10/24) and played tennis (4/24).

The group discussed the strengths of the current country club:

- Location/convenience/Ease of access (walking distance to the Country Club); topography of current site
- It's a private club with great rates – unmatched anywhere in the area
- Jack Nicklaus Signature Golf Course
- Various amenities it offers
- Great Swim Team – Resident Sarah Moody went to college on a swim scholarship; an Olympic Gold Medalist and 2 All American Swimmers (qualified on Friday) have come from the swim team in NPB.
- Walkable/bike to club- close proximity.
- Wonderful events such as 4th of July and the boat parade

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

- No large banquet rooms to hold events
- No shade on pool deck
- State of Facility- dingy and old
- Old dated restrooms/locker room – embarrassing.
- Unfriendly staff – not recognized
- Used to have weekly entertainment, singers, jazz, comedian, piano players, etc. with buffet dinners – Would like to see that again.
- A swim parent stated kids do their homework on a bench by the pool as they have no place to go.
- Too much emphasis on competitive swimming and lack of public pool hours.
- Up and Down management in the Club- Need professionals to make this successful.

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

- Splash park -but keep a shallow wading pool for infants.
- No “Taj Mahal” – keep the feel of NPB
- Suggested visiting the JCC in Jupiter – it has teen rooms, card room, game room
- Return the Club to the “Hometown feel” it used to have where the Clubhouse was the hub of the community.
- If built on the hill in its current location- it could have large screens showing water views
- Nice upscale Restaurant
- A swim parent and lifelong NPB resident described having a card linked to her parents' account that allowed her to purchase items while playing with friends at the club – would like to have that return again.
- Fitness Room
- Keep current location (Echoed by many in their statements)
- A golfer and resident suggested a second story to take fuller advantage of the views.
- A 30 year Resident and golfer in a group of 40-50 people who golf 3-4 times per week gave a historical perspective that Jack Nicklaus created the berms in order to have a

second story built. He suggested a round bar/grill on 2nd floor that could be a social hub for golfers; have Happy Hours.

- Have 2 separate dining areas- burgers and dog poolside fare and then a nice sit-down restaurant inside the club. Have indoor/outdoor pool area
- A nice large Flag Pole with US Flag
- Banquet Rooms/Birthday Party Room
- Updated locker rooms /nice shower facilities – nice wood lockers that would be impressive.
- A 9 year old resident suggested a place for swimmers to relax and do homework prior to swimming, or after a practice.
- Charge more for non-residents
- 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. (Evergreen was cited as an example)
- Large portion of the group keep reiterating they want a “gathering place” with a real community feel.
- Have movie nights/ arcade/game room and kids activities
- Nice restaurant with quality food.
- Spa/steam room
- A resident who is also a boater commented that the Village symbol is a ships wheel and a large portion of the community is on the water. He would like to see the new facility by the water with boat dockage; could have banquets/weddings overlooking the water and increase revenue. Stated NPB was a gem.
- One woman stated she does not use the Club but supports an upgrade to have a nice facility and increase overall property values.
- Cohesive balance between swim teams and open swim – Management needs to work closely with Swim Coach
- A golf member stated that if a gym were on the second floor- the floors and walls need to be reinforced, and think of everything from towels, trainers, Fob accessibility and insurance liability – cited a similar club that charged a \$10 stipend at first due to a high number of users, then dropped off after 3 years.
- Need quality people to match the quality of a new facility.
- Have summer programs for kids that fit into working parents’ schedules- not just until 1pm. Makes it difficult for a two parent working household.
- Feasibility of a new, deeper pool to host large swim meets.

One resident asked when questions could be asked of the architect. Mr. Kelly replied that there could be another session added to allow for questions, but this was the beginning of Phase I of the project and there was still a long way to go. Mr. Idle described the process of the Charrette and indicated a Charrette is a very intense professional concentrated effort where professionals from all over the country are dedicated to the task at hand.

A golf course architect/professional suggested contacting the City of Centerville, Ohio that built a new Club and now is debt free. He would forward the contact information to the

Village Manager. The plan include such as a large “Master Room” which was the focal point of the Club and did not disjoint the facility. If done right, the new Club will be the magnet for residents and the community.

Mr. Idle mentioned the Ross brothers as founders of the community. They envisioned a walking community where you could meet your neighbors and have a community feel. The Village is working with the Treasure Coast Regional Planning Council (TCRPC) on a Master Plan concurrently and may suggest cart paths for golf carts, biking and walking trails. The goal is to return NPB back to its roots of a small town and a gathering place like the Country Club.

Mr. Norton’s firm is conducting the economic research needed to make an informed decision. Mr. Idle stated that he wants to do this right, and spend the money once. He will look at all of the options and is done in an incremental manner.

Another resident asked how the survey would be sent to residents and Village Manager Kelly responded that there would be a link on the Village website sometime in December. Information about the survey will be disseminated in many different ways. Mr. Idle added that the Business Community is also being surveyed.

A local resident and urban planner expressed that he hoped not just the economic data would be analyzed, but a quality of life considered as well – a fluid decision should be made on what’s best for the community and not just statistics,

The group adjourned at 10:00 AM

jc

Sign In Sheet - November 7, 2015 at 8:30am

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