



THE VILLAGE OF

North Palm Beach

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

Meeting Minutes

On Saturday, December 5, 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, and Village Manager Jim Kelly moderated the meeting. Twenty-four residents were in attendance, representing many facets of the Village. (See attached sign-in sheets).

Brian Idle introduced himself, Village Manager Jim Kelly, Village Employee Joanna Cunningham and two Council Members in attendance David Norris and Doug Bush (Council Member Darryl Aubrey arrived later). Everyone went around the room, introduced themselves and gave information about where and how long they have lived in the Village.

Mr. Idle gave a summary of all of the meetings that had been held so far and the purpose of the meeting today. They were going to collect the “wish list” for a new country club facility. Once all of the data has been collected from residents, the business community and market research, it will be presented to the Village Council to make a decision as to which elements will be in the new facility.

Mr. Idle continued to explain that the RFQ (Request for Qualifications included conducting market research. The only deviation from that now was the time frame in which events will occur. This was due in part to a coordinated effort with the Village Master Plan being conducted by the Treasure Coast Regional Planning Council (TCRPC). There will be a village-wide Charrette held in the Council Chambers January 30th through February 5th. The TCRPC will include a proposed new plan for the Village that includes, but is not limited to, US 1, Northlake Blvd., and Prosperity Farms Road.

It was announced by Mr. Idle that all of the minutes from the public meetings were posted on the village website (www.village-npb.org) and that the recurring theme from the November 7th Community Input meeting was there was a strong desire from residents to have a “gathering place” or community feel to the new facility. Many wished to have a gym or fitness center, and many wanted both casual and an upscale dining element in the new clubhouse.

One of the residents began the discussion asking about the online survey that is currently being conducted. She felt that the questions could have had more options and could have had more layers, and an option to prioritize the questions. She did like the idea of having an outdoor dining space.

When asked by Mr. Idle what she would like to see in a new clubhouse, she responded that she would like to see more casual family dining, or sectioned dining options. She also wanted reasonable prices in the restaurant. Mr. Idle stated that the design would have to be for various types of dining, including banquets and business luncheons vs. a la carte preparation. A kitchen would have different requirements for each type. He noted that club design has changed in the past ten years. It used to be “the bigger the better” and now it is using the space for multiple uses. There should be a centralized point of delivery for food. One of the requests was for more covered outdoor dining, as well as a larger banquet facility and a bar area for watching sporting events.

A member of the Waterways Advisory Board asked why he was kicked out of the survey when asked if he was a Council Member, Employee, or Board Member. Village Manager Kelly responded that all the Boards were interviewed by the consultant for their opinions and did not want duplicative efforts. He admitted he did not attend that particular meeting. The member suggested a second story restaurant with a view of the golf course, stated the pool was a phenomenal asset and was underutilized for public use and would like to see a large room for hosting birthday parties. He is a golfer and would like to see updated and nice locker room and shower facilities along with a fitness center and a splash park for the grandchildren.

An Audit Committee Member wished to see better banquet facilities which could generate revenue for the Village. Mr. Idle stated that the research conducted contacted banquet facilities within a ten mile radius and the data received on November 20th demonstrated that there is room in the market for another facility. Abacoa is the closest public facility. The research showed that a banquet facility could be highly profitable and not only could be for resident use, but those that attend an event, would be exposed to a great new venue and possibly return as a client.

A resident asked if the footprint for the new building was going to be the same as it currently exists. Mr. Idle responded that the location of the new clubhouse will be where the existing site is. A meeting was held earlier in the week with Mr. Jack Nicklaus to obtain his insight and opinions. Most importantly, the Village did not want to lose its Jack Nicklaus Signature Golf Course Designation. Mr. Nicklaus felt the current location would not disrupt the play of golf on the course. He did state that Holes 9 and 18 could be configured slightly to accommodate a larger facility and amenities. A higher level clubhouse could take advantage of the golf course view. Director of Golf Casey Mitchell suggested creating a putting green near the clubhouse and Mr. Nicklaus was very receptive to that idea. It also would recreate the family atmosphere that many residents desire. Mr. Idle also stated that the new facility could utilize 270 degrees of exposure along with a service entrance including the pool, golf, tennis and parking.

Many residents had requested shade for near the pool. Village Manager Kelly indicated there was a lot of outdoor space that could be utilized and a permanent cover would be incorporated into the new design.

A golfer added that he hoped the 18th hole would be made easier if re-designed. One resident hoped that there would be two stories- with a curved wall of windows overlooking the golf

course and pool areas, with casual dining on the second floor. The current view is limited. Mr. Idle indicated that the back of the house needs to be efficient as well.

One resident wished the new facility could take advantage of the water views. As a boater, he would like to see a spot near the water that he could dock near. Another resident stated she was not a golfer but did live in a boating community. Mr. Idle clarified that the use of the water site was not eliminated from a future potential use. Mr. Nicklaus himself is a boater and offered that some of the land by the bridge could be used as a restaurant or tiki bar. He did not want the golf operations moved. He offered that the hole by the water could be shifted to make the land more valuable and respond to the boating community's needs. Mr. Idle also discussed the purpose of the TCRPC Master Plan research is to study the 30 miles of waterfront the Village has, which is unheard of in many communities. Their study will show how to capitalize on the waterfront – not just on the golf course but along Northlake Blvd and other areas within the Village. Village Manager Kelly added that the first and primary focus is on the Country Club and building a new clubhouse. That will be re-built on the existing site and the pool will remain but with a new pool deck and splash park. The deck will be re-done and more amenities will be added.

A golfer asked if the cart barn would be replaced with underground storage, He felt it was time-consuming for staff to move all of the carts on a daily basis back and forth. He thought there should be a costs savings to eliminating the cart barn. Another resident indicated that PGA has underground storage and you don't notice it. Mr. Idle commented that the Village leases the golf carts and is charged an additional \$7-10 per month per cart charge for a tow bar. There are currently 80 carts in the fleet. Mr. Nicklaus had also suggested moving the carts closer to the facility. Mr. idle said it would be possible to have underneath storage as the water table is low at the existing site.

An Old Port Cove resident asked if there would be a gym that would include windows to look out and also have TV's. Mr. Idle noted that a gym was the fastest growing amenity request in new clubs and could be used by athletes to condition, rehab purposes and for cardio workouts. He stated that he has heard from many residents that they would be willing to give up their gym memberships elsewhere if there was a self-directed gym in the new clubhouse. Most facilities do have trainers on staff but could have self-directed machines.

A follow-up question was if there would also be spa services provided. They would not need much space and could be outsourced. Golfers could get massages after their rounds, and women could get manicures/pedicures. There was discussion among some of the men how wonderful and relaxing male pedicures could be. Mr. Idle responded that there is a myth that spas can cost a lot, and the labor costs, which would be outsourced, are minimal. Highly successful spas are dependent upon location that produce a relaxing atmosphere free of exterior noises, and some spas and gyms are social events and gathering places.

A resident noted that the food has improved a lot recently but the Business lunch clientele needs to improve. You are unable to get in an out within an hour at the club currently. The restaurant atmosphere needs to be upgraded and improved. The Palm Beach Par 3 was cited as an example of a restaurant done right. They are making over \$3 million in revenue per year and to mostly non-golfers.

A resident whose father was an executive chef in New York City said that you have to have an adequate kitchen and a good staff to make the operation succeed. Mr. Idle stated that the restaurant would be designed to be an amenity that would have a private enterprise, or restaurateur run it. It should be built to serve the community's needs. He said that statistically there are over 130 restaurants from US 1 to the Turnpike along PGA Blvd. Feedback thus far has indicated a desire for two separate dining areas- one more casual with lighter fare by the pool and an indoor, more upscale and more formal dining separate from the pool area.

One resident asked Mr. Idle how he was getting his ideas to design the clubhouse. Mr. Idle responded through several meetings like today, advisory and Committee meetings, Consultants that are conducting market surveys and research to get the best ideas for what to design, and the public has been very gratuitous with their likes/dislikes and wants.

Another resident announced he was happy that the waterfront location was no longer an option and wished the meeting with Mr. Nicklaus had occurred earlier in the process. Village Manager Kelly responded that the reason he did not meet with Mr. Nicklaus sooner was to have time to collect data and information to present him with as much information as possible. Mr. Idle noted that the data needed to be collected first and also that the game of golf has changed and many courses are going to 6, 10 and 18 hole rounds.

A resident asked if Palm Beach Gardens is a model and there was a big difference between public and private course design. Mr. Idle indicated that PBG's course is very different from North Palm Beach and he felt that PBG was premature in knocking down their current clubhouse before building another, and especially since another community is being built adjacent to the course. Mr. Idle cautioned that when designing a clubhouse – it should be self-sustaining.

On behalf of a resident who is an avid golf and tennis player from Old Port Cove, the question was asked if the tennis courts would be expanded. The resident felt that an additional two courts would be helpful as team play is getting more difficult to get court times as there are court shortages during the day. Mr. Idle responded that there is room available to expand the courts, and the tennis trend is seeing an emergence of shorter length activities. The gem of the NPB tennis courts is that they are Har Tru and it is very rare to find public access Har Tru courts. Currently the irrigation is above ground, but would plan for underground watering in the future to decrease court closure.

Mr. Idle discussed another market is in children's birthday parties. Many residents expressed a need for a room large enough to hold events and could be a multi-purpose room/game room near the pool. He also discussed the dry vs. wet playground and his aquatic expert indicated the best solution is a zero entry activity based water area that is shallow for younger child play. There will still be a kiddie pool.

One of the children present had a list of suggestions that she wrote herself. She stated she was on the swim team and wished there was a place for dry exercise before swimming. There currently is no space to warm up before swim meets. She would like to see a game room with ping pong and pool table, and would like the dive tower brought back or a 3 meter spring board. She suggested a hot tub for adults that could also help with rehab of injuries.

One woman asked about the charrette and if design for the Country Club will be presented and if the goal was to attract revenue, create a community place or attract non-residents.

Village Manager Kelly explained that there are two concurrent projects that are meant to maintain the original community concept that the Ross brothers envisioned. The ultimate goal is to improve and maintain the quality of life. The experts will look at the potential uses for commercial properties and other properties. The Country Club project is a catalyst to the rest of the Village. It is an amenity that not many communities have. Mr. Idle and the TCRPC are working together. There has been a lot of turnover on US 1, Northlake needs some improvements, and with a combination of the improvements to the Country Club and the increased potential uses of commercial properties, the tax revenue will also increase on the commercial side, which could lower the residential tax burden.

A husband and wife described a similar scenario in Dover Delaware where the new country club became the hub of the community. It literally changed the community for the better. They felt the Country Club could be successful if it is built with the right market in mind.

An ecologist mentioned the extensive birding community and various wildlife that resides in North Palm Beach. He offered to take advantage of the landscape and elevation. He supported a two story clubhouse to take in the lush views. The broad landscape is open and vial and makes people feel safe and secure. He said not to worry about cost as there is always a tax averse portion of the population that no matter how good a project is, if it increases the tax base, they are opposed to it.

The Audit Committee Member asked with regard to the Master Plan, what are the plans for the property across the street from the Country Club. Village Manager Kelly indicated that it is private property, but there is potential for a high end hotel such as a Hyatt or Marriott that could be built by a developer. It is a prime piece of real estate with the marina right there and its great location.

Mr. Idle added that the property is part of community decay and is what TCRPC is looking into. Having a brand new country club could stimulate the private community too.

One gentleman urged that the lowest bidder is not always the best price- factor in change orders etc. and you may not get the best quality company as well. Mr. Idle added that pre-qualifying the bidders would be essential, especially with the view sheds and the unique indoor environment being very important to residents.

One resident asked if any of the old Oakes Estate would be salvaged such as the wall and the steps. Mr. Idle responded that every effort would be made to keep and glorify those components of the Old Winter Home. A resident added on that sentiment and used the recently torn down Tiki Hut in Riviera Beach as an example of a landmark that no longer exists. There is no place like that to go anymore.

A resident asked if the Village had thought of selling the prime waterfront property that is currently unused by the golf course, but it would require a Village Referendum to do that.

Village Manager Kelly indicated that while Mr. Nicklaus believed that locating the clubhouse by the water would be disruptive to the golf course, possibly putting a restaurant by the water at a later date would not adversely impact the golf course. However, the only focus at this time is to build a new clubhouse on the current site, renovate the pool deck and construct a splash park.

The Audit Committee Member declared this session very informative and it was a shame more people did not attend. Village Manager Kelly encouraged everyone to take the Village survey that is on the website and keep updated by going to the new clubhouse section of the website. He was asked to publish a revised timeline and schedule which he said he will do next week.

The group adjourned at 10:08 AM

jc

MEETING SIGN-IN SHEET

Project: Community Input Mtg

Meeting Date: 12/5/2015

North Palm Beach Country Club

Place/Room: NPB Country Club

Name	Address	Phone	E-Mail
Nancy Francis	1020 Country Club Dr.	561-371-9654	
Julie Telle	1012 Country Club	561-373-2437	
Laura Greene	948 Lighthouse	561-856-9070	lgmba@gmail.com
ED PRETI	142 DAVIT DR	561 842 1185	
DIANA WISE	428 Lighthouse Dr.	561-262-8672	wise_debellsouth.net
Brenda Owens	540 Flats Rd	561-842-2670	
Ashley Terrano	400 Chaucer Rd.	(561) 598-9690	
Karen Marcus	920 Evergreen	561-308-4001	Karenmarcus@gmail.com
Ed Preti	752 IBIS WAY	561-232-8860	epreti@preticonstruction.com
Doug Bush			
Darryl Aubrey			
DAVID NORRIS			
Brian Moree			
Joanna Cunningham			