



# The Port Royal Club CLUBHOUSE PLAN

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# The Process



## Our Vision for the New Clubhouse

- ⚙ The Clubhouse will serve the expectations of Port Royal Club’s current Members, as well as those who will join in the future
- ⚙ The design will honor the Club’s social traditions while providing for future capacity requirements
- ⚙ The building will be designed to reflect the Club’s West Indies tradition
- ⚙ The design will be timeless, remaining relevant for many years to come
- ⚙ The construction plan will be efficient, cost effective, completed on time and on budget

## A Member-Guided Process

Club leaders have provided multiple opportunities for Members to guide the development process, because without Members, the Port Royal Club would not exist.

Through town hall meetings and an all-Member survey, which experienced a participation rate of 65%, the following ideas were shared as Member priorities by the majority of participants:

Member Priorities	Rating*
Dining spaces with a Gulf/beach view	4.82
Covered outdoor dining options	4.18
Upgraded, but similar, lounge chairs and umbrellas	4.15
Indoor/outdoor bar that becomes the focal point of activity	4.07
Dining options on the pool deck	4.06
Beach dining options	3.99
More casual dining spaces	3.97
Offer both casual and formal dining spaces	3.92
Rooftop bar/dining area	3.87
Increase a la carte dining space at the Club	3.87

\*Rating scale: 1=lowest score; 5=highest rating



# A New Gathering Place

The new Clubhouse will provide expansive waterfront vistas and several dining venues to meet the desired experience and expectations of the Members.



- ⚙ Dining at the pool/beach level
- ⚙ Gulf view dining from main level family casual restaurant and upper floor a la carte restaurant
- ⚙ Several bar areas providing indoor/outdoor open seating options
- ⚙ Indoor and covered outdoor dining areas sufficiently sized for anticipated demand
- ⚙ New beachfront pool area with upgraded lounge chairs, pool furniture and cabanas







⚙️ A brick-paver drive will highlight the Club entrance on Gordon Drive

⚙️ Lush, mature landscaping along Gordon Drive, and the north and south perimeters of the property will provide beauty and privacy for the Club





An Inviting Arrival Experience

- ⚙ Easy-to-navigate roundabout brings Members to the Clubhouse front entry
- ⚙ A Porte Cochere provides protection from the elements
- ⚙ An open-air breezeway draws Members and guests to the Gulf of Mexico



An Endless Breezeway Vista





Panoramic Coastal Views from Multi-Story Clubhouse

- ⚓ A 62,000 square-foot, two-story Clubhouse
- ⚓ A design which emphasizes dining areas created to maximize Gulf of Mexico and beach views
- ⚓ Lush, open space, lawn and garden to enjoy the outdoors

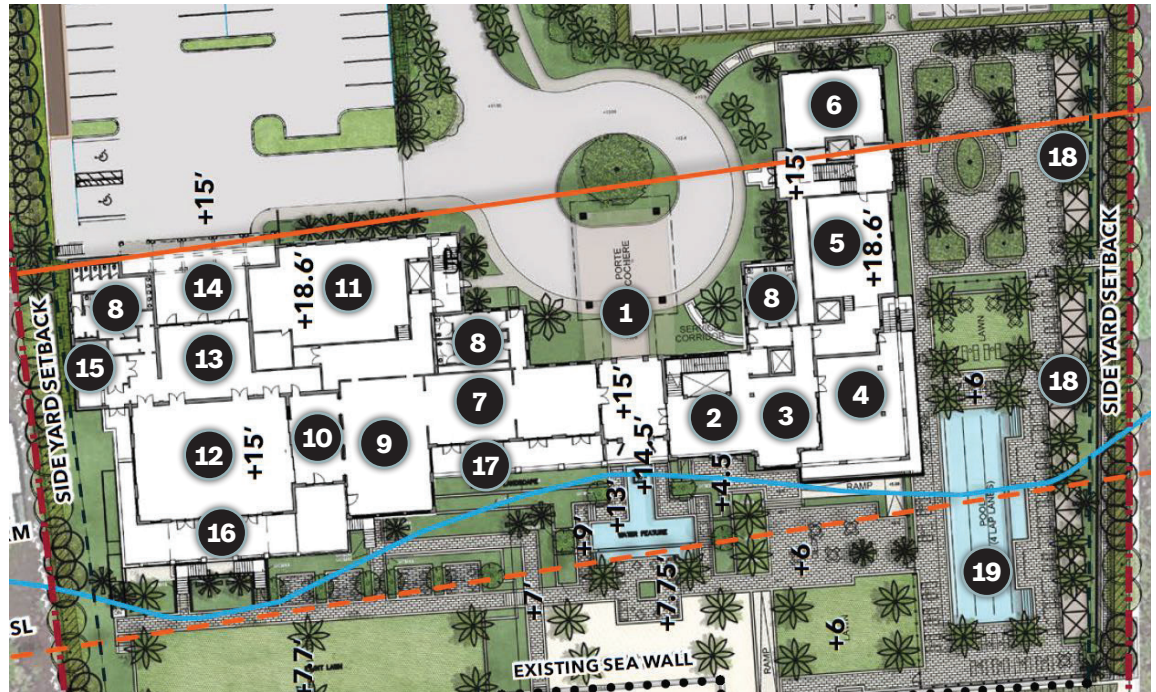


Relax and Enjoy the Coastal Ambiance in the Beach Garden



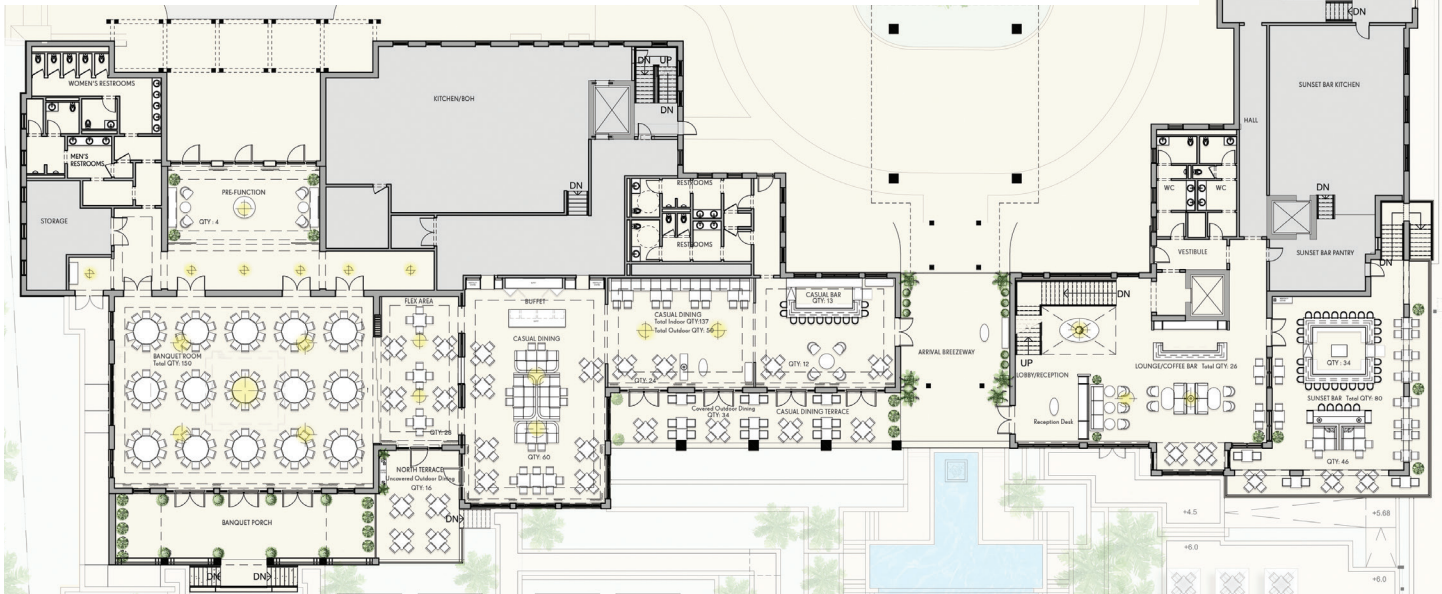
# Clubhouse: Main Level

1. Porte Cochere & Breezeway
2. Foyer
3. Living Room
4. Sunset Bar
5. Pool & Beach Kitchen
6. Electrical Room
7. Family Casual Dining
8. Restrooms
9. Family Casual Dining
10. Flex Dining
11. Main Kitchen
12. Banquet Room
13. Banquet Pre-Function
14. Banquet Arrival Garden
15. Banquet Storage
16. Banquet Porch
17. Casual Dining Porch
18. Cabanas
19. Pool



## Clubhouse: Main Level

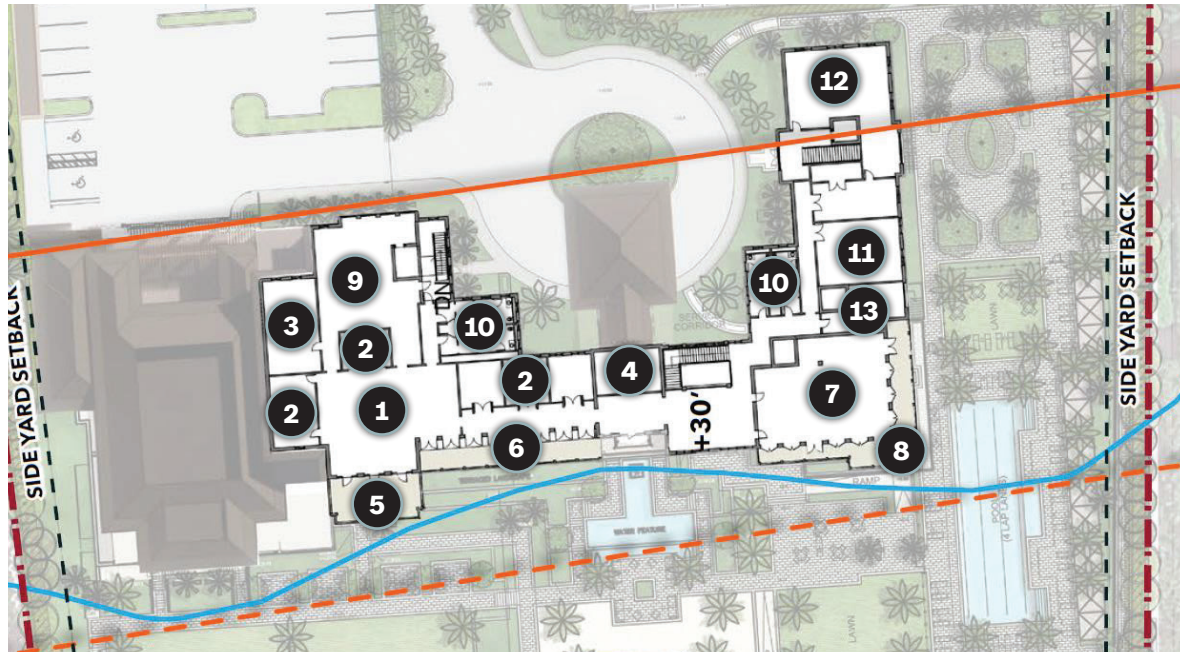
- ⚙️ A Family Casual dining space with indoor and outdoor seating
- ⚙️ A Member lobby/living room with a casual lounge and coffee bar
- ⚙️ Banquet facilities along with kitchens to serve all dining areas
- ⚙️ Outdoor Sunset Bar with bar, table and casual lounge seating
- ⚙️ Banquet room that can accommodate up to 150 people, capable of being opened up to the Family Casual restaurant for Member events and a la carte dining





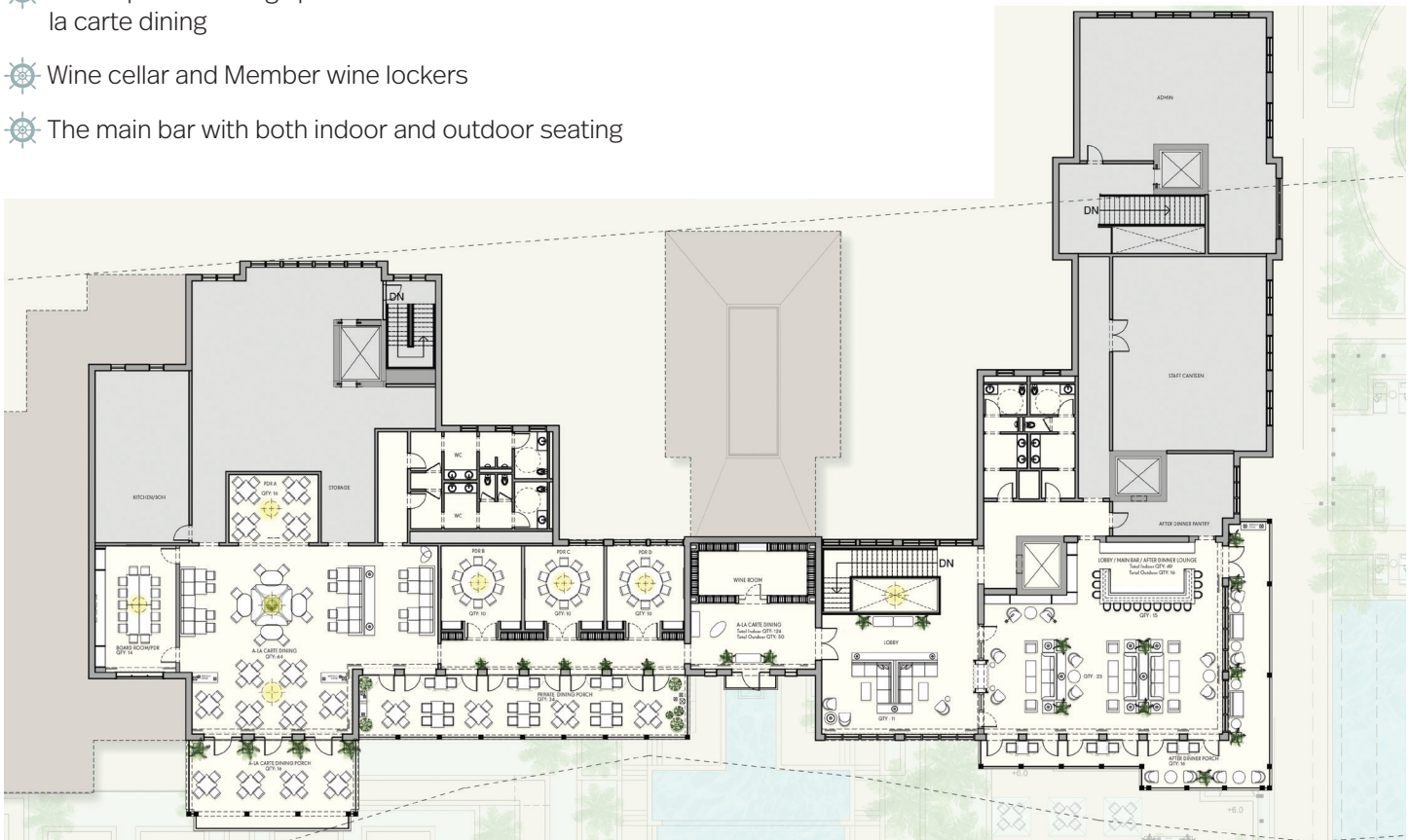
# Clubhouse: Upper Level

1. A La Carte Dining
2. Private Dining
3. Mechanical Room
4. Wine Cellar
5. A La Carte Dining Porch
6. Private Dining Porch
7. Main Bar
8. Main Bar Porch
9. A La Carte Kitchen
10. Restrooms
11. Staff Break Room
12. Admin Offices
13. Main Bar Pantry



## Clubhouse: Upper Level

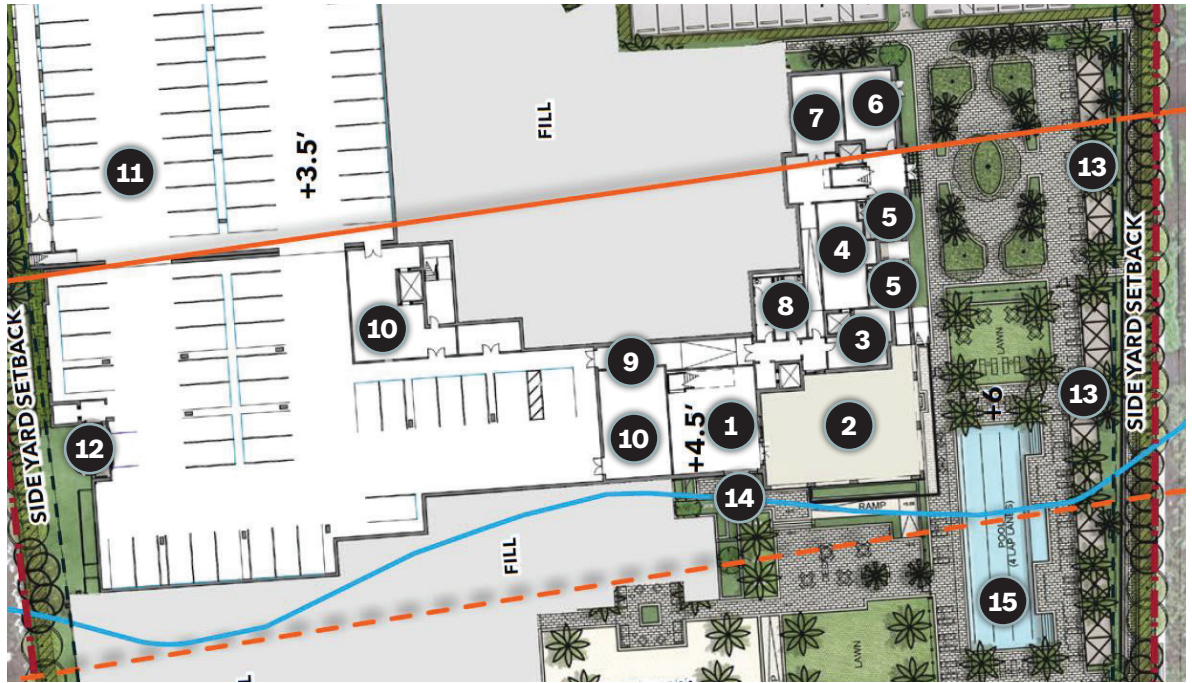
- ⚙️ A la carte dining with both indoor and outdoor seating
- ⚙️ Indoor private dining spaces that can also be used for a la carte dining
- ⚙️ Wine cellar and Member wine lockers
- ⚙️ The main bar with both indoor and outdoor seating
- ⚙️ Kitchen and storage space to serve upper level dining





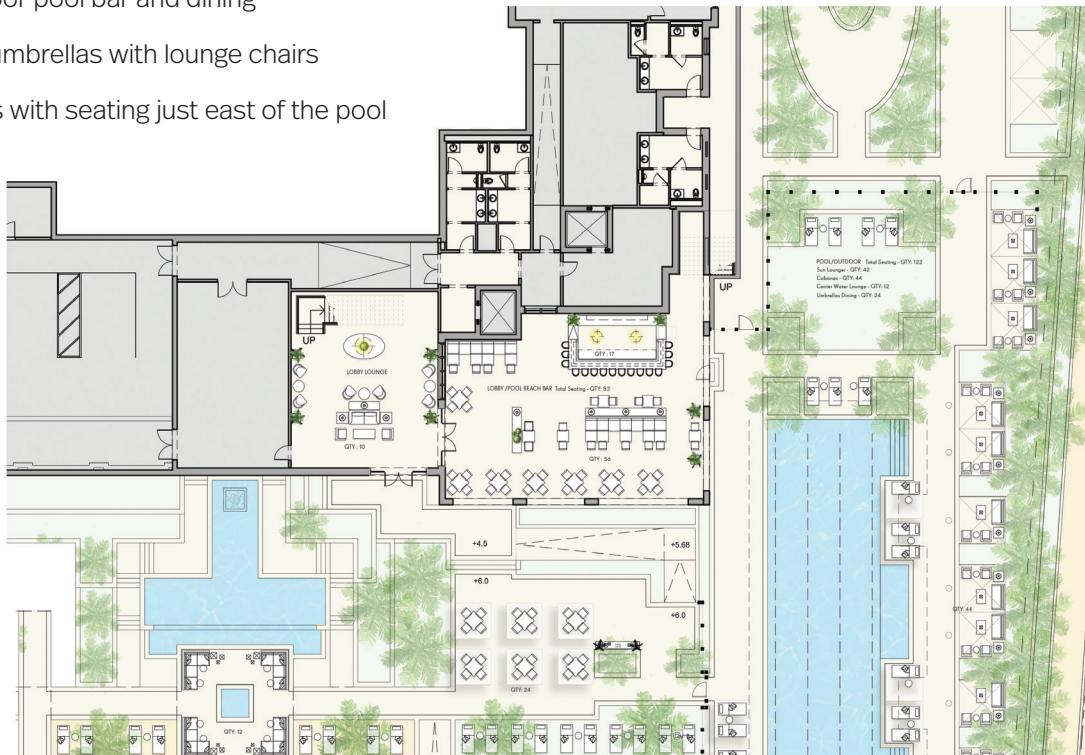
# Clubhouse: Lower Level

1. Member Lobby
2. Pool Bar
3. Pool & Beach Services Pantry
4. Laundry & Towels
5. Pool Restrooms
6. Pool Equipment
7. Staff Lockers
8. Restrooms
9. Service Corridor
10. Storage Room
11. Parking
12. Emergency Beach Access
13. Cabanas
14. Member Door to/ from Beach
15. Pool



## Clubhouse: Lower Level

- ☼ Member beach/pool level lobby
- ☼ Member outdoor walkway from parking lot to the pool and beach
- ☼ Covered outdoor pool bar and dining
- ☼ Cabanas and umbrellas with lounge chairs
- ☼ Shade gardens with seating just east of the pool
- ☼ Beach level lawn
- ☼ Storage facilities, staff areas, parking





# The Timeline

Timeline	
Administrative Site Plan	Petition submitted on 10/16/2023
Preliminary Design Review Board	Petition updated on 10/16/2023
Schematic Design	Concluded on 11/10/2023
Design Development	11/13/2023 through 3/1/2024
Pre-DRB Hearing	11/17/2023
Construction Documents	3/4/2024 through 7/5/2024
Planning Advisory Board	Hearing on 2/14/2024* after filing on 1/2/2024
City Council Hearing	3/20/2024 and Zoning Compliance Letter
Final DRB Hearing	5/22/2024 after filing on 3/25/2024
File for Building Permit	5/23/2024 after Final DRB

\*Timing reliant on timely City Staff Review

Demolition & Construction Begin	Summer 2024
Grand Opening	Summer 2026

## Timeline Risks

As anyone who has ever completed a construction project knows, despite the best laid plans, there are factors that are simply out of the Club’s control.

Although the Port Royal Club’s Board and Committees have tried to anticipate and plan for construction delays, they have identified the following risks that may have a negative impact on our timeline:

- ⚙️ City and/or State permitting approvals
- ⚙️ Supply chain delays of material delivery
- ⚙️ Weather/hurricanes
- ⚙️ Availability of trade and/or laborers to complete the work







## Professional Service Firms

The professional firms below are all contributing their expertise to the design and construction of the new Clubhouse

**Tim McCarthy, Lead Architect**  
HART HOWERTON

**Chris Lucas, Senior Associate**  
HART HOWERTON

**General Contractor**  
SUFFOLK CONSTRUCTION

**Winston Kong, Interior Design**  
CHAMPALIMAUD

**Pat Trefz, Landscape Designer**  
OUTSIDE PRODUCTIONS, INC.

**Josh Smith, Kitchen Designer**  
NEXT STEP DESIGN

**Brett Moore, Coastal Engineer**  
HUMISTON & MOORE

**Andrew Rath, Civil Engineer**  
DAVIDSON ENGINEERING

**John Passidomo, Attorney**  
CHEFFY PASSIDOMO

**Bill Flemming, Owner's Representative**  
LEHRER CUMMING





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