

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE CONCEPTUAL SITE PLAN DEVELOPED BY PPG GCF ORANGEBROOK OWNER, LLC FOR THE REDEVELOPMENT OF THE ORANGEBROOK GOLF COURSE AND COUNTRY CLUB LOCATED AT 400 ENTRADA DRIVE, HOLLYWOOD, FLORIDA.

WHEREAS, the City owns the Orangebrook Golf Course and Country Club located at 400 Entrada Drive, Hollywood, Florida ("Property"); and

WHEREAS, on March 1, 2023, after a nearly three-year selection process conducted pursuant to Section 255.065, Florida Statutes ("Public-Private Partnerships") involving multiple public meetings and the recommendation of an Evaluation Committee, the City Commission passed and adopted Resolution R-2023-028, approving and authorizing City staff to negotiate an agreement for the redevelopment of Orangebrook Golf Course ("OB Redevelopment") with the top-ranked firm; and

WHEREAS, on March 15, 2023, a Negotiation Committee comprised of City staff was assembled and began the process of negotiating an agreement with the #1 ranked firm, PPG GCF Orangebrook Owner, LLC ("Developer"), previously referred to as GCF Development LLC/PPG Development LLC, for the OB Redevelopment; and

WHEREAS, on July 13, 2023, the City Commission approved the negotiated Comprehensive Development Agreement, Ground Lease Agreement and License Agreement for Site Access ("Agreements") that set forth the material rights and obligations of the Developer and the City with respect to the OB Redevelopment; and

WHEREAS, the Comprehensive Development Agreement includes a draft Conceptual Site Plan and provides that the City Commission shall approve the final location of the minimum 36 holes of golf; and

WHEREAS, the Developer's team of architects and engineers has worked with City staff, County regulatory authorities, City engineering and environmental consultants and the community to finalize a Conceptual Site Plan that shows the layout of the 36 holes of golf attached as "Exhibit B"; and

WHEREAS, the draft Conceptual Site Plan in the Comprehensive Development Agreement will be replaced with the new Conceptual Site Plan as "Exhibit B".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That it approves the Conceptual Site Plan for the OB Redevelopment and authorizes the incorporation of the new Exhibit B into the Comprehensive Development Agreement, along with such non-material changes as may be subsequently agreed to by the City Manager and approved as to form by the City Attorney.

Section 3: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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JOSH LEVY, MAYOR

ATTEST:

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PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM:

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DOUGLAS R. GONZALES  
CITY ATTORNEY