

**NOTICE OF RECEIPT OF AN UNSOLICITED PROPOSAL AND INVITATION TO SUBMIT  
COMPETING PROPOSALS FOR THE REDEVELOPMENT AND OPERATION OF ORANGEBROOK  
GOLF & COUNTRY CLUB IN HOLLYWOOD, FLORIDA**

CITY OF HOLLYWOOD, FLORIDA

400 Entrada Drive  
Hollywood, Florida

PUBLIC NOTICE

City of Hollywood, Florida

The City of Hollywood, Florida (“City”), a municipal corporation of the State of Florida, has received an Unsolicited Proposal (“UP”) for a qualifying project under the provisions of Section 255.065, Florida Statutes (F.S.), Public-Private Partnerships (“P3”), for the design, construction and operation of a new master-planned 36-hole golf facility to replace the current Orangebrook Golf and Country Club (“Orangebrook”). More specifically, the project proposed in the UP includes:

1. A new redesigned 18-hole championship golf course.
2. A new redesigned 18-hole executive golf course.
3. A new clubhouse, golf pro shop, bar, kitchen, restaurant golf cart barn and maintenance building.
4. A new state-of-the art driving range, chipping/putting area and teaching facilities including entertainment booths.
5. Infrastructure including entryway, car park, outbuildings, drainage/recirculation systems, computer-controlled irrigation system, lighting, and general landscaping.
6. Management of the renovated site and day to day operations of the redesigned courses.

The City owns the Orangebrook site, which is approximately 245 acres and is bounded by significant corridors including South Park Road, Pembroke Road, and Interstate 95. The site is also conveniently located a few blocks from a Tri-Rail Commuter train station. Orangebrook is a historic 36-hole championship golf course located in the heart of Hollywood, Florida. Originally built as an 18-hole facility in 1933, a second 18-hole course was added in 1959. During its history, Orangebrook played host to the Women’s International 4-Ball golf tournament, which was the longest-running women’s amateur event held at one location in the United States. Past champions include Babe Zaharias, Peggy Kirk Bell and Louise Suggs. Orangebrook has also played host to the Men’s Amateur 4-Ball golf tournament, which in 1960 was won by Jack Nicklaus and Deane Beman. In addition to its 36 holes of golf, Orangebrook has a Pro Shop, lighted driving range, restaurant with full bar service, and a banquet room with seating for up to 250 people.

On March 12, 2019, residents of the City of Hollywood voted to pass a General Obligation Bond (GO Bond) during a Special Election to fund a variety of city-wide public improvement projects totaling \$165 million. As part of that referendum, residents agreed to invest up to \$24.7 million in improvements to Orangebrook, including the following:

- A new 15,000 sq. ft. multi-use clubhouse
- An ADA accessible nature preserve path, designed with wildlife habitat/biodiversity for walking, jogging, biking, etc.
- Improved course drainage and enhanced water retention capacity
- Renovated 36 holes of golf to include an 18-hole championship course and an 18-hole Par 3 course
- Enhanced putting/chipping area and driving range
- A new 10,000 sq. ft. cart barn
- A new 12,000 sq. ft. maintenance building, course restrooms and starter shack
- New golf cart paths, illuminated 9 holes for evening play, parking lot and entryway signage

The City has determined that the UP has sufficiently met the criteria for consideration as a qualifying project on a preliminary basis and is publishing notice pursuant to Section 255.065, F.S. In accordance with the aforementioned Statute, the City is accepting other proposals for the Orangebrook improvements described above during this notification period. All proposals received, including the UP and other proposals received as a result of this notification, will be evaluated and ranked in accordance with, but not limited to, the factors outlined in Section 255.065(5)(c), F.S.

The City is expecting each respondent to put forward an innovative proposal with a market-driven concept for the design, construction and operation of a new master-planned 36-hole golf facility to replace the current Orangebrook Golf and Country Club. Respondents are highly encouraged to submit a proposal that incorporates the Orangebrook improvements noted above to align with the City's approved GO Bond public improvements. Proposals must comport with the parameters of all applicable State Statutes, City of Hollywood Charter provision(s), and existing deed restrictions.

Anyone interested in submitting a competing proposal, is hereby invited to submit a proposal in compliance with the provisions of Section 255.065(3), F.S. Additional information about this P3 opportunity can be found on the City's website, [www.hollywoodfl.org](http://www.hollywoodfl.org). The submitted proposal shall include eight (8) hard copies and one (1) electronic copy, and shall be submitted no later than 3:00 p.m. on July 8, 2021, to:

City of Hollywood  
City Clerk's Office  
2600 Hollywood Blvd  
Room 221  
Hollywood Florida 33020

Proposals received after 3:00 p.m. on July 8, 2021 will be rejected.

Patricia Cerny  
City Clerk