



Orangebrook P3 – January 18th, 2023

GCF Development LLC and PPG Development LLC

Contact: Keith Poliakoff - kpoliakoff@govlawgroup.com - (954) 909-0590



Executive Summary

GCF Development LLC (“GCF”) and PPG Development LLC (“PPG”) are pleased to present you with our updated presentation for the redevelopment of the Orangebrook Golf Course. We have considered every detail in planning a space that will welcome families, guests and golfers of all walks to come and enjoy Orangebrook and everything it will have to offer. We will be working with world class partners to deliver a premier product for the City of Hollywood.

We are proposing two **Rees Jones** designed golf courses and practice facilities with a 4-star **Accor Hotel** flag, first-class amenities and community benefits that come at **no cost to the City of Hollywood**. We believe we are the best team to accomplish this project and we believe in Orangebrook’s potential to become a landmark attraction.

We envision two courses that are utilized all day long, and as the sun sets, the lights come on at night for extended play hours on the 9-hole PAR 3 practice facility. Unmatched food and beverage options await our guests after play and provide a reprieve for parents as their kids partake in lessons. A center for the community with the capacity to host tournaments, corporate events, weddings, and more. A place for groups of friends to enjoy drinks on the driving range after work as well as a busy swimming pool for other non-golfing family members.



Rees Jones, Inc.

GOLF COURSE DESIGN



CLUBCORP®

Development Team in Attendance

| Company | Name |
|--|-----------------|
| GCF Development LLC | Charles Abele |
| GCF Development LLC | Peter Jago |
| PPG Development LLC | Ari Pearl |
| PPG Development LLC | Miriam Ungar |
| Government Law Group, PLLC | Keith Poliakoff |
| Rees Jones, Inc. | Rees Jones |
| Sanford Ferris Golf Design | John Sanford |
| ClubCorp | Jane Broderick |
| Accor Hotels | Simon Sorpresi |
| G.T. McDonald Enterprises, Inc. | Jerry McDonald |
| QGS Development, Inc. | Jim Armstrong |
| Kobi Karp Architecture and Interior Design | Kobi Karp |
| Botek Thurlow Engineering, Inc. | Stephen Botek |
| Ayden Environmental LLC | Jeff Flarity |
| Traftech Engineering | Karl Peterson |

Proposal Summary – 1 of 3



Rees Jones

Rees Jones is the #1 golf course designer in the world and is personally going to design the future Orangebrook.



Golf Design

2 x 18 Hole Regulation courses – the only group that meets the deed restriction for 36 holes of golf and has an **additional PAR 3 practice facility** (not included in the 36 holes counted towards the deed restriction).



Practice Facilities

Lighted Practice Facilities and Driving Range encompass over 17 acres including a **lighted 9-hole PAR 3 course**, 12 acre practice range and a 30,000 sf putting course.



Management

ClubCorp is the top management company for PGA courses. We are looking to create a golf destination in the City of Hollywood and ClubCorp is the right partner to maintain the level of play we are looking to achieve.



Hotel

Approx. 175 key 4-star hotel managed by Accor which is the second largest hotel reservation system in the world. They manage many **top notch golf resorts** and hotel flags including Faena, Fairmont, Sofitel, SLS, Delano, and many more.

Proposal Summary – 2 of 3



G.O. Bond

We will be funding the entire project and are not utilizing any of the G.O. Bond funds. Additionally, we are providing all of the items on the G.O. Bond list for Orangebrook redevelopment.



Residential Lease

The entire site will have a combined total of 7.7 acres of non-golf course use, which includes driveways, walkways, and other non-pervious areas. **The 99-year land lease will be for less than 5 acres.**



Workforce Housing

100 of the residential units will be dedicated to **Hero/Attainable housing** with priority for employees of local schools, the City of Hollywood employees, the local hospitals, and local police and fire in the City of Hollywood.



Economic Benefits







Our proposal has the **largest projected economic benefit** to the City of Hollywood. We will split **50%** of the golf club operations profits in addition to the largest ad valorem taxes (**over \$3.1MM per year**).



Local Team

We are the only team made of local developers with vast experience developing projects in South Florida with over \$1B of development projects in the City of Hollywood.

Proposal Summary – 3 of 3

| | | |
|---|--------------------------|---|
|  | Land Planning | We will design a perimeter park and “ Wow Factor ” entrance feature that will serve the entire community and act as a focal point for the City of Hollywood. |
|  | Environmental | Ayden Environmental is the only environmental engineer to have cleaned up and remediated over 30 golf courses in Florida and works closely with Broward County on a daily basis. |
|  | Civil Engineering | Botek Thurlow Engineering is the civil engineer on this project and they understand the current easements in place and the stormwater management required not only for the onsite development but the impact we will have on the surrounding areas. They are local and are working on two other local golf course projects with our team at this time. |
|  | Construction | QGS has built dozens of golf courses throughout the state of Florida. QGS has the experience but more importantly the local manpower to get the job done. We are the only proposal utilizing a local golf contractor. |
|  | Architecture | Kobi Karp is South Florida’s leading architect and will be the architect for the clubhouse, hotel and residential buildings. Kobi Karp’s team has worked on multiple golf projects with the development team and all the consultants involved in this project. |
|  | Traffic | Traftech Engineering with Karl Peterson and Joaquin Vargas as the lead traffic engineers have done more traffic studies than any other traffic consultant in Broward County and the City of Hollywood and are intimately familiar with Orangebrook and the surrounding areas. |



Rees Jones



Rees Jones is the top golf course designer of the modern era. His true genius is taking existing courses and creating new masterpieces. Mr. Jones is always pushing the boundaries of golf course design and is among the most prolific and decorated golf course designers of all time. His plans to redesign the courses at Orangebrook will surpass even his prior successes.

A Rees Jones designed Championship Golf Course will go a long way to secure a major PGA event. The Honda Classic brings millions of dollars into the Palm Beach Gardens community, and they also give back \$5M - \$6M to local charities each year.

His work has ushered in an entire new movement in golf course design. Mr. Jones has designed or redesigned more than 250 golf courses in his career, including some of the most well-known public courses in the world.

- **Torrey Pines** is among the best golf courses in California and offers two 18-hole championship golf courses, **open to the public**. Torrey Pines is a PGA US Open Course and hosted the US Open in 2008 and 2021.
- **Bethpage Black**: The course is **open to the public** and was the course played for the 2002 and 2009 U.S. Opens. Was the host of the PGA Tour in 2011 and 2016 Barclays. Now the PGA of America has embraced The Black, which hosted the 2019 PGA Championship and the upcoming 2024 Ryder Cup.

Ernie Els Group

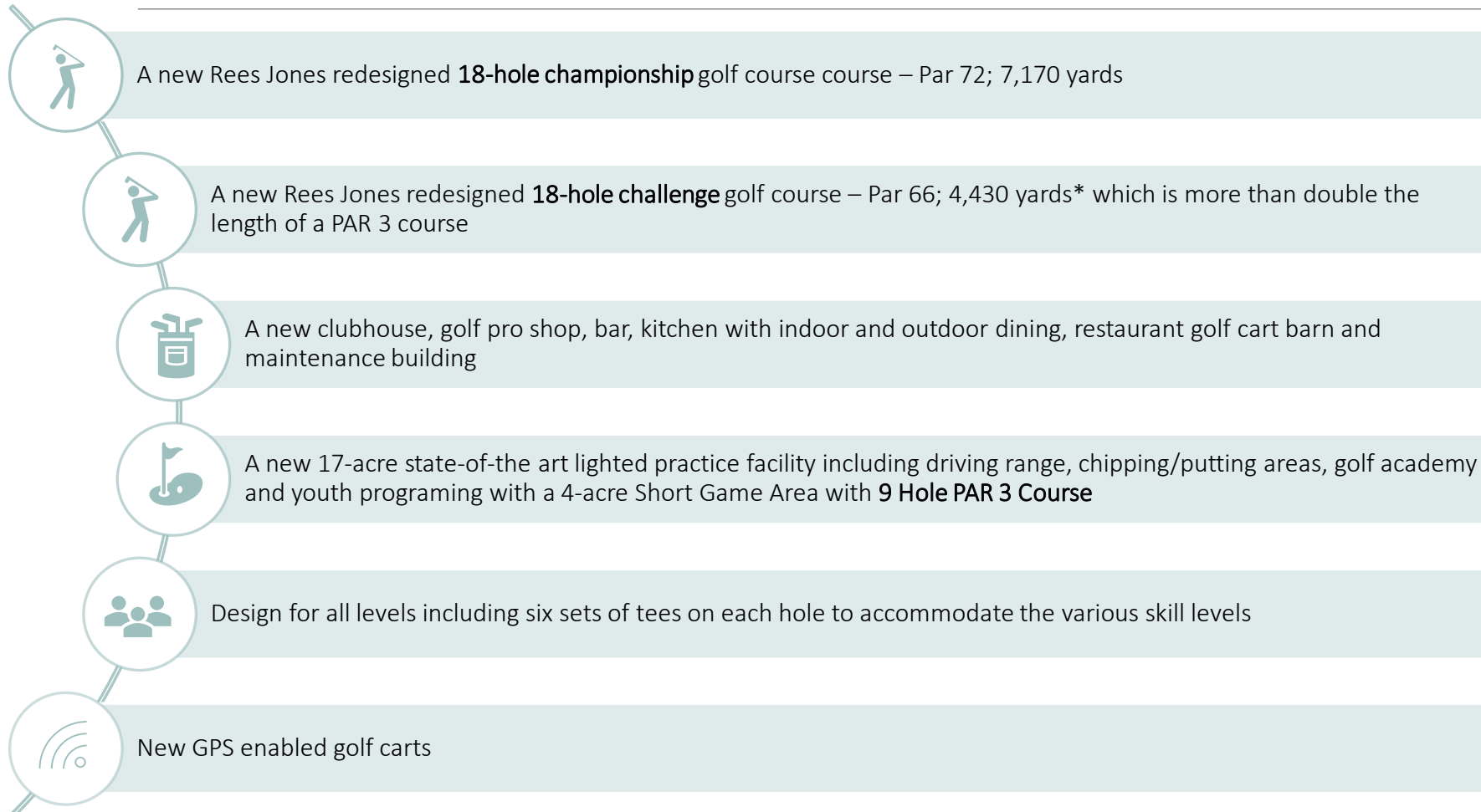
- Ernie Els is the only other golf designer involved in this project who has name recognition and is recognized far more for his tenure with the PGA than for his golf design. He has yet to be seen at any presentations and appears to be involved in name only.
- The only other golf related venue designed by this team in the State of Florida is a practice facility in Jupiter

E2L

- This group is using Richard Mandell Golf Architecture who is currently working on Hollywood Beach Golf Course.
- Lacking a name brand designer which is a must have if Orangebrook is going to become a PGA golf destination.
- The design has significant areas of with sand dunes. While unique, this feature is not sustainable in South Florida. The sand dunes get washed away in storms and are virtually impossible to maintain in this climate. Furthermore, the West Palm Beach Country Club, which is owned by the City of Palm Beach, was renovated in 2007 to include a sand dune design. The course was later shut down because it was impossible to maintain. More information on this case study is available upon request.
- Lastly, the design relies on many shared fairways and greens. Although double in size, it doesn't negate the hazard and shared fairways are not to USGA standards.
- USGA standards require that each hole have its own T box, fairway, and green to be considered a regulation hole.



Golf Design - Overview



Ernie Els Group

- The Els Group has designed an 18-hole Regulation course and an 18-hole PAR 3 practice course (1,973 yards*)

E2L

- 27-hole composite course in addition to a 9-hole PAR 3 practice course(911 yards*)

- Utilizing the Merriam Webster Dictionary's simplistic definition for a golf course is holding bidders to the lowest possible standards and completely shortchanging City of Hollywood residents from receiving the best that they could get.
- *According to the USGA, for a golf course to be considered a regulation course it must have at least 3,000 yards for 18 holes or 1,500 yards for 9 holes



Practice Facility / Kids Course

- Lighted 9 Hole PAR 3 Course
- The Lighted Practice Facilities and Driving Range encompass over **17 acres** including a **12 acre practice range** with double tees, target greens and teaching facility along with a short game area that doubles as a kids course with 9 target greens and a 30,000 sf putting course
- The practice area is designed to host a golf academy with multiple students on a daily basis
- The short game area can be set up as a short course for kids to learn the game with holes from 150 yards to 40 yards
- All of these facilities are directly outside the clubhouse and oriented for maximum use
- The practice tees are designed to handle up to 70 golfers at any one time
- 30,000 SF Putting Course
- Entertainment booths, full service food & beverage, sports bar, outdoor patios, tee boxes welcoming every level of player
- Ideal for high school and college golf and team training
- Ball tracing technology with all of the latest technology provided by Top Tracer to accommodate all levels of golfers and engage new golfers (please reference letter from Top Tracer stating that they are working with OUR group and do not have an exclusive with any group)



Management: CLUBCORP

- We will build a championship golf course with world-class amenities and that requires an elite management company. **ClubCorp is the perfect partner to manage a Rees Jones-designed course** as they have extensive experience with this caliber of property, amenities, diversity of programming and level of play.
- ClubCorp aligns with our development plan for several reasons:
 - ClubCorp is currently managing several public PGA-rated courses in South Florida that are similar to our proposal for Orangebrook. These include **PGA National**, which is open to the public, has a hotel component, short course, championship course, and a variety of golf programming. Another example of a club managed by ClubCorp is **Mystic Dunes**, located in Orlando, is open to the public and has a hotel component.
 - ClubCorp is best known for managing private courses and courses of a higher caliber which is why the public courses ClubCorp manages are at the highest level of public courses in the country and around the world.
- We will work with ClubCorp to create a website and app for Orangebrook where players can book tee times and receive club updates.
- If selected, we would welcome the opportunity to introduce the City of Hollywood to ClubCorp but would also be willing to work with any other top rated golf management company if that is something the City desires
- Below is a partial list of the clubs ClubCorp manages in the State of Florida:

PGA National Resort, Palm Beach Gardens FL
Ocean Club, Hutchinson Island FL
Jupiter Country Club, Jupiter FL
Mystic Dunes Golf Club, Celebration FL
Hunters Green Golf Club, Tampa FL

Queens Harbour Golf Club, Jacksonville FL
Marsh Creek Golf Club, St. Augustine FL
Woodlands East Lake, Oldsmar FL
Santa Rosa Golf Club, Santa Rosa FL
Hawstone Country Club, Gainesville FL

Debary Golf Club, Debary FL
Countryside Golf and Country Club, Clearwater FL
Monarch Golf Club, Palm City FL
Tampa Palms Golf Club, Tampa FL

Ernie Els Group

- Landscapes Unlimited only has one other course they manage in the state of Florida

E2L

- E2L has gained the support of some local civic groups by touting their relationship with Troon.
- We currently work extensively with Troon and they currently manage one of our local facilities. We are specifically recommending ClubCorp over Troon for Orangebrook because they manage other PGA facilities in South Florida and have the local manpower and expertise to maintain Orangebrook at the highest level.
- If selected, we will be happy to facilitate meetings with both vendors

"One huge challenge with golf course renovations is to ensure that the managing entities keep with the vision of the architect long term. Club Corp are the masters of that. Many renovations get altered over time. The grounds crews find it "easier" to do things their way. Things like allowing rough to grow when the designer intended for all short grass. Taking out decorative grasses intentionally planted in bunkers so as not to have to maintain the grasses. Changing fairway widths through their mowing practices. But Club Corp does NOT operate that way. They are true professionals who work hand in hand long term with architects to ensure the long-term vision and design remains.", Jane Broderick, Club Manager, PGA National Resort, Palm Beach Gardens

NOVOTEL

MONDRIAN

MERCURE
HOTELS

Fairmont

DELANO
TRIBE

adagio

SLS

mantra

RAFFLES

FAENA

Hotel Flag

175 key, 4-star hotel with a banquet hall and meeting spaces will be managed by Accor Hotels.

Accor Hotels boasts a portfolio of **over 50 golf resorts**. It is the second largest hospitality company in the world with **5,300 locations in over 110 countries**. The group has one of the industry's most diverse and fully-integrated hospitality ecosystems encompassing luxury and premium brands, midscale and economy offerings, unique lifestyle concepts, entertainment and nightlife venues, restaurants and bars, and more.



Hotel

Ernie Els Group

- Meyer Jabara Hotels has a very small portfolio and an even smaller presence in Florida with mostly 2 and 3 star hotels (i.e., Holiday Inn Express)

E2L

- Driftwood Hospitality specializes in airport hotels and 2 to 3 star accommodations
- Their portfolio is full of limited-service hotels



G.O. Bond

- o The development team will be funding the ENTIRE project without encumbering the golf course and facilities.
- o The G.O. Bond spelled out the base line requirements for the redevelopment of Orangebrook which have all been exceeded in our plans. These include:
 - ✓ A new 15,000 square foot multi-use clubhouse (our plans far exceed this requirement)
 - ✓ ADA accessible nature preserve path within a course designed with wildlife habitat for walking, jogging, and biking
 - ✓ Improved course drainage and water retention capacity
 - ✓ Renovation of 36 holes of golf to include an 18-hole Championship course
 - ✓ Practice facility with putting/chipping area, driving range and illumination for 9 holes for evening play (PAR 3)
 - ✓ New 10,000 square foot cart barn and a new 12,000 square foot maintenance building
 - ✓ Course restrooms and starter shack and new cart paths
 - ✓ Parking lot and entrance signs
- o Orangebrook Deed Restriction:
 - o The Orangebrook Corrective Declaration of Covenants, Conditions and Restrictions dated June 14th, 2004, states that the Subject Property shall include, inter alia, one or more golf courses containing not less than thirty-six (36) holes.
 - o According to the USGA, in order for a golf course to be considered a regulation course it must have at least 3,000 yards for 18 holes or 1,500 yards for 9 holes
 - o In order to meet the deed restriction for the site the new proposal must have two 18 hole regulation courses that are each greater than 3,000 yards
 - o We are the only group who's plans will be in compliance with the deed restriction for Orangebrook

Ernie Els Group

- Matched our proposal and agreed to fund the entire development budget
- Utilizing the most acreage out of all the proposals and proposing to build a development site on what appears to be a drainage easement

E2L

- Proposing 250 senior residential units in addition to a future development site on the Hollywood Police station property
- **E2L adjusted their bid to remove the use of G.O. Bond funding which has rendered their project not fiscally possible unless other factors have changed or if the future site around the police station is to be utilized with unknown density.**



Residential Lease

The entire site will have a combined total of **7.7 acres** of non-golf course use, which includes driveways, walkways, and other non-pervious areas. **The 99-year land lease will be for less than 5 acres.**

- Residential Towers and Parking Garages: Less than 3 acres, combined
- Hotel: 0.6 acres

Views in South Florida are at a premium and our design is the only one with the ability to have **sprawling views of the waterways and even Atlantic Ocean**. This will create a new neighborhood within our City that will be most attractive to future residents.

In the event the City of Hollywood desires garden style apartments, the development team is willing to do so however it will change the necessary acreage and golf course design. The only way to achieve the required 36 regulation holes of golf is to minimize the residential footprint by building taller buildings.

The cost to build low rise construction is significantly lower and would improve the economics for the development team. We did not suggest that approach because it is not what is best for Orangebrook or the City of Hollywood.

We are proposing no long -term management agreement or lease on any golf components.

Ernie Els Group

- 19.6 acres under a 99-year lease:
 - 13.7 residential
 - 5.9 hotel
 - Hardscape not specified
- 49-year management agreement for golf operations locks the City of Hollywood in with no performance metrics or guaranteed rent

E2L

- 6 acres in addition to the existing driving range area around the police station
- 30-year lease for golf entertainment complex





Workforce Housing

- 100 of the residential units will be dedicated to Hero/Attainable Housing with priority for employees of local schools, the City of Hollywood employees, the local hospitals, and local police and fire in the City of Hollywood
- We are flexible on the structure of the Attainable housing and will work with the City of Hollywood to ensure maximum benefit to the residents of the City of Hollywood
- We are the only group proposing any workforce component as part of the residential project
- 80% - 120% of AMI in accordance with Broward County's guidelines

Ernie Els Group

- No workforce housing component

E2L

- No workforce housing component



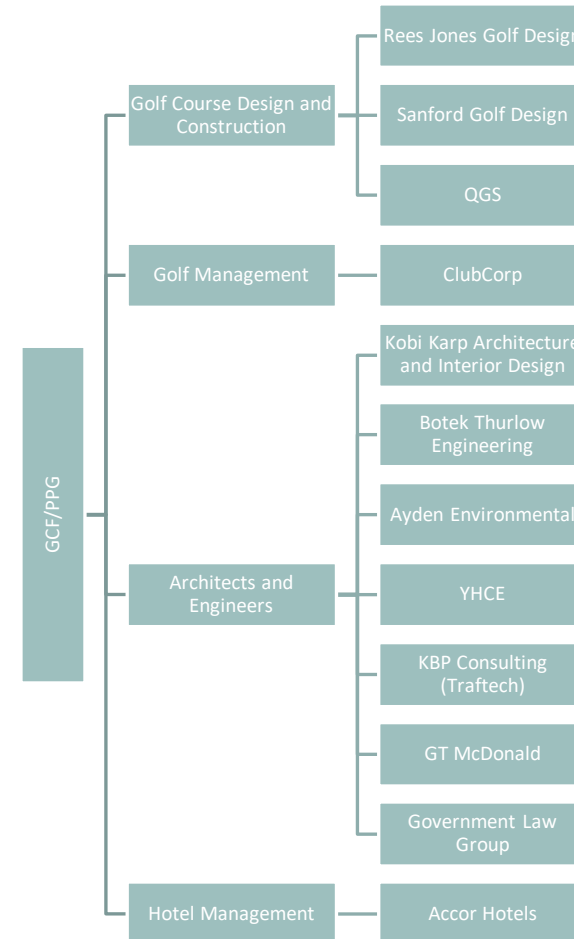
Economic Benefits

| | Golf Income | Property Taxes | Other Income | Total |
|-----------------|---|-----------------|---------------|-----------------|
| GCF/PPG | \$273,525,587 | \$1,640,193,582 | N/A | \$1,913,719,169 |
| Ernie Els Group | \$59,148,391 | \$1,099,568,400 | N/A | \$1,158,716,791 |
| E2L | \$335,753,015 | \$373,442,653 | \$114,700,175 | \$823,768,751 |
| Notes | <p>GCF/PPG value to the City of Hollywood is significantly higher due to the ad valorem taxes projected from the development while projecting a sustainable proforma for the golf operations.</p> <p>We expect to generate approximately \$3.1MM annually in real estate tax revenue for the City of Hollywood <i>(the above reflects the total over the 99 year lease).</i></p> <p>Golf proforma notes:</p> <ul style="list-style-type: none">• GCF/PPG have the highest replacement reserves of all three groups. If excluded the income to the City of Hollywood would increase by 33% each year (\$92MM over 99 years).• Ernie Els Group:<ul style="list-style-type: none">• Proforma does not reflect the costs of equipment and insurance• Proforma projects maintenance at approximately \$2MM annually. We project the total should be more than double this amount.• E2L:<ul style="list-style-type: none">• The projected income looks far higher than what an operation of this size can sustain while being affordable to the City of Hollywood residents• We have not been able to locate any detailed proforma to support these assumptions | | | |



Local Team

- We are the only team made of local developers with vast experience developing projects in South Florida with over \$1B of development projects in the City of Hollywood.
- All of the companies included on our org chart have experience delivering projects of this size and scale
- The following slides go into the details and how this local experience impacts the land planning, environmental, civil engineering, construction, architecture, and traffic
- One of the greatest benefits of using a local team is that we are able to not only take advantage of local talent that knows our market best but we are able to give back to our local economy instead of taking resources and distributing them to other areas



Ernie Els Group

- Developer partner is Apex Real Estate Inc. is a developer based in South Carolina
- The only information we were able to obtain on this developer is included in the presentation and looks like they specialize in single family home construction in South Carolina

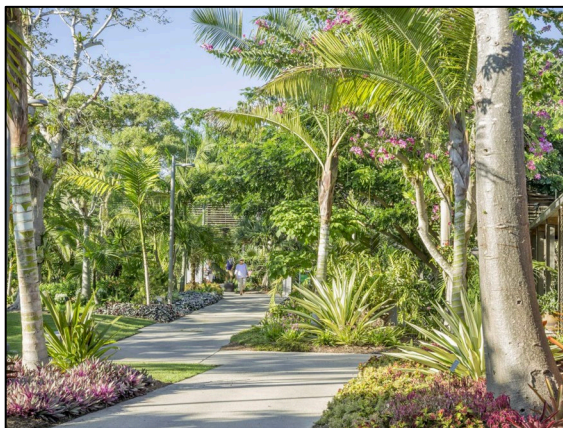
E2L

- E2L has listed a number of capital and development partners because they are not developers themselves
- E2L has no local experience with the exception of a P3 they won in Boynton which is in **active litigation**



Land Planning

- We will design a **perimeter park** and **“Wow Factor” entrance feature** that will serve the entire community and act as a focal point for the City of Hollywood
 - The perimeter park will be open to the public as an amenity to the residents of the City of Hollywood and will be designed to weave through the berm to create undulation and visual interest
 - The perimeter park will span across 20 acres with a 3-mile walking trail - almost **3 times the length of the Plantation Preserve walking trail** and will be incomparable when complete
 - Designed as a public park space with nature trails for residents, golfers and non-golfers, to enjoy the beauty of the newly renovated Orangebrook golf course
- We plan to incorporate a wow-factor entrance feature with landscaping and signage to announce the destination
- We will work with the City of Hollywood to develop a feature commensurate with the level of world-class golf and leisure we are creating for the residents of the Hollywood community



Ernie Els Group

- The Els Group is also proposing to work with EDSA
- We believe our proposals are comparable in this respect

E2L

- It is not clear who E2L is planning to use as the landscape architect.
- E2L is suggesting that the City of Hollywood Parks and Rec be responsible for the ongoing maintenance of the Nature Trail.

Environmental

- Ayden Environmental is the only environmental engineer to have cleaned up and remediated over 30 golf courses in Florida and works closely with Broward County on a daily basis.**
- The environmental aspects of this project cannot be overstated. Golf courses have significant environmental concerns and having someone with experience doing the environmental remediation of golf courses in South Florida is critical.
- Jeff Flairty, P.E. is the president of Ayden Environmental and has personally managed environmental aspects of more than thirty-five (35) golf course redevelopment projects in Florida during the past 15 years.
- Ayden has been a part of this development team on past golf projects and have worked seamlessly with all of the other team members selected.
- The following are some of the past golf course projects Ayden has been involved in:

| | | |
|--|--|--|
| <ul style="list-style-type: none"> Rolling Hills Golf Course (Davie-Huizenga Holdings) Rolling Hills Residential Development (Davie-Huizenga Holdings) Plantation Preserve (City of Plantation) Foxcroft Golf (Miramar-CCHomes) Cypress Creek (Orlando-KHovnanian) Raintree Golf - 4 projects (Pembroke Pines-Hoyer Homes and Cal Atlantic) Palm Aire Golf (Pompano Beach) Sunrise Golf (Sunrise – CCHomes) Doral – White Course (CCHomes) Cypress Creek GC (Boynton Beach-Pulte) Le Club GC (North Miami-Lennar) | <ul style="list-style-type: none"> Diplomat GC (Hallandale) Cypress Creek GC (Boynton Beach-Pulte) Avalon Trails (Delray-Lennar) Delray Trails GC (13th Floor) Forest Oaks GC (Mattamy Homes) Sunrise Golf (Sarasota County) Broken Woods (Coral Springs-KHovnanian Homes) Bonaventure West Golf (Weston-Terra) Hillcrest Golf (Hollywood-Pulte) Boca Dunes (Boca Raton-KHovnanian Homes) Hidden Valley CC (Boca Raton-private) Crystal Lake GC (Deerfield Beach-Lennar) Oaktree Golf Course (Oakland Park-Pulte) | <ul style="list-style-type: none"> St. Andrews GC (Boca Raton-Private) Woodmont GC (Tamarac-Pulte) Gulfstream Polo (Lake Worth-Pulte) Fountains GC (Lake Worth-Concert Fountains) Sherwood Golf (Delray-Pulte) Former Boca Tecca GC (Boca Raton-Concord Wilshire) Boca National (City of Boca Raton) Mizner Trails (Boca Raton-Private) Sherbrooke (Lake Worth – Mattamy Homes) Inverrary (Lauderhill – Concord Wilshire/Pulte) Heron Bay (Parkland – NSID) Tomoka Oaks (Ormond Beach – Private) |
|--|--|--|

Ernie Els Group

- The Els Group mentions environmental considerations multiple times throughout their proposal, but the organizational chart does not include an environmental engineer

E2L

- ECS Florida is the environmental engineer listed
- ECS is a national large engineering firm who provide a laundry list of services but don't specialize in golf



Civil Engineering

- **Botek Thurlow Engineering is the civil engineer on this project, and they understand the current easements in place and the stormwater management required not only for the onsite development but the impact we will have on the surrounding areas.**
- The civil engineering on this project is a perfect example where bigger is not necessarily better. Our competitors are both using national companies without a bench of local talent and knowledge. Stephen Botek is personally involved in this project and has worked on countless projects in the area. He's worked closely with all of our other consultants including Ayden Environmental. These local partnerships are the key to running successful projects.
- Botek's primary focus as it relates to the golf course will be on storm water retention including determining additional fill needed to raise the golf course to prevent future flooding. This will not only help the golf course but will benefit the entire area surrounding the golf course.
- Botek will complete an engineering study to support proper drainage so that the water retention plan is sustainable going forward. Setting Orangebrook up for longevity as we face climate changes and more extreme weather events in South Florida.

Ernie Els Group

- Kimley Horn is the civil engineer identified by the Ernie Els Group
- While qualified, we believe Botek Thurlow is a stronger choice given their local experience with golf courses

E2L

- ECS Florida is also the civil engineer listed by E2L
- Local experience is key in these areas and a national provider will not have that local depth of experience

- **FDOT Easement – there is an FDOT easement that goes along the entire south end of the course along Pembroke Road. We believe that both other groups are proposing to build on this easement which would not be permitted.**
- **This shows a lack of local knowledge and research that impacts our community.**



Construction

- **QGS has built dozens of golf courses throughout the state of Florida.** QGS has the experience but more importantly the local manpower to get the job done. We are the only proposal utilizing a local golf contractor.
- Based locally in Florida, QGS not only **supports our local economy with job creation** but they can also provide a superior service because they are local to the project. This allows for adjustments as needed and an ability to continuously monitor the grow in of the course and make any adjustments needed even after the project is technically complete. This, in addition to their vast experience, sets them apart from any provider who isn't local to our market.
- The following is a partial list of local courses completed by QGS:

Arrowhead Golf Club - Davie, FL

Springtree Golf Club - Sunrise, FL

Country Club East - Bradenton, FL

Scepter Golf Club - Sun City, FL

Diplomat Country Club, Hollywood FL

The Founders Club - Sarasota, FL

Duran Golf Club - Viera, FL

Sun City Center - Kingspoint - Sun City Center, FL

Harmony Golf Course - Harmony, FL

Sun City Center-South - Sun City Center, FL

Champions Gate Golf Club - Kissimmee, FL

Imperial Golf Club - Naples, FL

Trump National Doral, Miami FL

Palm Beach Par 3 Golf Course - Palm Beach, FL

Mayacoo - West Palm Beach, FL

Bear Lakes Country Club - West Palm Beach, FL

Admirals Cove Country Club - Jupiter, FL

President Country Club - West Palm Beach, FL

The Country Club of Florida - Village of Golf, FL

Village of North Palm Beach - North Palm Beach, FL

South Seas Resort - Captiva, FL

Indian Spring Country Club - Boynton Beach, FL

Gulf Stream Golf Club - Gulfstream, FL

Adios Golf Club - Coconut Creek, FL

Audubon Country Club - Naples, FL

Quail Ridge Country Club - Boynton Beach, FL

Normandy Shores Golf Course - Miami Beach, FL

Ernie Els Group

- Landscapes Unlimited is not a local contractor who will support our local workforce and economy

E2L

- Hedrick Brother Construction is the contractor identified by E2L
- Hedrick Brothers specializes in building single family homes and commercial buildings. They are not a golf course construction contractor.



Architecture

- Kobi Karp is South Florida's leading architect and will be the architect for the clubhouse, hotel and residential buildings. Kobi Karp's team has worked on multiple golf projects with the development team and all the consultants involved in this project.
- Kobi Karp Architecture and Interior Design is not only a premier architect in our market. Kobi Karp and his team have worked with the City of Hollywood on many projects over the years. Kobi Karp's team has worked closely with everyone involved in this proposal and will act as the quarterbacks for the clubhouse, hotel, and residential components of the development.



100 DIPLOMAT AND GOLF COURSE
Hallandale Beach, Florida

PALAZZO DELLA LUNA
Fisher Island, Florida



Ernie Els Group

- Peacock and Lewis

E2L

- Leo A Daly



Traffic

- Traftech Engineering with Karl Peterson and Joaquin Vargas as the lead traffic engineers have done more traffic studies than any other traffic consultant in **Broward County and the City of Hollywood** and are intimately familiar with Orangebrook and the surrounding areas.
- Traftech Engineering has conducted over 150 traffic studies for private sector clients in the past 24 months. These services have included traffic and parking studies in Monroe, Miami-Dade, Broward, Palm Beach, Martin and St. Lucie Counties. In addition, KBP Consulting is currently providing traffic engineering consulting services to several municipalities in South Florida. These services have included reviews of traffic impact studies and site plan layouts associated with new developments as well as re-development projects located in the South Florida market. The firm's principal and founder, Karl Peterson, has more than 31 years of professional engineering experience in the South Florida market and the firm has been serving South Florida clients for more than 9 years.
- Having a local traffic consultant who knows the area is the only way to properly plan a project of this size and scale.

Ernie Els Group

- No traffic consultant identified

E2L

- No traffic consultant identified

Community Engagement

We invited community influencers, leadership, and members of neighboring Condominium Associations to engage in a productive dialogue about how they would like to see Orangebrook evolve and provide greater use and functionality to golfers and families, residents and visitors alike.

The following Associations were generous with their time:

- May 19: Park East Civic Association
- August 23: North Central Hollywood Civic Association
- September 19: Parkside Civic Association

We also reached out to the following communities:

- Downtown Parkside Royal Poinciana Civic Assoc.
- Hollywood Gardens Civic Association
- Hollywood Beach Civic Association
- Hollywood Hills Civic Association
- Hollywood Lakes Civic Association
- Liberia Homeowners Association
- Park East Civic Association
- Parkside Civic Association
- The United Neighbors Of South Hollywood
- North Central Hollywood Civic Association
- Downtown Hollywood Business Association
- Greater Hollywood Chamber Of Commerce
- Hollywood Beach Business Association

Additionally, included here is a list of local golfers we have spoken to and have signed a letter supporting our proposal as the best future plan for Orangebrook:.

Golfers of Hollywood(signed):

| | | |
|--|---|---|
| Gabe Seghi, Chair, Golfers of Hollywood | Dan Hoffman 4020 N. 41 st st Hollywood, FL | Jon Kaweblum 3670 N. 46 th Ave |
| Ray Cairns, President, Hollywood Men's Golf Association | Phillippe Lieberman 3740 N. 37 th Terrace Hollywood, FL | Ira Feintuch 5740 sw 33 rd Terr |
| Kenny Szuch, Head Golf Pro, Orangebrook Golf and Country Club, Hollywood, FL | Yoshua Markell 3453 SW 52 nd ave Hollywood, FL | Danny Hoisman 5561 Oakview Terrace |
| Michael Sage, Head Golf Pro, The Club of Emerald Hills, Hollywood, FL | Dr. Alex Markovich 4101 N. 41 st St Hollywood, FL | Aaron Flasing 4000 N. 39 th Ave |
| Gabe Seghi 3501 N. 37 th St Hollywood | Aaron Moses 3801 N. 37 th Ave Hollywood, FL | Gabriel Ciment4141 N. 41 st st |
| David Abrams 4080 N. 38 th ave, Hollywood, FL | Avi Naider 3397 Hollywood Oaks Dr. Hollywood, FL | Ray Cleeman 4120 N. 41 st st |
| Ranan Amster 4100 N. 42 ND Ave Hollywood | Steven Newman 3850 N. 40 TH Ave Hollywood, FL | Aron Burger 4100N. 45 th Ave |
| Daniel Aqua 3881 N. 42 nd Terrace, Hollywood | Ariel Berger 3725 N 37 th Terrace Hollywood, FL | Rabbi Yosef Weinstock 4108 N. 48 th Terrace |
| Robert Ascheim 4700 N. 36 th Court , Hollywood, FL | Matthew Press 3530 N. 45 th Ave Hollywood, FL | Michael Weiderhorn 4350 Player st |
| Dr. Avi Baitner 5821 Quiet Oak Lane Hollywood, FL | Dr. Michael Resnick 3349 Water Oak St. Hollywood, FL | Ronen Zour 3831 N. 43 rd ave |
| Elie Baratz 5880 sw 33 rd ave Hollywood, FL | David Rhein 4100 N. 41 st Court Hollywood, FL | Brett Zuckerman 3809 N. 41 st ave |
| Joseph Behar 3665 N. 34 th avenue Hollywood, FL | Ronald Rosenbaum 3800 N. 49 th Ave Hollywood, FL | Danny Vize 4180 N. 42 nd ave |
| Ronit Ben Tolila 3561 N. 37 th St Hollywood, FL | Zachary Schenker 5833 SW 33 rd Ave Hollywood, FL | Yitz Stern 3861 N. 40 th ave |
| Alan Berger 3725 N 37 th Terrace Hollywood, FL | Zev Shemesh 3360 N. Hills Dr. Hollywood, FL | Dr. Oren Stier 3901 N. 49 th ave |
| Dr. Joel Berley 4400 N Hills Dr. Hollywood, FL | Jonathan Sperber 3324 SW 57 TH Place Hollywood, FL | Dr. Jason Tache 3901 N. 40 th ave |
| Ari Blaine 4421 N. Hills Dr Hollywood, FL | Yitz Taub 3480 N. 40 th st Hollywood, FL | Mordechai Shur 3421 N. Hills Dr. |
| Ben Blaine 4421 N. Hills Dr Hollywood, FL | Samuel Ben Tolila 3561 N. 37 th St, Hollywood, FL | Jeff Simon 4441 N. 41 st Court |
| Gary Bloom 4300 N. Hills Dr Hollywood, FL | Dov Tepper 3360 N. 34 th ave, Hollywood, FL | Ben Schwartz 4201 N. Hills dr |
| Mo Brandt 3800 N Hills Dr Hollywood, FL | Yaakov Waldman 3321 N. 47 th ave, Hollywood, FL | Oren Schwartz 3700 N. 46 th Ave |
| Sam Chavin 3300 Laurel Oak St. Hollywood, FL | David Dombroff 3641 N. 33 rd Terrace, Hollywood, FL | Dr. Sam Sered 5681 Manor Oak Ave |
| Dror Ben Aharon 5890 sw 33 rd ave, Hollywood, FL | David Yudkowitz 4141 N. 44 th ave , Hollywood, FL | Elliot Shainberg 4080 N. 41 st st |
| Jonathan Burstein 3361 Hollywood Oaks Dr., Hollywood, FL | Danny Jacoby 4401 N. Hills Drive, Hollywood, FL | Ben Shamah 3720 N. 46 TH AVE |
| Avi Ciment 4141 N. 41 st st. Hollywood, FL | Elie ganz 3200 Stirling Ave, Hollywood, FL | Ilya Shekther 4107 N. 50 th Ave |
| Will Coane 4000 N. 50th ave Hollywood, FL | Andrew frier 4031 N 41 ST Court , Hollywood, FL | Rafael Rosenzweig 4110 N. 42 nd ave |
| Dr. Jonathan Dobkowski 3890 N. 39 th Ave Hollywood, FL | Judah Estreicher Hollywood, FL | Daniel Ross 4930 Sarazen Dr. |
| Jeremy Eisenberger 4000 N. 36 TH ave Hollywood, FL | Robert Matalon 4070 N.43 rd ave, Hollywood, FL | Daniel Roth 5635 Brookfield Circl west |
| Yitz Eisenberger 4000 N. 36 TH ave Hollywood, FL | Daniel Kaweblum, Hollywood, FL | Amiel Lindenbaum 5639 Royal Oak Way |
| Roy Esh 4141 N. 35 th ave Hollywood, | Howard Seif 4701 N. 37 TH St, Hollywood, FL | Dr. Dov Linzer 4450 Mangrum Court |
| Brian Farbman 4321 N. 41 st Court, Hollywood, FL | Yaakov Amselem 5820 SW 36 TH Terrace , Hollywood, FL | Joshua Loberfeld 3801 N. 40 th Ave |
| Rabbi Yoni Fein 3941 N. 38 TH Ave, Hollywood, FL | Dr. Eric Naierman 3131 N. 52 nd ave , Hollywood, FL | Isaac Maman 3800 N. 39 th Ave |
| Dr. Josh Gold 4107 N. 48 th ave, Hollywood, FL | Sam Imiak 4141 N. 43 rd ave, Hollywood, FL | Jared Lustman 4108 N. 49 th Ave |
| Dr. Eli Fialkoff 3381 N. 41 st Ct Hollywood, FL | Yoni Blumenthal 4061 N. 40 th ave, Hollywood, FL | Jon Lasko 4160 N. 41 st St. |
| Josh Fischler 3990 N. 38 TH Ave, Hollywood, FL | Shimon Steinmetz 7 Foxfire Dr. Hollywood, FL | Noah Lasko 4150 N. 42 nd ave |
| Eli Hagler 5140 N. 36 th Court Hollywood, FL | 33021 Mickey Taillard 4360 Casper Court, Hollywood, FL | Josh Leibowitz 4270 N. Hills Drive |
| Elliot Haller 3400 N. 40 th St, Hollywood, FL | Dr. David Lasko 5700 Brookfield Circle, Hollywood, FL | Marc Leff 3336 Water Oak St. |
| Joshua Hay 4741 N. 35 th St, Hollywood, FL | Eitan Friedman Hollywood, FL | Josh Levine 4920 N. 36 th Court |
| Dr. James Hoffman 5901 SW 33 rd Terrace Hollywood, FL | Josh Legume Hollywood, FL | Aaron Kurlansky 3861 N. 42 nd Terrace |
| David Huebner 3180 N. 36 th St, Hollywood, FL | Harvey Pava Hollywood, FL | Joel Kornbluth |
| Zev Eisenberger 4000 N. 36 TH ave Hollywood, FL | Marc Freitag 4870 N. Hills Dr., Hollywood, FL | Judge Michael Davis 5860 sw 33 rd ave Hollywood, FL |
| Yossi Izsak 4000 N. 43 rd Ave, Hollywood, FL | Steve Baker, Hollywood, FL | Gabe Deutsch 4702 N. 39 TH St. Hollywood |
| Steven Jacoby, 4401 N. hills Dr. Hollywood, FL | Sammy Rhein 4100 N. 41 st Court | Dr. Jordan Ditchek 5910 SW 33 rd ave |
| Dr. Lev Kandinov 4001 N. 40 th Ave, Hollywood, FL | David Prager 4450 N. Hills Dr | Jason Eichenholz 3710 N. 37 th Terrace |
| Mark Kogan 3841 N. 40 TH Ave Hollywood, FL | Dr. Joshua Purov 5701 Royal Oak Way | Tzvi Aronin 3549 Forest View Circle, Hollywood, FL |
| Dave Korchak 4106 N. 50 TH Ave Hollywood, FL | David Askenazi 3431 N. 47 th ave Hollywood, FL | Sam Rogatinsky 4181 Park View Dr. |
| Avi Lasko 4190 N. 42 nd Terrace , Hollywood, FL | | Phil Baratz 5920 SW 33 rd avenue Hollywood, FL |

OUR VISION IS TO BUILD ORANGEBROOK AS A DESTINATION GOLF RESORT FOR ALL CITY OF HOLLYWOOD RESIDENTS. WHETHER YOU ARE A FIRST-TIME GOLFER, A FAMILY WHO LOVES TO GOLF, OR A SENIOR. ORANGEBROOK WILL BE DESIGNED TO ACCOMMODATE YOUR LIFESTYLE. IN ADDITION, THE COURSE WILL BE MAINTAINED TO THE HIGHEST PGA STANDARDS AND WILL BE BUILT SO THAT IT CAN BE UTILIZED BY GENERATIONS TO COME.

PLEASE SEE THE FOLLOWING SLIDES FOR SOME ADDITIONAL NOTABLE COURSES DESIGNED BY REES JONES

We are happy to answer any questions



The Breakers: Ocean Course - Palm Beach, FL



Coral Ridge Country Club - Fort Lauderdale, FL



Torrey Pines: South Course - La Jolla, CA



Bethpage State Park: Black Course - Farmingdale, NY



BallenIsles Country Club: South Course - Palm Beach Gardens, FL

