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UPDATE TO ORIGINAL UNSOLICITED PROPOSAL
WITH ADDITIONAL PROPERY ADDED

August 12, 2026

Dr. Jennifer Jurado
Chief Resilience Officer and Deputy Director
Broward County
PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT
115 S Andrews Ave, Room 329-B
Fort Lauderdale, Florida 33301

Dear Dr. Jurado:

Per our discussion please find an updated request and addendum to the original Unsolicited Proposal previously submitted to Broward County on behalf of Dependable Equities and scheduled to be considered by the Broward County Board of County Commissioners at their August 20, 2026 meeting.

The terms proposed in the original Unsolicited Proposal, which is included below for easy reference, remain unchanged however, we are respectfully requesting to add additional property owned by the Broward County Board of County Commissioners, located at 408 NE 4th Street, Fort Lauderdale, Florida, with Parcel ID #504210110100 ("Property") to the request. The Property is located immediately adjacent to and east of the parcel that is the subject of the original Unsolicited Proposal. We have attached an aerial image of the Property as **Exhibit 2**.

Please do not hesitate to let me know if you have any comments or require any additional information. Thank you for your consideration.

Respectfully submitted,

/s/ *Stephanie J. Toothaker*

Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

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Original Unsolicited Proposal Submitted Pursuant to Section 255.065, Florida Statutes

DEPENDABLE EQUITIES, LLC ("DEPENDABLE") respectfully submits this unsolicited conceptual proposal for the County's consideration regarding the County-owned property located (at 400 NE 4th Street, Fort Lauderdale, FL 33301, Folio No. 504210110130 (the "County Property").

DEPENDABLE is the owner and developer of the proposed "Ombelle" mixed-use development located at 316 NE 4 Street, Fort Lauderdale, FL 33301, Folio No. 504210110160, on the property adjacent to the County Property (see **Exhibit 1**), and is currently undertaking site clearing, pre-construction, and redevelopment activities associated therewith.

In connection with those efforts, DEPENDABLE has evaluated the surrounding area and the condition of the existing County-owned building situated on the County Property. Based on preliminary observations and publicly available information, the existing County building appears to be vacant, underutilized, and in deteriorated condition. DEPENDABLE understands the structure may no longer serve an active County function and may continue to require ongoing maintenance, monitoring, security, and other carrying obligations by the County.

Accordingly, DEPENDABLE is interested in exploring an opportunity with the County pursuant to Section 255.065, Florida Statutes, whereby DEPENDABLE would, at its sole cost and expense, coordinate and undertake demolition, removal, and site clearing activities associated with the existing County Property, subject to County authorization and execution of mutually acceptable agreements.

DEPENDABLE believes the proposed removal of the existing structure could provide a direct public benefit to the County by eliminating a deteriorated and underutilized building, reducing ongoing maintenance and security obligations, improving safety and visual conditions in the surrounding area, and preparing the County Property for future County-determined use, all at no cost to the County.

In consideration of DEPENDABLE undertaking such demolition and site clearing activities at its sole cost and expense, DEPENDABLE would also seek the County's consideration of a temporary, revocable right to utilize the cleared County Property for construction logistics and support activities associated with the adjacent Ombelle development. Such temporary use could include staging, material storage, contractor access, equipment positioning, workforce coordination, construction parking, and related construction support functions customarily associated with active development projects.

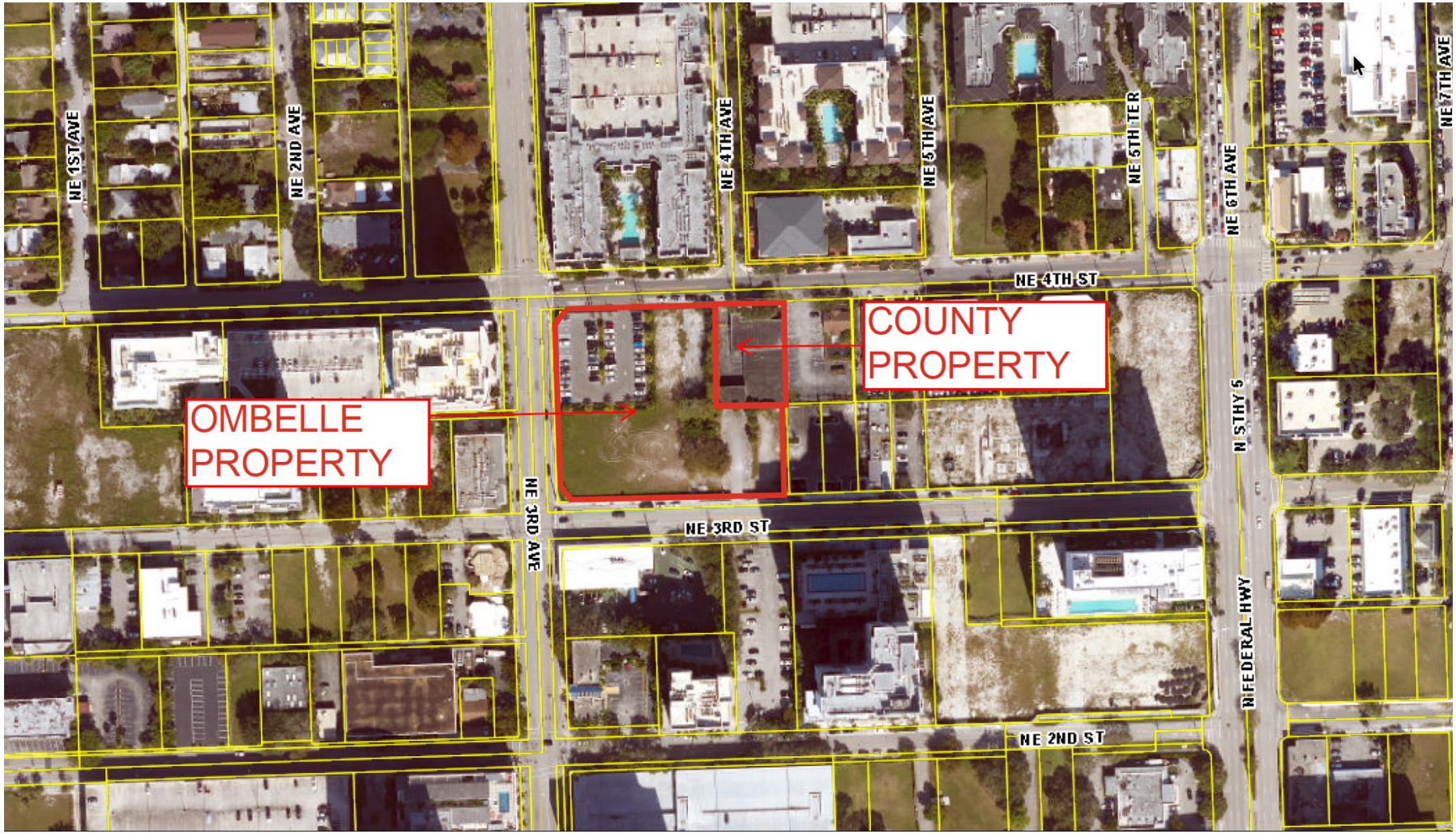
Importantly, DEPENDABLE is not seeking any permanent rights, interests, restrictions, or limitations affecting the County Property or the County's future use thereof. Any temporary use arrangement would remain fully revocable by the County and subject to mutually acceptable terms and conditions, including DEPENDABLE's agreement to vacate the property within a reasonable notice period, should the County determine the property is needed for any County purpose.

As part of this concept, DEPENDABLE would welcome discussions regarding:

- Coordination of required demolition and permitting activities;
- Demolition and removal of the existing structures;
- Temporary construction logistics and staging use parameters during the Ombelle construction period;
- Site security, fencing, and maintenance obligations during any temporary occupancy period; and
- Site clearing and stabilization activities to deliver the County Property in a clean and cleared condition.

Given the active development timeline associated with the adjacent Ombelle project and the coordination required for upcoming construction activities, DEPENDABLE would appreciate the opportunity to discuss this concept with the County in the near term to determine whether there may be mutual interest in further evaluating a potential arrangement.

The intent of this proposal is to initiate discussions with the County regarding whether there may be interest in pursuing an arrangement whereby DEPENDABLE would undertake the foregoing activities at its sole cost and expense, subject to County authorization and execution of mutually acceptable agreements.


NE 1ST AVE
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NE 3RD AVE
N STHY 5
FEDERAL HWY
COUNTY PROPERTY
OMBELLE PROPERTY

Property Id: 504210110100 **Please see map disclaimer

August 12, 2026

EXHIBIT 2

1:600
0 25 50 100 ft
0 5 10 20 m

Flight Date : Jan 16, Jan 20 & Jan 27, 2026 Broward County Proce