



MONICA CEPERO, County Administrator

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MEMORANDUM

DATE: July 9, 2026

TO: Mayor, Vice Mayor, and Broward County Board of County Commissioners

FROM: Monica Cepero, County Administrator

A handwritten signature in blue ink, appearing to be "M. Cepero", is written over the "FROM:" line.

SUBJECT: Response to Unsolicited Proposal from DEPENDABLE EQUITIES, LLC

On May 22, 2026, Broward County ("County") Administration received an unsolicited proposal from Dependable Equities, LLC ("Proposer"), pertaining to the County-owned property located at 400 NE 4th Street, Fort Lauderdale, Florida 33301, formerly known as the Sexual Assault Treatment Facility. Accompanying the proposal was an application fee of \$25,000. On May 27, 2026, the Proposer was advised that a Cone of Silence was imposed pursuant to Broward County Code of Ordinances ("Code") Section 1-266. The Cone of Silence remains in effect with respect to the Proposer and this unsolicited proposal unless terminated in accordance with Section 1-266 of the Code.

In accordance with the provisions governing unsolicited proposals, staff has completed a preliminary compliance review and evaluation of the submission, including an initial review of whether the proposal may be considered under Section 255.065, Florida Statutes, and whether further evaluation is warranted.

As discussed further below, the proposal proffers demolition of an existing County-owned structure and site clearing in exchange for temporary use of cleared property for construction logistics and support activities associated with the adjacent Ombelle development located at 316 NE 4th Street within Flagler Village.

Staff Recommendation

Assuming the Board determines that the submission may be evaluated as an unsolicited proposal for a qualifying project under Section 255.065, Florida Statutes, the Board may either:

(1) publish notice of receipt of the unsolicited proposal and accept other proposals for the same project through the statutory public bidding process under Section 255.065(3)(b), Florida Statute; or

(2) proceed without engaging in a public bidding process by following the public meeting process and making the public interest determination required by Section 255.065(3)(c), Florida Statutes.

After careful consideration, staff recommends advancing the unsolicited proposal for further evaluation and potential initiation of the statutory public bidding process for accepting competing proposals for the same project consistent with the first option above.

If the Board directs staff to proceed under the statutory public bidding process, the County will publish notice in the Florida Administrative Register and in a newspaper of general circulation at least once a week for two weeks stating that the County has received a proposal and will accept other proposals for the same project. The County will also mail a copy of the notice to each affected local jurisdiction, if any, as required by Section 255.065, Florida Statutes. The timeframe within which the County may accept other proposals must be at least 21 days, but no more than 120 days, after the initial date of publication.

Prior to any publication or solicitation for competing proposals, staff will determine whether the scope of the solicited qualifying project includes design work requiring a design criteria package under Section 255.065(3)(e), Florida Statutes. If required, the design criteria package may be prepared by an appropriately licensed County staff professional or by an outside Florida-licensed architect, landscape architect, or engineer, provided that the licensed design professional remains available to serve the County through completion of the design and construction of the project.

The design criteria package must specify reasonably specific criteria for the qualifying project such as the legal description of the site, with survey information; interior space requirements; material quality standards; schematic layouts and conceptual design criteria for the qualifying project; cost or budget estimates; design and construction schedules; and site development and utility requirements.

Basis for Recommendation

County staff have no objection to the proposal and find that the proposal would provide a betterment to the County property public benefit. The property is currently improved with an unused structure, has been impacted by prior flooding, and is at the end of its useful life. In exchange for temporary use, the private entity proposes demolition of the existing damaged structure on the property, in conjunction with debris removal and site clearing. The private entity proposes to return the site to the County in a vacant, clean and debris-free condition at the end of an agreed upon temporary use term.

Overview of the Proposal

The subject property is located at 400 NE 4th Street, Fort Lauderdale, FL 33301. The proposal proffers demolition of the existing County-owned structure, debris removal, and site clearing at no cost to the County, in exchange for temporary use of the cleared property for construction

logistics and support activities associated with the Ombelle development on the immediately adjacent property located at 316 NE 4th Street.

The unsolicited proposal provides for site clearing and stabilization activities following temporary use and for delivery to the County in a clear and clean condition. No regulated or hazardous materials are proposed for storage, and the site would be fenced for security and safety. In response to clarifying questions raised during proposal review, the firm clarified it is seeking a 36-month Temporary Use Agreement to commence upon approval and noted it was open to including a clause providing for a 30-day notice to vacate.

Property and Site Details

The County acquired the subject property in 2000 at a cost of approximately \$1.2 million. The site was previously utilized as a women's and children's trauma/crisis center known as the Nancy J. Cotterman Center. The County subsequently constructed a new trauma center, which opened on December 11, 2023, located at 2995 N. Dixie Highway, Oakland Park. The structure on the subject property was constructed around 1956, is not in use, was significantly impacted by the April 2023 flooding, and is considered at the end of its useful life. The County has no immediate plans for the property. In FY25, maintenance expenses for the property totaled approximately \$36,000.



Vendor Qualifications and Experience

According to Sunbiz.org, Dependable Equities, LLC, is a Brooklyn-based enterprise listed with the State since 2021. The firm is stated to own and manage a real estate portfolio valued at \$4 billion. The Ombelle project located at 316 NE 4th Street is stated to include 775 units.

Valuation Summary

Staff finds the unsolicited proposal presents reasonable compensation for the requested temporary use of County property based on location, size, duration and proposed use of the

property, although potentially at the lower end of what might be considered justified compensation.

Staff researched the value of temporary use of the County-owned property for low-impact construction staging for a period of 36 months and derived estimates of approximately \$300,000.

The unsolicited proposal presents the County with demolition and site improvements valued by staff at approximately \$200,000. The estimated savings in maintenance costs over the next three years is approximately \$100,000, bringing the estimated benefit to the County and the Proposer to approximately \$300,000.

Before initiating the statutory public bidding process or before award if the Board proceeds under the alternative public meeting process, the County will need to perform the independent analysis required by Section 255.065(5)(d), Florida Statutes, demonstrating the cost-effectiveness and overall public benefit of the proposed public-private partnership.

Additional Considerations

Should this Unsolicited Proposal advance further, staff recommends that any enabling agreements formally address the following:

- professional review and evaluation, to the extent required by Section 255.065(3)(a)(5), Florida Statutes;
- completion of any environmental assessments and addressing of any demolition-related concerns that might require mitigation;
- establishment of clear demolition requirements;
- documentation of the conditions required for return of the property to the County;
- post-occupancy environmental inspections and site assessments; and
- coordination with Risk Management on any insurance requirements or allocations of liability.

Cc: Kevin Kelleher, Deputy County Administrator
Isamí Ayala-Collazo, Assistant County Administrator
Andrew J. Meyers, County Attorney
Robert Melton, County Auditor
Annika Ashton, Deputy County Attorney
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Leonard Vialpando, Director, Public Works and Environmental Services Dept. (PWESD)
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