



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#24-1007**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Susan Grant, Acting City Manager

**DATE:** January 7, 2025

**TITLE:** Resolution Waiving the Formal Bid Requirements Under Section 2-181 of  
the Code of Ordinances; Approving an Award of State Housing Initiatives  
Partnership (SHIP) Funding in the Amount of \$700,000 to Wright Dynasty  
LLC for a Mixed-Use, Mixed-Income Rental Development Project -  
**(Commission District 3)**

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**Recommendation**

Staff recommends the City Commission consider a Resolution waiving the formal bid requirements under Section 2-181 of the Code of Ordinances, approving an award of SHIP funds in the amount of \$700,000 to Wright Dynasty LLC for construction of a six (6) story mixed-use, mixed-income development in accordance with the Rental Rehabilitation Loan Agreement, in substantially the form attached.

**Background**

Wright Dynasty LLC submitted a proposal to the Housing and Community Development Division requesting additional funds to develop a mixed-use, mixed-income project consisting of twenty-seven (27) residential units targeting low-income households. Three (3) of the units shall be set aside for households at 80% or below area median income and seven (7) of the units shall be set aside for units at or below 140% of area median income for a minimum of 15 years. The remaining seventeen (17) units will be marketed at or above market rate. This project also includes two community rooms, professional office space along with affordable market rate residential units along Sistrunk Boulevard.

The Wright family has owned and controlled the development site for four generations and acquired the site of the former Walker Grocery store to assemble the land for this project. Dennis Wright, the owner-developer, has incurred all costs and there is no debt on the site property.

This project is located at 1217-1223 Sistrunk Boulevard, Fort Lauderdale, Florida 33311 and will be positioned with ease of access to major roadways, public transit and is less than five miles from downtown Fort Lauderdale. Wright Dynasty LLC has received a development permit and the construction plans are in final review at the building department. The Fort Lauderdale CRA has committed a total of five (5) million dollars (Exhibit 4). The waiver of formal bid requirements to acquire SHIP funds is being

requested because the project is at a shovel ready stage which will allow to the project to move forward quickly and allow the City to spend SHIP funds within program timeliness requirements.

The City Commission has the authority to waive the formal bid requirements of Section 2-181 pursuant to its authority under Section 2-176 (e) (17) of the City’s Code of Ordinances.

**Resource Impact**

This action will result in an impact to the city in the amount of \$700,000. Funds are available in the SHIP FY 2023-2024 (\$472,166.50) and SHIP FY 2024-2025 (\$272,833.50). Funding for this item is contingent upon the approval of the Consolidated Budget Amendment CAM# 24-1184.

Source:

<i>Funds available as November 22, 2024</i>					
ACCOUNT NUMBER	PROJECT NAME (Program)	ACCOUNT/ACTIVITY NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-130-9300-559-80-8004-24SHPI	SHIP	Grants & Aids / Program Income	\$224,992.50	\$224,992.50	\$224,992.50
10-130-9300-559-80-8004-24SHRD	SHIP	Grants & Aids / Additional Funds	\$202,174.00	\$202,174.00	\$202,174.00
10-130-9300-559-80-8004-25SHPI	SHIP	Grants & Aids / Program Income	\$101,543.29	\$101,543.29	\$72,833.50
10-130-9300-559-80-8004-25SHRD	SHIP	Grants & Aids / Additional Funds	\$200,000.00	\$200,000.00	\$200,000.00
<b>APPROPRIATION TOTAL ►</b>					<b>\$700,000.00</b>

Use:

ACCOUNT NUMBER	PROJECT NAME (Program)	CHARACTER/ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-130-9300-559-80-8001-24SH461	SHIP – Rental Development	Grants & Aids / Program Funds	0.00	0.00	\$427,166.50
10-130-9300-559-80-8001-25SH461	SHIP – Rental Development	Grants & Aids / Program Funds	0.00	0.00	\$272,833.50
<b>APPROPRIATION TOTAL ►</b>					<b>\$700,000.00</b>

### **Strategic Connections**

This item is a FY 2024 Commission Priority, advancing the Housing Accessibility initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
- Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.
- Goal 2: Be a community of strong, beautiful, and healthy neighborhoods.

### **Attachments**

Exhibit 1 - Dennis Wright Solicitation Letter & Proposal

Exhibit 2 - SHIP Rental Development Agreement

Exhibit 3 - 2022-2025 SHIP Local Housing Assistance Plan (LHAP)

Exhibit 4 - CAM 24-0645

Exhibit 5 - Resolution

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Prepared by: Avis Wilkinson, Assistant Manager, Housing & Community Development

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