



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING

#26-0409

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

FROM: Rickelle Williams, City Manager

DATE: June 16, 2026

TITLE: Consideration of the Future Use of the United States Post Office Located at
400 NW 7 Avenue – City Manager’s Office (**Commission District 2**)

City staff will provide background on the relocation of the United States Postal Services (USPS) Sylvia H. Alridge Station Post Office (Alridge Post Office), located at 400 NW 7 Avenue and considerations for the future use of the site.

Background

From 1994 through 1997, the City of Fort Lauderdale used Community Development Block Grant (CDBG) funds to acquire 400 NW 7 Avenue and to develop the site as the Alridge Station Post Office. The post office development was part of a larger redevelopment effort that preceded the Northwest Progresso Flagler Heights Community Redevelopment Plan and was part of an Urban Renewal Project known as the Northwest Redevelopment Project. The Northwest Redevelopment Project included the City’s acquisition of almost all the property in an area bordered by Sistrunk Boulevard to the north, NW 2 Street to the south, NW 7 Avenue to the west, and the Florida East Coast Railway to the east. Much of the property acquisition was done using CDBG funds. The area now includes the Alridge Station Post Office, City View Townhomes, Regal Trace Apartments, Shoppes on Arts Avenue, Broward Health Urgent Care and Family Health Center, and Sistrunk Entryway Park.

On August 11, 1994, the City received approval from the United States Department of Housing and Urban Development (HUD) to use approximately \$1.8 million in CDBG funds for the site that now includes the post office. HUD determined that the acquisition met the National Objective of area benefit to low- and moderate-income persons based on the postal facility being a full-service operation with the service area for the proposed post office having a fifty-nine percent (59%) low- and moderate-income population. The City of Fort Lauderdale also paid approximately \$1.85 million for the construction of the post office. On June 20, 1996, the City of Fort Lauderdale Community Redevelopment Agency (CRA), as Lessor, entered a thirty (30)-year lease with the USPS at an annual rent of \$160,000, with the fixed lease term commencing December 10, 1997, upon completion and acceptance of the facility. Because CDBG funds were used, HUD regulations require that the annual rental income be returned to the City’s CDBG program and used as Program Income to fund CDBG eligible projects and programs. On October 2, 2025, the

USPS notified the City that the lease will not be renewed upon its expiration on December 11, 2027, and will instead relocate the post office to another location.

The relocation of the Alridge Post Office presents an opportunity for the City to consider the future use of the site. Due to the post office site and building being acquired and improved with CDBG funds, proceeds from the sale of the property may be required to be treated as CDBG Program Income. Alternatively, HUD may allow for the redevelopment site if the development is aligned with a CDBG national objective. The exact treatment will depend on whether the property is still subject to federal real property disposition requirements and the City has submitted an inquiry to HUD to determine if the post office property will be subjected to those requirements. In May 2026, the City completed an appraisal of 400 NW 7 Avenue which assigned a value of \$13.5 million

400 NW 7 Avenue Zoning and Uses

The site of the post office, 400 NW 7 Avenue, is approximately 3.02 acres (131,679 square feet) and is zoned Northwest Regional Activity Center Mixed Use East (NWRAC-MUe). Overall, the NWRAC-MUe zoning district is intended to promote and enhance the existing commercial and residential character of the main corridors of the NWRAC by providing a range of employment, shopping, services, cultural, and residential opportunities through a mix of residential and non-residential uses. Higher residential densities are encouraged along primary streets like NW 7 Avenue. In addition to residential and mixed-use development, the NWRAC-MUe zoning district permits non-residential uses such as automotive sales and service, commercial recreation, restaurants, grocery stores, hotels, retail, and public purpose uses including parks and government facilities.

The NWRAC-MUe zoning district allows for uses that are consistent with HUD national objectives for the use of CDBG funds should the City be required to reuse the site in compliance with federal regulations. The authorizing statute of the CDBG program requires that an activity funded must meet one (1) of three (3) national objectives, which are:

- Benefit to low- and moderate-income persons;
- Aid in the prevention or elimination of slum or blight; and
- Meet the need having a particular urgency.

Options for Consideration

The future use of the site and how that may be achieved will require action by the City Commission and, unless used for a City purpose, will require compliance with Article VIII – Public Property of the Charter of the City of Fort Lauderdale. Per Article VIII – Public Property, this may include:

- Section 8.02 – Sale of Public Lands and of Public Property to Public Bodies. The property may be conveyed to another governmental entity to be used for a public purpose or to make improvements to the property for a public purpose. Governmental entities may include but are not limited to, the State

of Florida, Broward County, the Fort Lauderdale Community Redevelopment Agency, and the Housing Authority of Fort Lauderdale.

- Section 8.04 – Sale of Real Property to Private Persons, Firms, or Corporations. Following the City Commission’s declaration that a property is not needed for public use, the City may sell property providing that the sale is at least seventy-five percent (75%) of the appraised value of the property.
- Section 8.07 – Leases with Governmental Entities or Agencies for Governmental Purposes. Lease terms may be for up to fifty (50) years.
- Section 8.09 – Leases for More than One Year and Not More than Fifty (50) years. Through a competitive process, the City may lease City property for a term not to exceed fifty (50) years.
- Section 8.13 – Leases to Civic and Charitable Organizations. The City may lease property to civic and charitable organizations for a period of up to fifty (50) years.

In addition to the Charter pathways described above, the City may also pursue a competitive solicitation process through City procurement pursuant to Florida Statue §255.065, which allows the City to publicly solicit proposals for the use, lease, or development of City-owned property. A competitive solicitation may be used to implement one (1) or more of the Charter pathways identified above and would require City Commission authorization to initiate.

Based on the potential paths provided within the City’s Charter, and the competitive solicitation process available under Florida law, the following are options the City Commission may consider:

- Retain the property for a City purpose that may include park and open space or a City facility.
- Convey the property to a governmental entity such as the Community Redevelopment Agency (CRA) or the Fort Lauderdale Housing Authority with the intent to redevelop the site with a public purpose such as affordable housing for households at or below eighty percent (80%) Area Median Income. This may include conveyance of the property or a lease agreement with a governmental agency for development.
- Declare the property as surplus property based on a determination by the City Commission that the property does not have a public purpose. Fifteen percent (15%) of the proceeds from the sale will be deposited into the Affordable Housing Trust Fund with the balance deposited into the City’s General Fund. However, all or a portion of the sale proceeds may be required to be used by

the City as CDBG Program Income based on the property being acquired and developed using CDBG funds.

- Issue a competitive solicitation, such as a Request for Proposals (RFP), to invite qualified developers, organizations, or entities to submit proposals for the use, lease, or development of the site. A competitive solicitation would require City Commission authorization to initiate and would generally proceed as follows:
 - Public advertisement of the RFP for a minimum period as required by Florida law, providing notice to prospective respondents of the opportunity and the City's objectives for the site.
 - Submission and evaluation of proposals based on the pre-established criteria, which may include development concept, financial capacity, proposed community benefit, consistency with CDBG national objective, and alignment with City goals.
 - Presentation of qualified proposals to the City Commission for review and selection of the proposal that best serves the public interest.
 - Negotiation and execution of a lease or development agreement with the selected respondent, subject to City Commission approval and compliance with applicable state and local requirements.

Note that depending on the timeline of future actions by the City Commission, amendments to the Charter, if approved by voters, could impact the options described above.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a Fiscal Year (FY) 2026 Priority, advancing the Bolster Thriving Communities initiative.

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

- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community.

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

Attachment

Exhibit 1 – USPS Site Presentation

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