



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#26-0746

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

FROM: Christopher Cooper, Acting City Manager

DATE: August 18, 2026

TITLE: Resolution Declaring Notice of Intent to Convey City-Owned Property Located at 400 NW 7 Avenue (Folio ID 504203230010), the Sylvia H. Alridge Station Post Office, in the Northwest-Progresso-Flagler Heights Community Redevelopment Area to the Fort Lauderdale Community Redevelopment Agency and Setting a Public Hearing for October 6, 2026, Pursuant to Section 8.02 of the City Charter - **(Commission District 2)**

Recommendation

Staff recommends the City Commission approve a resolution declaring the City's intent to convey the City-owned property located at 400 NW 7 Avenue (Folio ID 504203230010), the Sylvia H. Alridge Station Post Office site, in the Northwest-Progresso-Flagler Heights Community Redevelopment Area to the Fort Lauderdale Community Redevelopment Agency (CRA), and setting a public hearing for October 6, 2026, pursuant to Section 8.02 of the City Charter.

Background

As stipulated in Section 8.02 of the City Charter, the City is authorized to convey real property it owns to another public entity for a public purpose that serves the public interest. This item involves the conveyance of 400 NW 7 Avenue, known as the Sylvia H. Alridge Station Post Office (Alridge Post Office), to the CRA to allow for a CRA-led community redevelopment process.

From 1994 through 1997, the City used Community Development Block Grant (CDBG) funds to acquire 400 NW 7 Avenue and to develop the site as the Alridge Post Office. On August 11, 1994, the U.S. Department of Housing and Urban Development (HUD) approved approximately \$1.8 million in CDBG funds for the site, finding that the acquisition met the CDBG national objective of area benefit to low- and moderate-income persons. The City ultimately invested approximately \$3.65 million in CDBG funds in the land and building. The post office was part of the larger Northwest Redevelopment Project, an Urban Renewal effort bounded by Sistrunk Boulevard, NW 2 Street, NW 7 Avenue, and the Florida East Coast Railway, which also produced City View Townhomes, Regal Trace Apartments, Shoppes on Arts Avenue, Broward Health Urgent Care and Family Health Center, and Sistrunk Entryway Park.

The site is named for Sylvia H. Alridge, one of Fort Lauderdale's first African American female entrepreneurs and community leaders, and includes the John H. Hill II Memorial Landmark, which will be protected and preserved through any future redevelopment.

On June 20, 1996, the Fort Lauderdale CRA, as Lessor, entered a thirty (30)-year lease with the United States Postal Service (USPS) at an annual rent of \$160,000 (approximately \$4.8 million over the lease term), with the fixed term commencing December 10, 1997. Since CDBG funds were used to acquire and develop the site, HUD regulations require that the annual rental income be returned to the City's CDBG program as Program Income.

On October 2, 2025, USPS notified the City that it will not renew the lease upon its expiration on December 11, 2027, and will relocate to another facility. Since the site was acquired and developed with CDBG funds, proceeds from a sale of the property, or its disposition for a use inconsistent with a CDBG national objective, may be required to be treated as CDBG Program Income, or the City may be required to repay HUD for the CDBG investment. Conveying the property to the CRA for a redevelopment use that continues to meet a CDBG national objective, such as affordable or workforce housing benefiting low- and moderate-income residents, may allow the City to avoid or reduce this repayment obligation. The City has submitted an inquiry to HUD to confirm how federal real property disposition requirements will apply, and staff will continue to coordinate with HUD as the CRA advances a redevelopment process for the site.

City staff presented the Alridge Post Office relocation and options for future use of the site at the June 16, 2026, City Commission Conference Meeting (CAM #26-0409). Staff outlined the property's history, its \$13.5 million appraised value, and potential disposition pathways available under the City Charter, including conveyance to the CRA under Section 8.02, lease or surplus to another government entity under Section 8.09, lease to a civic organization under Section 8.13, and a public-private partnership under Section 255.065, Florida Statutes.

During the discussion, City Commission members expressed a preference for the CRA conveyance pathway, citing the opportunity to bring more workforce and affordable housing to the City and the importance of community engagement, neighborhood participation, and preservation of the site's history. The City Commission feedback was to pursue conveying the property to the CRA followed by a CRA-issued Request for Proposals (RFP), conducted on a parallel path with a public engagement and outreach component.

If approved by the City Commission, the property will be conveyed to the CRA, subject to any HUD requirements and to any easements, restrictions, or interests of record. Upon acceptance, the CRA will conduct a public engagement process and issue an RFP for redevelopment. This process is required under Section 163.380(3)(a), Florida Statutes, which directs the CRA to provide public notice and invite proposals before disposing of real property. The RFP will be consistent with the NWRAC-MUe zoning district, which allows residential, mixed-use, and non-residential development, and with the City

Commission's direction to prioritize affordable and workforce housing while preserving the site's historical and cultural significance to the Sistrunk community.

To effectuate the transfer of the property from the City to the CRA, the City Commission must adopt a resolution declaring its intent to convey the property to the CRA. The resolution must outline the conveyance terms and set a date for a public hearing for October 6, 2026.

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.

Attachments

Exhibit 1 – Appraisal
Exhibit 2 – Location Map
Exhibit 3 – Resolution

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