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Future of the Sylvia H. Alridge Post Office Site

June 16, 2026



History of the Sylvia H. Alridge Post Office

Sylvia H. Aldridge Post Office – A Legacy of Community Investment

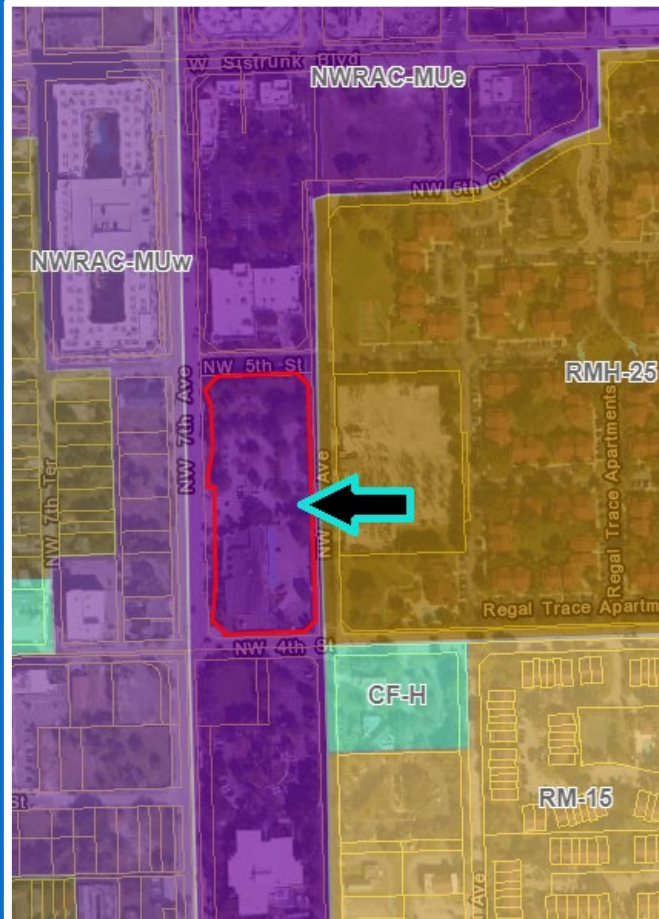


- Named in honor of Sylvia H. Aldridge, one of Fort Lauderdale's first African American female entrepreneurs and community leaders
- Land purchased and developed 1994–1997 as part of the City's larger Northwest Redevelopment Project
- \$3.65 million in City CDBG funds invested into the site
- USPS entered a 30-year lease beginning December 10, 1997, at \$160,000/year (\$4.8M total)
- Lease rent returned to the City's CDBG account as program income for qualified CDBG activities
- Site includes the John H. Hill II Memorial Landmark which will be protected and preserved should the site be redeveloped .



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Future of the Site



Site Specifics and Appraisal

- 3.02 Acres (131,679 square feet)
- Zoning District is Northwest Regional Activity Center – Mixed-Use East (NWRAC-MUe)
- Zoning permits mixed-use or single-use development (residential or non-residential)
- Higher residential densities are encouraged along primary streets like NW 7 Avenue
- Appraised value of \$13.5 million (May 8, 2026)

Potential Paths Forward

LEASE TO GOV'T ENTITY	LEASE TO CIVIC ORGANIZATION	LEASE TO PRIVATE ENTITY	SURPLUS TO GOV'T ENTITY	SURPLUS & SELL TO PRIVATE ENTITY	PUBLIC-PRIVATE PARTNERSHIP	RETAIN FOR CITY USE
Charter § 8.07	Charter § 8.13	Charter § 8.09	Charter § 8.02	Charter § 8.04	F.S. § 255.065	Use - Park, Civic Facility, or Infrastructure
Public Purpose Required	Public Purpose Required	No Public Purpose Required	Public Purpose Required	Competitive Bid Process	Commission-Approved Proposer	No identified need at this time
Up to 50-Year Term	Up to 50-Year Term	Up to 50-Year	Recipients - CRA, HACFL or County	Minimum 75% of Appraised Value	Solicited or Unsolicited	
Annual Revenue Potential	Annual Revenue Potential	Annual Revenue Potential	Mixed-use or single-use redevelopment	One-Time Revenue to City	Public Purpose + NWRAC-MUe Uses	Non Revenue Generating

400 NW 7th Avenue - Key Considerations for Disposition



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Revenue

Lease = recurring
income

Sale = one-time
payment

Desired Use

Residential - market
rate, affordable,
workforce, or mixed-
income

Commercial -
grocery, retail, office

Mixed-Use -
combination of both

*Site can
accommodate
multiple uses*

CRA Pathway

Convey to CRA →
CRA issues RFP per
Commission → CRA
Board direction &
NPF CRA
Redevelopment Plan

Federal Compliance (CDBG) — Pending HUD Guidance

No restriction on use,
OR

Property must meet a
CDBG national
objective, OR

City may need to
repay CDBG based
on initial investment



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Feedback and Questions