



August 22, 2024

Wingfoot Commercial Tire Systems, LLC
901 NW 31 Avenue
Lauderhill, FL 33311

CC: Wingfoot Commercial Tire Systems, LLC
200 Innovation Way
Akron, OH 44316

RE: COU #: 11783 / 901 NW 31 Avenue, Lauderhill, FL 33311

To Whom It May Concern,

Please accept this letter as a courtesy reminder that **Automotive Uses** ("Use") are subject to amortization in accordance with **Ordinance No.210-03-107**. On April 12, 2021, the City Commission adopted an ordinance stating that: *[a]ny Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along Broward Blvd and Martin Luther King Jr Ave./N.W. 31 st Ave lawfully in existence as of March 29, 2021 would be a nonconforming use and shall be allowed to continue until **March 29, 2026***. Thereafter, such use shall be prohibited. Therefore, the Use must cease operation on/or before said date.

The intent of this letter is to serve as a reminder to allow sufficient time for the business owner or operator to begin planning for future uses and associated investments to ensure sufficient time to wind down the current business. Do not hesitate to contact the City's Planning and Zoning Department should you have questions specific to allowed uses on the property or guidance on specific entitlement processes.

If you have questions regarding this notice please contact the Planning and Zoning Division at planningandzoning@lauderhill-fl.gov or 954-730-3050.

Regards,
The City of Lauderhill

Daniel T. Keester-O'Mills

Daniel T. Keester-O'Mills, AICP
Planning & Zoning Director