

RESOLUTION NO. 26-02-38

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING AN ADDITIONAL FIVE (5) YEARS TO THE AMORTIZATION PERIOD FOR AKRON, INDUSTRIES, LLC, WHICH WILL END ON AUGUST 30, 2029, FOR PROPERTY LOCATED AT 901 NORTHWEST 31ST AVENUE, AS IT PERTAINS TO AUTOMOTIVE USES OPERATING ALONG BROWARD BOULEVARD AND MARTIN LUTHER KING JR. AVENUE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

WHEREAS, effective March 29, 2021, the City Commission of the City of Lauderhill adopted by Ordinance (210-03-107), an amortization schedule for certain automotive uses operating along Broward Boulevard and Martin Luther King Jr. Avenue/ NW 31 Avenue, that allowed existing uses to continue until March 29, 2026, but thereafter the uses would be prohibited ("amortization ordinance"); and

WHEREAS, Akron Industries, LLC, owns property located at 901 Northwest 31st Avenue ("Property"), which is subject to the amortization ordinance because it has an automotive use, i.e., an automotive repair business described as a "tire repair and sales business" at the site; and

WHEREAS, the Property is currently zoned CG (General Commercial) with a land use designation of "Commercial." The property was annexed from Broward County in 2005 following an executed agreement between the City and Broward County; and

WHEREAS, the City sent out letters to all property owners explaining the amortization ordinance and giving them notice that by March 29, 2026, all automotive uses must cease operations; and

WHEREAS, Akron Industries, LLC, did not take ownership of the property until July 2025, and after reviewing City files, the City can only document a letter sent to the Property dated August 22, 2024; and

WHEREAS, Akron Industries, LLC, has contested the designation of the Property as an automotive use and has filed a Bert J. Harris legal claim against the City challenging the City's amortization ordinance; and

WHEREAS, City staff is recommending that the City Commission grant Akron Industries, LLC, an additional five (5) years to the amortization period beginning August 22, 2024, and ending August 30, 2029, to operate the automotive repair/automotive uses.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, THAT:

Section 1. The above recitations are true and correct.

Section 2. The City Commission hereby grants to Akron Industries, LLC, an additional five (5) years, to the amortization period provided for in Ordinance 210-03-107, to operate automotive repair/automotive uses at property located at 901 Northwest 31st Avenue, Lauderhill, Florida. The new amortization period begins on August 22, 2024, and ends on August 30, 2029, and the City and Akron Industries, LLC, shall seek to find a permitted use for the Property under the City Code before the end of the amortization period.

Section 3. This Resolution shall be provided to Akron Industries, LLC, or its representative, by certified mail with a copy sent by email.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this _____ day of _____, 2026.

DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION _____
SECOND _____

Approved as to Form

R. CAMPBELL _____
M. DUNN _____
D. GRANT _____
J. HODGSON _____
S. MARTIN _____

Hans Ottinot
City Attorney