

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-127</u>	<u>FLAGLER PARK L. L. C.</u>

APPLICANT: FLAGLER PARK L. L. C.

MODIFICATION of Paragraph #3 of Declaration of Restrictive Covenants recorded in Official Record Book 13446 at Pages 1590 through 1614 and only as it applies to the subject property:

FROM: "3. Restricted Uses. Notwithstanding the existing BU-2 zoning district boundary on the Property, the Owner voluntarily covenants and agrees that the Property shall not be used for the following uses permitted in a BU-2 zoning district:

- (a) Automobile parking garages;
- (b) Auditoriums;
- (c) Amusement centers;
- (d) Billiard rooms and pool rooms;
- (e) Bowling alleys;
- (f) Convention halls;
- (g) Dancing halls or dancing academies;
- (h) Health and exercise clubs, including bath and massage parlors;
- (i) Mortuaries or funeral homes;
- (j) Motorcycle sales and repair;
- (k) Natatoriums;
- (l) Night clubs;
- (m) Open-air theaters;
- (n) private clubs;
- (o) pubs and bars;
- (p) schools."

TO: "3. Restricted Uses. Notwithstanding the existing BU-2 zoning district boundary on the Property, the Owner voluntarily covenants and agrees that the Property shall not be used for the following uses permitted in a BU-2 zoning district:

- (a) Automobile parking garages;
- (b) Auditoriums;
- (c) Amusement centers;
- (d) Billiard rooms and pool rooms;
- (e) Bowling alleys;
- (f) Convention halls;
- (g) Dancing halls or dancing academies;
- (h) Mortuaries or funeral homes;
- (i) Motorcycle sales and repair;
- (j) Natatoriums;
- (k) Night clubs;
- (l) Open-air theaters;
- (m) private clubs;
- (n) pubs and bars."

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HEARING NO. 04-10-CC-1 (04-127)

3-54-40
BCC
Comm. Dist. 6

APPLICANT: FLAGLER PARK L. L. C.

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The purpose of the request is to permit the applicant to have health and exercise clubs and schools as additional permitted uses on the property.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: Tracts "B," "E," and "F," of FLAGLER PARK PLAZA, Plat book 134, Page 87.

LOCATION: The Southeast corner of Park Boulevard & lying on both sides of N.W. 82 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 35.526 Acres

PRESENT ZONING: BU-2 (Business – Special)