

Note: The following cases are included in this ad.  
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Process No.	Applicant Name
<a href="#">02-78</a>	<a href="#">CENTURY PRESTIGE II LLC, ET AL</a>

APPLICANTS: CENTURY PRESTIGE II LLC, ET AL

AU to RU-1M(a)

SUBJECT PROPERTY: PARCEL "D": A portion of Tracts 5 & 10 through 13, inclusive, and all of Tracts 6 through 8, inclusive, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION; N<sup>o</sup>1' of the NE ¼ of Section 9, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows:

Begin at the Southeast corner of said NE ¼ of Section 9; thence S89°32'50"W along the south line of said NE ¼ of Section 9, for 1,320.32', last described course being coincident with the south line of said Tract 8; thence N2°38'8"W along the west line of said Tracts 8 & 7, respectively for 494.1'; thence S89°33'39"W, along the south line of the north ½ of said Tract 10, for 1,287.75'; thence N2°3'0"E for 128.82' to a point on a circular curve; said point bears N88°37'10"W from the radius point of the following described circular curve; thence NE/ly along said circular curve to the right, having a radius of 1,799.86' and a central angle of 31°36'9" for an arc distance of 992.74' to a Point of tangency; thence N32°58'59"E for 107.37'; said last described three courses being coincident with the limited access right-of-way line of State Road 93 (I-75) as shown on the State of Florida Department of Transportation Right-of-Way Map (Section 87075-2402); thence N89°35'33"E, along the north line of said Tract 13, for 882.11'; thence S2°38'8"E, along the east line of said Tracts 13 and 12, respectively, for 584.4'; thence N89°35'0"E, along a line that is parallel with and 254.81' south of as measured at right angles to the north line of said Tract 5, for 1,320.29'; thence S2°38'18"E, along the east line of said NE ¼ of Section 9, for 1,061.76' to the Point of beginning said last described course being coincident with the east line of said Tracts 5 through 8, inclusive, all lying and being in the NE ¼ of Section 9, Township 52 South, Range 40 East. AND: The south ½ of Tract 10, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION N<sup>o</sup> 1, Section 9, Township 52 South, Range 40 East; LESS: Beginning at the Southwest corner of said Tract 10, (said point being 10' east of the west line of the NE ¼ of said Section 9 and coincident with the south line of said Tract 10, as shown on the hereon referenced State of Florida Department of Transportation Right-of-Way Map); thence E/ly for 39.12'; thence N/ly for 164.84'; thence W/ly for 52.58'; thence S/ly for 164.8' to the Point of beginning for right-of-way; Plat book 2, Page 17 AND: Tract 9 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION N<sup>o</sup>1 OF section 9, Township 52 South, Range 40 East, Plat book 2, Page 17, less the portion of Tract 9 in Section 9, Township 52 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION N<sup>o</sup>1, Plat book 2, Page 17, that lies within the west 35' and the south 35' of the NE ¼ of said Section 9, and less the area bounded by the east line of the west 35' of the NE ¼ of said Section 9, and bounded by the north line of the south 35' of the NE ¼ of said Section 9, and bounded by a 25' radius arc concave to the Northeast, said arc being tangent to both of the last described line, Official Record Book 9161, Page 1581. AND LESS THAT PART OF: Tract 9, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION N<sup>o</sup>1, Plat book 2, Page 17, described as follows: Commence on the north boundary of Section 9, Township 52 South, Range 40 East, at a point S89°37'11"W 2,640.49' from the Northeast corner thereof; thence S2°37'57"E 2,307.24'; thence N89°33'22"E 14.09'; thence S2°3'0"W 172.48'; thence N2°37'58"W 172.44' to the Point of beginning, Official Records Book 11892, Page 283.

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HEARING NO. 02-7-CZ5-1 (02-78)

9-52-40  
Council Area 5  
Comm. Dist. 13

APPLICANTS: CENTURY PRESTIGE II LLC, ET AL

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LOCATION: The Northwest corner of N.W. 87 Avenue and N.W. 178 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 77.4 Acres Gross

AU (Agricultural – Residential)  
RU-1M(a) (Modified Single Family 5,000 sq. ft.)