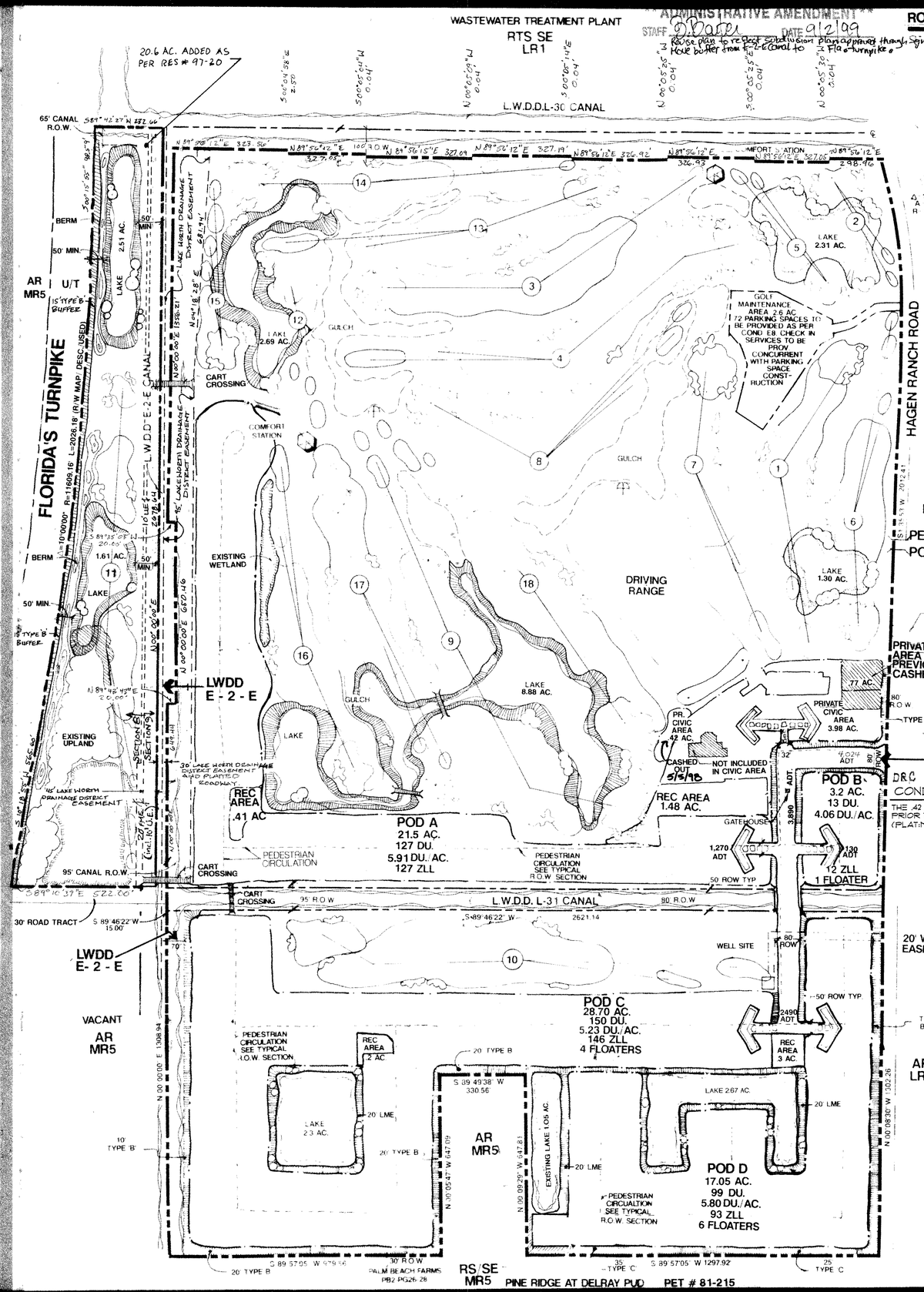
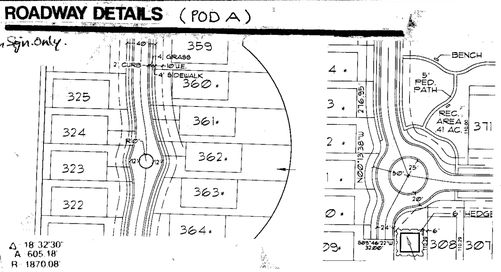


ADMINISTRATIVE AMENDMENT
STAFF D. Baker DATE 9/2/99
Revise plan to reflect subdivision plan approved through Sign. Only.
Move buffer from E-2 Canal to Fla. Turnpike.

ROADWAY DETAILS (POD A)



LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 1, RECORDED IN PLAT BOOK 2, AT PAGE 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACTS 9 THROUGH 24 AND TRACTS 41 THROUGH 56, INCLUSIVE, OF SAID SECTION 9 OF SAID PLAT;

LESS AND EXCEPTING, THE RIGHT OF WAY FOR HAGEN RANCH ROAD, 80.00 FEET IN WIDTH, AS NOW LOCATED AND CONSTRUCTED, PER OFFICIAL RECORDS BOOK 705, PAGE 142; OFFICIAL RECORDS BOOK 704, PAGE 249; OFFICIAL RECORDS BOOK 688, PAGE 120; OFFICIAL RECORDS BOOK 688, PAGE 283 AND PALM BEACH COUNTY DRAWING NO. 3-56-027;

AND ALSO LESS AND EXCEPTING, THE NORTH 116.00 FEET OF TRACTS 8, 10, 12 AND 14, THE NORTH 115.96 FEET OF TRACTS 9, 11, 13 AND 15 AND THE NORTH 113.46 FEET OF TRACT 16 FOR RIGHT OF WAY OF THE LAKE WORTH DRAINAGE DISTRICT L-30 CANAL;

AND ALSO LESS AND EXCEPTING THE WEST 35.00 FEET OF TRACT 48 OF SAID SECTION 9, AS DEEDED TO THE LAKE WORTH DRAINAGE DISTRICT PER DEED BOOK 175, PAGE 151, FOR THE E-2-E CANAL.

TOGETHER WITH ALL OF THE PLAT OF HIDDEN LAKES, PHASE NO. 1, A PORTION OF HIDDEN LAKES, P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH ALL OF TRACTS 77, 78, 79 80, 81, 82 AND 83, BLOCK 9, PALM BEACH FARMS PLAT NO. 1, RECORDED IN PLAT BOOK 2, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

AND TOGETHER WITH THAT PORTION OF TRACT 76, BLOCK 9, PALM BEACH FARMS CO., PLAT NO. 1, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 26, LYING WEST OF THE PLAT OF HIDDEN LAKES PHASE NO. 1, A PORTION OF HIDDEN LAKES, P.U.D., AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SUBJECT TO TAXES AND SUBSEQUENT TO 1988 AND EASEMENTS TO LAKE WORTH DRAINAGE DISTRICT AND AS SHOWN ON PLATS OF SAID PROPERTY.

ALL OF SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL.

THAT PART OF LOTS 1, 32, 33, 34, 63, AND 64, OF PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED UNPLAYED BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING EAST OF EASTERLY RIGHT-OF-WAY OF SUNSHINE STATE PARKWAY IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

LESS THEREFROM THAT PORTION CONVEYED IN OFFICIAL RECORD BOOK 815, PAGE 77, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 5 ACRES OF TRACT 63 AND 64 OF PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING EAST OF EASTERLY RIGHT-OF-WAY OF SUNSHINE STATE PARKWAY IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 42 EAST; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

PETITION NO. PDD 93-57
DATE SUBMITTED 5/7/97
EXHIBIT NO. 13 (1 of 2)
SUPERSEDES EXH. NO. 11

DRC
CONDITION OF APPROVAL

THE .42 AC. CIVIC SITE SHALL BE CASHED OUT PRIOR TO THE PLAT OF POD A.
(PLAT:MONITORING-PREM)

PLANNED DEVELOPMENT DATA CHART

EXISTING DEVELOPMENT TABULATION

POD TYPE AND NAME	ACRE	TOTAL UNITS PER DRC APPROVAL	TYPE	DENSITY	CLASS	TYPE	UNIT	GROSS FLOOR AREA	CLASS	CH. NOT
A	21.5	137 ZLL				ZLL	127	5.9	DH	-10
									DH	
B	3.20	12 ZLL 1 FLOATER				ZLL	12	4.0	DH	
						FLT	1		DH	
C	28.7	146 ZLL 4 FLOATER				ZLL	146	5.2	DH	
						FLT	4		DH	
D	17.05	93 ZLL 6 FLOATER				ZLL	93	5.8	DH	
						FLT	6		DH	
TOTAL	70.45	399					389			-10

NOTES

- THE PROPERTY NORTH OF L-31 HAS A LR-1 LAND USE AND THE PROPERTY SOUTH OF CANAL IS MR-5.
- 20.6 AC. ADDED TO WEST AS PER RES. # 97-20
- THERE ARE NO CHANGES TO THE EXISTING GOLF COARSE EXCEPT FOR THE RELOCATION OF HOLE #11 THIS HOLE WAS PREVIOUSLY LOCATED WHERE POD A IS NOW LOCATED.
- PROPERTY IS LOCATED IN THE TURNPIKE AQUIFER PROTECTION OVERLAY.
- ALL UTILITIES SHALL BE UNDERGROUND (COND A.5)
- STREET LIGHTS (25 M HEIGHT) SHALL BE PROVIDED ALONG ALL PLANTED ACCESS TRACTS, EASEMENTS, AND RIGHT-OF-WAYS (COND A.2)
- LANDSCAPING ON WEST PROPERTY LINE SHALL BE UPGRADED TO INCLUDE 1 NATIVE CANOPY TREE 20' O.C. 1 NATIVE PALM TREE FOR EVERY 30 LINEAR FEET & 30' HIGH HEDGE, 2' O.C.

TYPICAL WELL SITE

DEVELOPMENT TEAM

ENGINEER
SCHAEFER FAGAN
4152 W. BLUE HERON BLVD
RIVIERA BEACH, FL 33404
PHONE (407) 848-7223

SURVEYOR
BENCHMARK
4152 W. BLUE HERON BLVD
SUITE 121
RIVIERA BEACH, FL 33404
PHONE (407) 848-2102

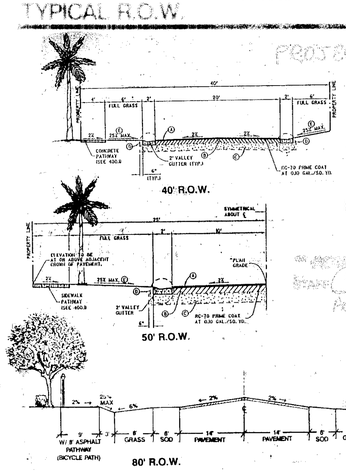
DEVELOPER
K. HOVNANIAN COMPANIES
1800 S. AUSTRALIAN AVE.
WEST PALM BEACH, FL 33409
PHONE (407) 478-0060

SITE DATA

	PET # 93-57
TOTAL SITE AREA	255.57 AC
TOTAL DWELLING UNITS	389 UNITS
GROSS DENSITY	1.52 DU/AC
TOTAL RESIDENTIAL AREA	70.45 AC
NET DENSITY	5.52 DU/AC
HOUSING TYPE	ZERO LOT LINE
HOUSING CLASSIFICATION	DETACHED
EXISTING ZONING	RS/SE
PROPOSED ZONING	PUD
EXISTING LAND USE	LR1/MR5
LAKE AREA	25.32 AC
RECREATION AREA REQUIRED	2.33 AC
RECREATION AREA PROPOSED	2.39 AC
OPEN SPACE / GOLF COURSE	137.58 AC
BUFFER AREA / EASEMENTS	7.87 AC
PETITION NUMBER	93-57
SECTION 9 TOWNSHIP 46	RANGE 42
NORTH OF CANAL L-31	
LAND USE	LR1
TOTAL AREA	182.8 AC.
TOTAL UNITS	140 UNITS
DENSITY	.76 DU/AC
SOUTH OF CANAL L-31	
LAND USE	MR5
TOTAL AREA	72.77 AC.
TOTAL UNITS	249 UNITS
DENSITY	3.42 DU/AC
CIVIC AREA - PRIVATE REQUIRED	5.11 AC.
PROPOSED	3.98 AC.

TYPICAL R.O.W.

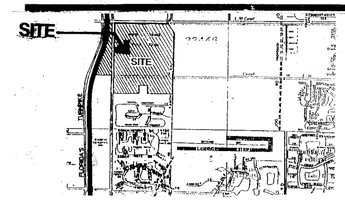
PROJECT NO. 0633-000



FINAL PLAN CERTIFIED AT DRC
C. Baker

SEE CONDITIONS EXHIBIT

LOCATION MAP



SCALE 1"=200'-0"

Polo Trace II PUD
Rev. Preliminary Dev. Plan (1 of 2)

LAND DESIGN SOUTH

POLO TRACE II

PREPARED FOR K. HOVNANIAN COMPANIES

PALM BEACH COUNTY, FLORIDA

PRELIMINARY DEVELOPMENT PLAN & REGULATING PLAN

Congress Business Center
2200 N. Congress Ave., Suite 3
West Palm Beach, FL 33407
407 478-9501

SCALE	1" = 200'-0"
DRAWN BY:	RSW
DRAWING #	
FILE #	0633.P
DATE	11/15/93
REVISED	12/20/94 (RWH) 9/16/96 6/26/97
SHEET #	6/13/97

5/15/98 AGB.