ORDINANCE NO. ____

PROPOSED ORDINANCE NO. 26-040

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; APPROVING A CONDITIONAL USE FOR LONE PALM GOLF CLUB TO RECOGNIZE THE EXISTING GOLF COURSE AS A CONFORMING USE AND ALLOW FOR THE DEVELOPMENT OF NEW RECREATIONAL FACILITIES ON PROPERTY GENERALLY LOCATED SOUTH OF W. MEMORIAL BOULEVARD, EAST AND WEST OF LONE PALM DRIVE AND WEST OF HOWARD AVENUE; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application has been filed by Jason W. Rice, LP Engineering Services, LLC, on behalf of owner, Lone Palm Golf Club, LLC, for a conditional use for Lone Palm Golf Club to recognize the existing golf course as a conforming use and allow for the development of new recreational facilities on property generally located south of W. Memorial Boulevard, east and west of Lone Palm Drive and west of Howard Avenue, which property is more particularly described on Attachment “A” and graphically depicted on Attachments “B,” “C,” and “D” attached hereto (the “Property”); and

WHEREAS, on September 15, 2026, the Planning and Zoning Board held a public hearing on the request of the applicant to have such conditional use granted; and

WHEREAS, the Planning and Zoning Board approved the request on October 20, 2026 and recommended to the City Commission that the conditional use be granted; and;

WHEREAS, following a duly-noticed public hearing at which all interested persons were afforded the opportunity to be heard, the City Commission finds that the request of the applicant for a conditional use as described above is in furtherance of the public health, safety and welfare and should be granted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA:

SECTION 1. The foregoing findings are true and correct and are incorporated herein by reference and made a part hereof.

SECTION 2. Conditional use approval for Lone Palm Golf Club to recognize the existing golf course and development of new facilities on the Property is hereby granted, subject to the following conditions:

A. Permitted Uses:

1. Lone Palm Golf Club: A private golf club with an 18-hole golf course and driving range, and accessory uses such as a clubhouse with a restaurant, bar, and pro shop, maintenance structures and parking areas associated with the operation and maintenance of the Lone Palm Golf Club as specified by Attachment “C” of Ordinance 3530.

2. Accessory Recreation Uses Associated with Lone Palm Golf Club:

    a. A 47,860 sq. ft., two-story, pickleball complex consisting of a wellness center, banquet hall, offices, kitchen and pro shop

    b. Seven (7) outdoor, open-air pickleball courts

    c. Six (6) indoor pickleball courts located within an enclosed air-conditioned building

    d. Three (3) outdoor croquet courts

    e. One (1) pétanque court

    f. A 4,558 sq. ft. pool house and swimming pool

    g. A 1,300 sq. ft. driving range field house, as shown on Attachment “D”

3. Other Accessory Uses

    a. Off-street parking, surface

    b. Three (3) existing restroom buildings

    c. Two existing storage buildings with a total floor area of 7,800 sq. ft.

    d. One (1) new 2,000 sq. ft. storage building

    e. A 900 sq. ft. pavilion with bathrooms

4. Future Development Area for Recreation Uses Associated with Lone Palm Golf Club

    a. Off-street parking, surface (Future Addition Phase A and B)

    b. Three (3) outdoor courts for racquet sports or pétanque (Future Addition Phase B)

    c. A 900 sq. ft. pavilion with bathrooms (Future Addition Phase B)

B. Site Development Plan

1. Existing Golf Course Clubhouse, Off-Street Parking Areas, and Maintenance Facilities Located at 800 Lone Palm Drive: In accordance with Attachment “C” of Ordinance 3530

2. All Other Recreation Facilities and Accessory Uses: In substantial accordance with the site development plan, Attachment “C.” With the approval of the Director of Community and Economic Development, minor changes may be made at the time of site plan review without requiring a modification to the conditional use.

C. Development Standards

1. Existing Golf Course Clubhouse, Off-Street Parking Areas, and Maintenance Facilities Located at 800 Lone Palm Drive: In accordance with Attachment “C” of Ordinance 3530

2. All Other Recreation Facilities and Accessory Uses: In accordance with RA-1/SNH (Single-Family Residential)/Suburban Neighborhood) context sub-district standards except as follows

    a. Minimum Frontage Buildout: Not applicable

    b. Maximum height for accessory structures shall be in accordance with Table 4.3-4 of the Land Development Code

D. Landscaping and Buffering: In accordance with Section 4.5 of the Land Development Code

E. Outdoor Lighting: In accordance with Section 4.6 of the Land Development Code

F. All site plan submittals shall be subject to stormwater review by the City of Lakeland and as appropriate, permitting by the Southwest Florida Water Management District.

G. Transportation:

1. Binding Concurrency Determinations will be made with each site plan submittal.

2. Project shall comply with all Florida Department of Transportation (FDOT) permitting requirements, including submittal of any required traffic analyses. Prior to first site plan approval, FDOT shall provide comments on the proposed development program and any potential mitigation requirements for the State Road 546 (Memorial Boulevard)/Lone Palm Drive intersection. Any FDOT permit shall be approved prior to first building permit issuance.

3. Prior to first Certificate of Occupancy or Certificate of Completion for Phase 1B:

    a. All required traffic mitigation by the City and FDOT shall be completed.

    b. The existing driveway stub-out on the west side of Lone Palm Drive just south of the Memorial Boulevard intersection shall be removed and restored with sod and curbing.

    c. An ADA-compliant sidewalk shall be installed along the east side of Lone Palm Drive between the Memorial Boulevard right of way line and the existing outbound-only driveway. ADA-compliant pedestrian routes shall connect each principal building and recreation facility within the project area.

4. Three bicycle parking devices (six bike capacity) shall be provided at the pickleball clubhouse, proposed pool house and future development area in compliance Index 900 of the City Engineering Standards Manual.

5. Traffic wayfinding, services and public information for organized public events shall be coordinated with FDOT and Lakeland Area Mass Transit District (Citrus Connection).

6. Prior to the first Certificate of Completion for Future Addition Phase A Parking:

    a. A cart path extension shall be constructed between the new parking area and Lone Palm Clubhouse.

    b. A four-foot-tall black vinyl chain link fence shall be installed between the existing Memorial Boulevard frontage fence and Lone Palm Drive/Clubhouse Entrance intersection to restrict pedestrian movements to the existing pickleball courts and Phase 1 development area.

7. Prior to first site plan submittal for Future Addition Phase B on the west side of Lone Palm Drive, the owner/developer shall submit:

   a. An updated traffic analysis in compliance with the Land Development Code for approval by the City of Lakeland and FDOT.
   b. A request to the City Public Works Department to pay into the City Sidewalk Fund in lieu of constructing a sidewalk along the future development area's Memorial Boulevard frontage. If approved, payment shall occur prior to first site plan approval.
   c. Confirmation on the site plan that sufficient right of way exists or identify potential easement areas along the Future Phase B of the property's Memorial Boulevard frontage to accommodate the planned ten-foot-wide multi-use path identified in the West Memorial Boulevard Transportation Enhancement Project dated January 2013.

SECTION 3. The City Commission does hereby expressly find that the provisions of this Ordinance are in conformity with the Comprehensive Plan of the City of Lakeland adopted by Ordinance 5885.

SECTION 4. All ordinances or parts of ordinances in conflict herewith, are hereby repealed.

SECTION 5. If any word, sentence, clause, phrase or provision of this Ordinance, for any reason, is held to be unconstitutional, void or invalid, the validity of the remainder of this Ordinance shall not be affected thereby.

SECTION 6. This Ordinance shall take effect immediately upon its passage.

PASSED AND CERTIFIED AS TO PASSAGE this 16th day of November, A.D. 2026.

CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA

By: _____
SARA ROBERTS McCARLEY
MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:_____
PALMER C. DAVIS
CITY ATTORNEY

ATTACHMENT “A”

Legal Description:

A PARCEL OF LAND BEING PARCEL 'A', BLOCK B, LONE PALM GOLF COURSE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 7 AND 8, TRACT "A", LONE PALM GOLF COURSE UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 17, A 30 FOOT DRAINAGE EASEMENT AND BUFFER STRIP LOCATED ON THE SOUTH AND WEST BOUNDARY LINE OF LONE PALM GOLF COURSE UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 20, A PORTION OF LOTS 17 THROUGH 26, SECTION 15, WEBSTER & OMOHUNDRO EST. LANDS, PLAT BOOK 3, PAGE 81, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY FLORIDA; THENCE RUN SOUTH 00°14'34" WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 855.76 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MEMORIAL BOULEVARD WEST (STATE ROAD 600-A}, SAID POINT ALSO BEING THE POINT BEGINNING; THENCE RUN NORTH 73°06'50" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1077 .14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LONE PALM DRIVE PER LONE PALM GOLF COURSE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN, PLAT BOOK 47, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN ALONG LONE PALM DRIVE AND THE BOUNDARY OF SAID LONE PALM GOLF COURSE THE FOLLOWING CALLS: RUN SOUTH 16°55'50" EAST, A DISTANCE OF 2.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 969.91 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 14°05'50" EAST, 95.89 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°40'00", AN ARC LENGTH OF 95.93 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 11°15'50" EAST, A DISTANCE OF 114.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1041.29 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 05°58'50" EAST, 191.77 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°34'00", AN ARC LENGTH OF 192.04 FEET TO A POINT OF TANGENCY;THENCE RUN SOUTH 00°41'50" EAST, A DISTANCE OF 220.11 FEET; THENCE RUN NORTH 89°46'40" EAST, A DISTANCE OF 31.50 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 302.45 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 20°32'19" EAST, 205.32 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°41'02", AN ARC LENGTH OF 209.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 505.71 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 22°48'20" EAST, 305.40 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°09'01", AN ARC LENGTH OF 310.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 706.37 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 17°02'20" EAST, 289.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°37'00",

AN ARC LENGTH OF 291.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 921.99 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 20"22'50" EAST, 271.49 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°55'59", AN ARC LENGTH OF 272.48 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 10°48'20" EAST, A DISTANCE OF 89.58 FEET; THENCE RUN SOUTH 80°54'40" WEST, A DISTANCE OF 179.00 FEET; THENCE RUN SOUTH 05"51'20" EAST, A DISTANCE OF 141.96 FEET; THENCE RUN SOUTH 17°01'40" WEST, A DISTANCE OF 137.58 FEET; THENCE RUN SOUTH 20°21'10" WEST, A DISTANCE OF 132.47 FEET; THENCE RUN SOUTH 10°18'40" WEST, A DISTANCE OF 403.40 FEET; THENCE RUN SOUTH 28°14140" WEST, A DISTANCE OF 231.12 FEET; THENCE RUN SOUTH 05°24'20" EAST, A DISTANCE OF 137.48 FEET; THENCE RUN SOUTH 17°05'20" EAST, A DISTANCE OF 408.72 FEET; THENCE DEPARTING SAID BOUNDARY LINE RUN NORTH 89°48'13" EAST ALONG THE NORTH LINE OF PARCEL 'A' OF SAID LONE PALM GOLF COURSE, A DISTANCE OF 298.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF LONE PALM DRIVE, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 590.53 FEET AND CHORD BEARING AND DISTANCE OF SOUTH 01"19'15" EAST, 10.04 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00"58'27", AN ARC LENGTH OF 10.04 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTH 89°48'40" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 296.03 FEET TO THE AFORESAID BOUNDARY LINE OF LONE PALM GOLF COURSE; THENCE CONTINUE ALONG SAID BOUNDARY LINE THE FOLLOWING CALLS; RUN SOUTH 17°05'20" EAST, A DISTANCE OF 139.79 FEET; THENCE RUN SOUTH 89°56'40" WEST, A DISTANCE OF 35.00 FEET; THENCE RUN SOUTH 30°34'20" EAST, A DISTANCE OF 406.77 FEET; THENCE RUN SOUTH 89°39'20" EAST, A DISTANCE OF 183.07 FEET; THENCE RUN NORTH 28"23'40" EAST, A DISTANCE OF 419.95 FEET; THENCE RUN NORTH 00"02'20" WEST, A DISTANCE OF 126.97 FEET; THENCE RUN NORTH 13°56'2011 WEST, A DISTANCE OF 148.02 FEET; THENCE RUN NORTH 26°57'20" WEST, A DISTANCE OF 188.51 FEET; THENCE RUN NORTH 11°28'20" WEST, A DISTANCE OF 144.67 FEET; THENCE DEPARTING SAID BOUNDARY LINE RUN NORTH 00"02'04" WEST ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8109, PAGE 2050 OF SAID PUBLIC RECORDS, A DISTANCE OF 114.29 FEET; THENCE NORTH 76°19'20" WEST ALONG SAID LANDS, A DISTANCE OF 25.71 FEET TO THE AFORESAID BOUNDARY LINE OF LONE PALM GOLF COURSE; THENCE CONTINUE ALONG SAID BOUNDARY LINE THE FOLLOWING CALLS; THENCE RUN NORTH 33°18'40" EAST, A DISTANCE OF 156.02 FEET; THENCE RUN NORTH 24°16'40" EAST, A DISTANCE OF 174.58 FEET; THENCE RUN NORTH 00·0014011 EAST, A DISTANCE OF 175.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF LANE (PINE LANE SAID PLAT}, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 198.63 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 70°51'40" EAST, 174.69 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°10'27", AN ARC LENGTH OF 180.87 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 44°46'40" EAST, A DISTANCE OF 184.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 142.60 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 59°18'49" EAST, 71.58 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°04'1711, AN ARC LENGTH OF 72.35 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH 00°34'29" WEST, A DISTANCE OF 445.24 FEET; THENCE RUN SOUTH 26°37'29" WEST, A DISTANCE OF 143.96 FEET; THENCE RUN

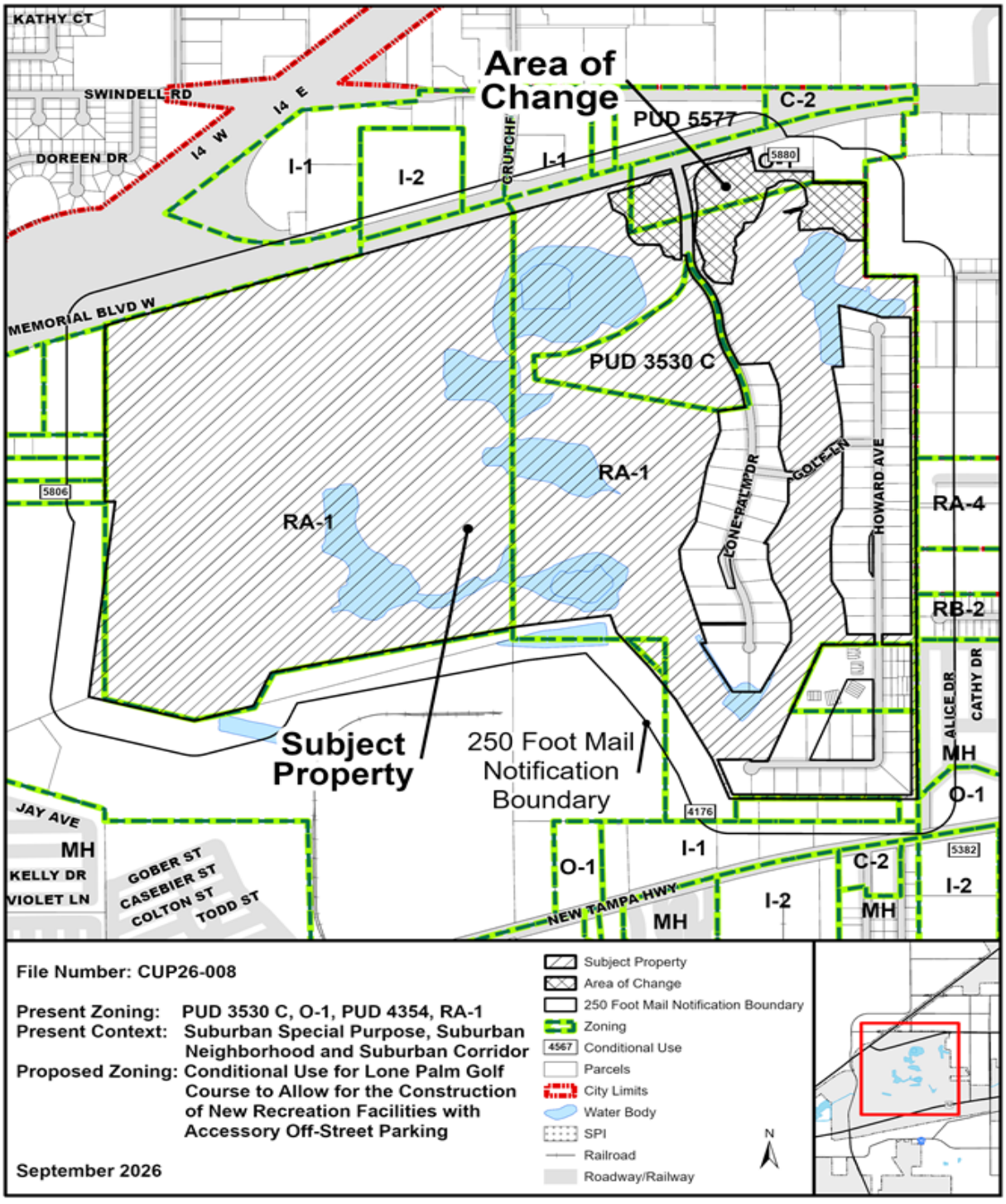
SOUTH 03°4512911 WEST, A DISTANCE OF 128.81 FEET; THENCE RUN SOUTH 01°04'31" EAST, A DISTANCE OF 128.57 FEET; THENCE RUN SOUTH 01°00'31" EAST, A DISTANCE OF 128.58 FEET; THENCE RUN SOUTH 29°35'31" EAST, A DISTANCE OF 147.65 FEET; THENCE RUN SOUTH 07°5913111 EAST, A DISTANCE OF 129.79 FEET; THENCE RUN SOUTH 05"08'31" EAST, A DISTANCE OF 129.06 FEET; THENCE RUN NORTH 89"51'29" EAST, A DISTANCE OF 179.64 FEET TO THE WEST RIGHT-OF-WAY LINE OF HOWARD AVENUE (A 50.00 FOOT WIDE RIGHT-OF-WAY) ACCORDING TO THE PLAT THEROF AS RECORDED IN LONE PALM GOLF COURSE, UNIT 2, PLAT BOOK 75, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID BOUNDARY LINE OF LONE PALM GOLF COURSE RUN SOUTH 00°09'27" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 74.73 FEET TO THE NORTHEAST CORNER OF GOLFVIEW TOWNHOUSES, CONDOMINIUM PLAT BOOK 2, PAGES 27 THROUGH 34 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN SOUTH 89°50'04" WEST ALONG THE NORTH LINE OF SAID GOLFVIEW TOWNHOUSES, A DISTANCE OF 344.85 FEET TO THE NORTHWEST CORNER THEREOF; THENCE RUN SOUTH 22°58109" WEST ALONG THE WEST LINE OF SAID GOLFVIEW TOWNHOUSES AND THE BOUNDARY LINE OF LONE PALM GOLF COURSE, UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 909.69 FEET TO THE SOUTHEAST CORNER OF TRACT 'A', OF SAID PLAT; THENCE SOUTH 89°50'33" WEST ALONG THE SOUTH LINE OF SAID TRACT 'A', A DISTANCE OF 110.56 FEET; THENCE NORTH 00°09'26" WEST ALONG THE WEST LINE OF SAID TRACT 'A', A DISTANCE OF 12.30 FEET; THENCE DEPARTING SAID LINE RUN SOUTH 89°50'33" WEST ALONG THE NORTH LINE OF LOT 10 OF SAID PLAT, A DISTANCE OF 218.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 21 °28'10" EAST ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 270.17 FEET; THENCE DEPARTING SAID LINE RUN SOUTH 89°51'57" EAST ALONG THE SOUTH LINE OF LOTS 4-10, INCLUSIVE, OF AFORESAID PLAT, A DISTANCE OF 1172.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE RUN NORTH 00°09'26" WEST ALONG THE EAST LINE OF AFORESAID PLAT AND ITS NORTHERLY EXTENSION THEREOF, A DISTANCE OF 1081.61 FEET; THENCE DEPARTING SAID LINE RUN SOUTH 89°48'35" WEST A DISTANCE OF 190.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF HOWARD AVENUE (A 50.00 FOOT WIDE RIGHT-OFWAY) PER AFORESAID LONE PALM GOLF COURSE, UNIT 2; THENCE RUN NORTH 00°09'27" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 75.21 FEET TO A POINT LYING ON THE SOUTH LINE OF AFORESAID LONE PALM GOLF COURSE; THENCE RUN NORTH 89"51'29" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 190.37 FEET TO THE EAST LINE OF SAID LONE PALM GOLF COURSE; THENCE RUN NORTH 00°08'31" WEST ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION THEREOF, OF A DISTANCE OF 2280.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2660, PAGE 814 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST LINE RUN ALONG THE NORTH LINE OF SAID LANDS SOUTH 89°51'29" WEST, A DISTANCE OF 190.00 FEET; THENCE RUN NORTH 68°21'12" WEST, A DISTANCE OF 53.71 FEET; THENCE RUN NORTH 73°56'15" WEST, A DISTANCE OF 239.22 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4020, PAGE 0908 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 03°58'30" EAST, A DISTANCE OF 442.69 FEET TO A POINT LYING ON THE AFORESAID BOUNDARY LINE OF AFORESAID LONE PALM GOLF COURSE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1879, PAGE 1567, OF SAID PUBLIC RECORDS; THENCE ALONG AFORESAID BOUNDARY LINE THE FOLLOWING CALLS:

SOUTH 89°51'28" WEST, A DISTANCE OF 72.90 FEET; THENCE RUN SOUTH 09°44'31" EAST, A DISTANCE OF 133.11 FEET; THENCE RUN SOUTH 09°07'31" EAST, A DISTANCE OF 132.90 FEET; THENCE RUN SOUTH 07°31'31" EAST, A DISTANCE OF 132.37 FEET; THENCE RUN SOUTH 02°01'53" EAST, A DISTANCE OF 136.15 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GOLF LANE (PINE LANE SAID PLAT), SAID POINT LYING ON A NONTANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 178.57 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 61°44'38" WEST, 108.76 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°27'41", AN ARC LENGTH OF 110.52 FEET TO A POINT OF NON· TANGENCY; THENCE RUN SOUTH 44°46'40" WEST, A DISTANCE OF 184.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 148.63 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 70°51'40" WEST, 130.65 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°08'45", AN ARC LENGTH OF 135.27 FEET TO A POINT OF NONTANGENCY; THENCE RUN NORTH 83°03'20" WEST, A DISTANCE OF 23.09 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN NORTH 14°25'20" WEST, A DISTANCE OF 179.09 FEET; THENCE RUN NORTH 04°10'40" EAST, A DISTANCE OF 149.92 FEET; THENCE RUN NORTH 00°32'40" EAST, A DISTANCE OF 149.02 FEET; THENCE RUN NORTH 06°03'20" WEST, A DISTANCE OF 147.70 FEET; THENCE DEPARTING AFORESAID BOUNDARY LINE RUN NORTH 20°10'03" WEST A DISTANCE OF 170.14 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7267, PAGE 1068 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 86°57'46" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 197.77 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 971.99 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 26°53'32" WEST, 66.32 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03"54'37", AN ARC LENGTH OF 66.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 656.37 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 17°02'20" WEST, 268.64 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23"37'00", AN ARC LENGTH OF 270.55 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 555.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 22°48'20" WEST, 335.60 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°09'00", AN ARC LENGTH OF 340.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 252.45 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 20°32'20" WEST, 171.38 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°41'04", AN ARC LENGTH OF 174.85 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 89°18'41" WEST, A DISTANCE OF 1.50 FEET; THENCE RUN NORTH 00"41'50" WEST, A DISTANCE OF 220.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1121.29 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 05°58'50" WEST, 206.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°34'00", AN ARC LENGTH OF 206.79 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 11°15'50" WEST, A DISTANCE OF 114.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1049.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 14°05'50" WEST, 103.80 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°40'00", AN ARC LENGTH OF 103.84 FEET TO A POINT OF TANGENCY;

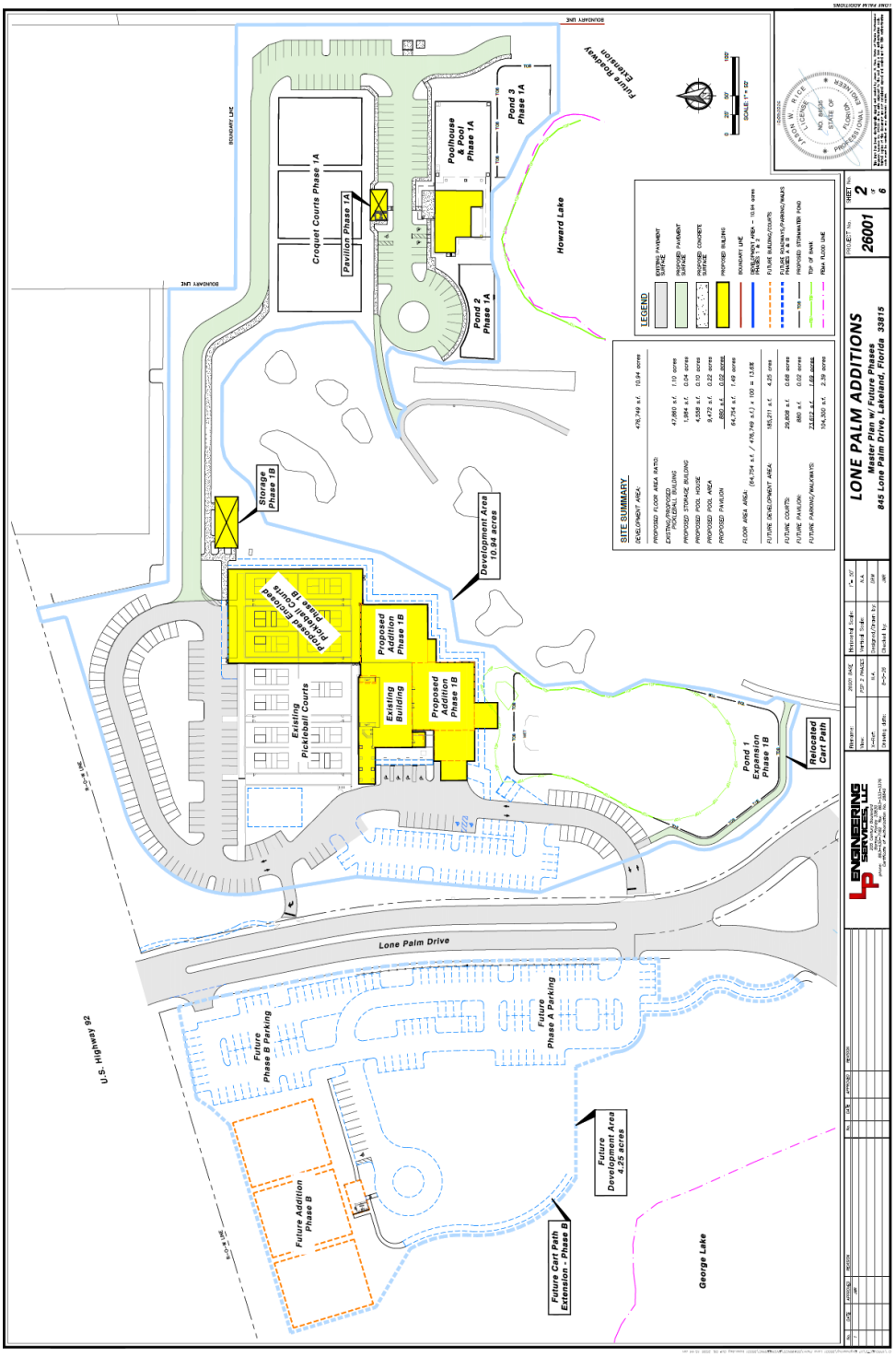
THENCE RUN NORTH 16°55'50" WEST, A DISTANCE OF 2.67 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF MEMORIAL BOULEVARD WEST (STATE ROAD 600-A); THENCE NORTH 73°06'50" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 464.27 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1768, PAGE 1509 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH 11"39'29" EAST ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 173.52 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN SOUTH 89°48'16" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 377.53 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2592, PAGE 1530 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00"01'20" EAST ALONG SAID LANDS, A DISTANCE OF 86.13 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN SOUTH 89°48'13" EAST ALONG SAID LANDS, A DISTANCE OF 340.47 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 15; THENCE RUN SOUTH 00°09'15" EAST ALONG SAID WEST LINE, A DISTANCE OF 668.48 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 15; THENCE RUN SOUTH 89°57'25" EAST, A DISTANCE OF 329.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE RUN SOUTH 00°00'30" EAST, A DISTANCE OF 1307.45 FEET TO THE CENTER OF SAID SECTION 15; THENCE RUN SOUTH 00°1511211 EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2453.60 FEET TO THE SOUTHEAST CORNER OF AFORESAID LONE PALM GOLF COURSE, UNIT 2; THENCE DEPARTING SAID LINE RUN NORTH 89°51'57" WEST, A DISTANCE OF 1229.51 FEET TO THE SOUTHWEST CORNER OF SAID LONE PALM GOLF COURSE, UNIT 2; THENCE NORTH 21°28'10" WEST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 302.26 FEET TO THE MOST WESTERLY CORNER THEREOF; NORTH 29°13'56" WEST, A DISTANCE OF 494.31 FEET; THENCE RUN NORTH 36"48'56" WEST, A DISTANCE OF 295.19 FEET; THENCE RUN NORTH 40°35'56" WEST, A DISTANCE OF 322.80 FEET; THENCE RUN NORTH 18°41'11" WEST, A DISTANCE OF 133.16 FEET; THENCE RUN SOUTH 82"23'56" WEST, A DISTANCE OF 599.50 FEET; THENCE RUN SOUTH 78°45'50" WEST, A DISTANCE OF 63.26 FEET; THENCE RUN SOUTH 78"21'45" WEST, A DISTANCE OF 1601.19 FEET; THENCE RUN SOUTH 25°22'58" WEST, A DISTANCE OF 263.18 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1490, PAGE 3 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 74°12'59" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 403.01 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE, NORTH 75°56'50" WEST, A DISTANCE OF 712.82 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2939, PAGE 1762 OF AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTH 07°00'09" EAST ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 2939, PAGE 1762, A DISTANCE OF 1415.87 FEET; THENCE RUN SOUTH 89°38'51" WEST, A DISTANCE OF 68.19 FEET; THENCE RUN NORTH 00°01'38" WEST, A DISTANCE OF 1265.65 FEET TO A POINT LYING ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF MEMORIAL BOULEVARD WEST (STATE ROAD 600-A); THENCE DEPARTING SAID WESTERLY LINE RUN NORTH 73°06'50" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2797.55 FEET TO THE POINT BEGINNING.

CONTAINING 14,737,849 SQUARE FEET OR 338.33 ACRES MORE OR LESS.

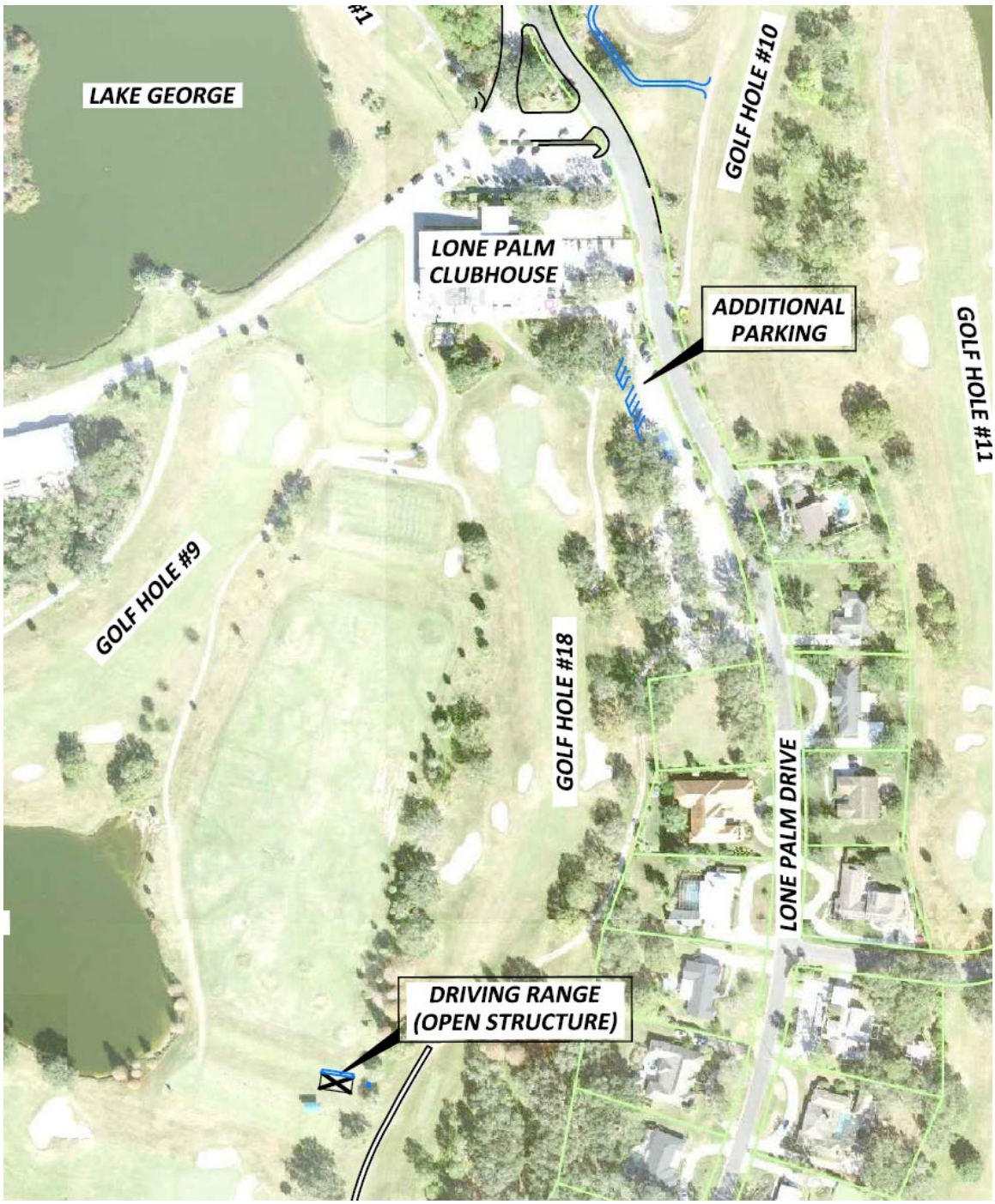
ATTACHMENT “B”



ATTACHMENT “C”



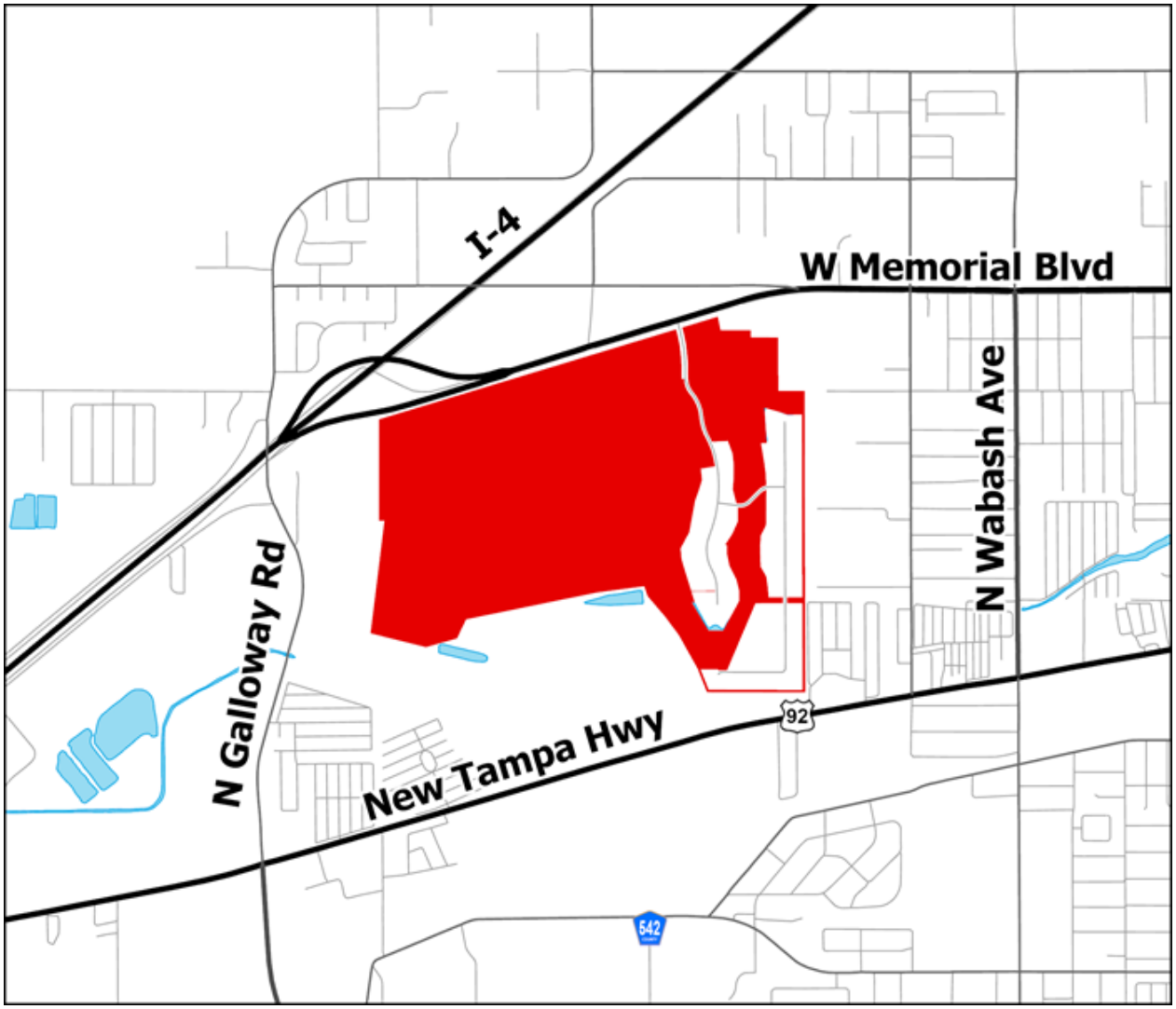
ATTACHMENT “D”



Planning & Zoning Board Recommendation

Date:	November 2, 2026	Reviewer:	Todd Vargo
Project No:	CUP26-008	Location:	845 Lone Palm Drive
Owner:	Lone Palm Golf Club, LLC		
Applicant:	Jason W. Rice, LP Engineering Services, LLC		
Current Zoning:	RA-1 (Single-Family Residential), O-1 (Low Impact Office) & PUD (Planned Unit Development) 3530	Future Land Use:	Residential Low (RL) & Residential Medium (RM)
Context District:	Suburban Neighborhood (SNH) & Suburban Corridor (SCO)		
P&Z Hearing:	September 15, 2026	P&Z Final Decision:	October 20, 2026
Request:	Conditional use for Lone Palm Golf Club to recognize the existing golf course as a conforming use and allow for the development of new recreational facilities on property generally south of W. Memorial Boulevard, east and west of Lone Palm Drive, and west of Howard Avenue (845 Lone Palm Drive).		

1.0 Location Maps




Area of Change
Subject Property
250 Foot Mail Notification Boundary
KATHY CT
SUTTON RD
SWINDELL RD
I4 E
I4 W
KEEN CT
DOREEN DR
I-1
I-2
PUD 5577
C-2
C-1
5880
RED DEVIL WAY
MEMORIAL BLVD W
PUD 3530 C
RA-1
5806
LONE PALM DR
GOLF LN
HOWARD AVE
RA-4
RB-2
MH
ALICE DR
CATHY DR
O-1
PUD 4354
JAY AVE
KELLY DR
VIOLET LN
GOBER ST
CASEBIER ST
COLTON ST
TODD ST
COLEMAN ST
4176
NEW TAMPA HWY
5382
TWIN LAKES CIR

2.0 Background

2.1 Summary

Jason W. Rice on behalf of Lone Palm Golf Club, LLC requests a conditional use to recognize the existing golf course as a conforming use and allow for the development of new recreational facilities on property generally south of W. Memorial Boulevard, east and west of Lone Palm Drive, and west of Howard Avenue (845 Lone Palm Drive). A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, approximately 338.33 acres in area, has a future land use designation of Residential Medium (RM) and Residential Low (RL) with both RA-1 (Single-Family Residential) and O-1 (Low Impact Office) zoning classifications. Adjacent land uses to the north, across W. Memorial Boulevard, consist of light industrial uses. To the south located along New Tampa Highway, the subject property abuts a large warehouse/distribution center and manufacturing complex which is owned and operated by Publix Super Markets, Inc. To the west, the subject property abuts professional offices, an outdoor commercial recreation use, and a heavy construction equipment leasing business. To the east, the subject property is adjacent to a warehouse/distribution center and large-lot single family residential in unincorporated Polk County as well as a single-family subdivision developed in concert with the golf course as a golf community.

Lone Palm Golf Club, established in 1964 by Publix Super Markets, Inc. founder George Jenkins, is a private, members-only country club which serves as the focal point for the surrounding Lone Palm residential community. At the time of development, outdoor recreation facilities such as golf courses were permitted by right in single-family zoning districts. It wasn’t until the Land Development Code was amended in 2011 that outdoor recreation facilities required conditional use permits in residential zoning districts. The existing Lone Palm Golf Club complex, which consists of the clubhouse, pro shop, and restaurant/banquet space but not the golf course, was recognized as a conforming use through zoning conformance in 1994 as part of Attachment “C” in Ordinance 3530.

The most recent improvements to the Lone Palm Golf Club, completed in 2023, consist of thirteen (13) pickleball courts which were created through the conversion of existing tennis courts, a viewing area for spectators and a pickleball pro shop.

2.3 Project Background

The purpose of this request is to recognize the existing 18-hole golf course as a conforming use and to allow for the development of new outdoor recreational facilities and accessory structures for use by club members only. A site plan which shows the location of existing and proposed buildings is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Light Industrial	BP, MCC	PUD5577, C-2, I-1	SSP
South	Light Manufacturing & Warehouse/Distribution Center,	BP, RM	PUD4354, RA-1	SSP
East	Warehouse/Distribution Center	RM	O-1, RA-1, Polk County	SNH
West	Office, Commercial Vehicle Sales and Service, Athlete Rehabilitation	BP	PUD4335, PUD4354, PUD4388, LD, I-2	SSP, SNH

2.5 Attachments

Attachment A: Legal Description

Attachment B: Location Map

Attachment C: Site Plan for Amenities near Memorial Boulevard and Lone Palm Drive

Attachment D: Driving Range Field House Site Plan Location

3.0 Discussion

The primary purpose of this request is to allow for the construction of new recreational facilities in the area located south of W. Memorial Boulevard and east of Lone Palm Drive. Proposed facilities include an expansion of the existing pickleball clubhouse complex which will include two golf simulators, a wellness center with treatment/therapy rooms, a banquet hall, offices, and classroom space, a new outdoor swimming pool with a 4,558 sq. ft. pool house, a covered play canopy located above six of the existing pickleball courts, three new croquet courts and a new pétanque court. Other additions include a pavilion with restrooms and a storage building.

As shown on Attachment “D,” to the west of Lone Palm Drive and south of the existing Lone Palm Golf Club complex, secondary improvements include a new 1,300 sq. ft. driving range field house which will be located on the south side of the driving range. Currently, the golf club utilizes a canopy-covered, mobile structure to provide shelter at the south end of the driving range. In addition, a future development area, located at the southwest of the intersection of W. Memorial Boulevard and Lone Palm Drive (shown on Attachment “C” as Future Phase A and Future Phase B), will add additional off-street parking, three outdoor play courts (for which a sport has yet to be determined), and a pavilion with restroom facilities. Use of the new amenities will be limited to Lone Palm Golf Club members and their guests. The facilities will not be open to the general public.

Lastly, as part of the request for a Conditional Use Permit, the existing 18-hole golf course will be recognized as a legal conforming use. As previously indicated, only the Lone Palm Golf Club complex is currently recognized as a conforming use. The proposed conditional use will recognize the existing golf course as a conforming use and allow for the new recreation facilities described above which are shown on the site development plan, Attachments “C” and “D.”

Prior to the public hearing on September 15, 2026, staff received two e-mails in support of the proposed additions to the Lone Palm Golf Club. Staff also received a request from a homeowner on Howard Avenue that the Lone Palm Golf Club commission a comprehensive, area-wide drainage and

stormwater study as a condition for approval of the conditional use permit. The same property owner submitted a second request that no approval be given to the proposed changes until the project is approved by the Southwest Florida Management District (SWFWMD).

After the public hearing, staff received three additional e-mails in support of the request. On September 21, 2026, staff received an e-mail from a concerned resident of Lone Palm who requested approval of the Conditional Use permit be withheld until the conditions of approval include a deceleration lane on eastbound Memorial Boulevard for motorists turning right into the Lone Palm Golf Course.

3.1 Transportation and Concurrency

The Lone Palm Golf Club is located within the Urban Development Area as designated in the Comprehensive Plan. To the north of this complex, State Road 546 (Memorial Boulevard) is a principal arterial roadway with a Year 2025 Annual Average Daily Traffic (AADT) volume of 24,100 vehicles for the segment between Interstate 4 and N. Wabash Avenue, with a two-hour average of 876 eastbound and 841 westbound vehicles during the PM Peak as published in the Polk Transportation Planning Organization's Roadway Network Database released on May 6, 2026. This roadway segment is operating at an acceptable Level-of-Service "C". Based on information provided by the applicant, the proposed development program will generate an estimated incremental increase of 739 Daily and 80 PM Peak Hour trips above existing uses on the subject property. This trip generation estimate is below the 750 Daily trip threshold in the Land Development Code above which a Major Traffic Study is required. While the proposed development program is not expected to generate concurrency failures on the adjacent segment of Memorial Boulevard, the recommended conditions of approval address the need for this project to comply with Florida Department of Transportation (FDOT) permitting requirements and for Binding Concurrency Determinations to be made at the time of each site plan submittal. Since Memorial Boulevard is owned and operated by FDOT, its permit review will consider the need for turn lane improvements at the Lone Palm Drive intersection.

The Citrus Connection does not provide service to the subject property on the adjacent segment of Memorial Boulevard. Sidewalks do not exist directly in front of the subject property, however, the alignment of a ten-foot asphalt bicycle trail along the south side of Memorial Boulevard was identified in the City's West Memorial Boulevard Transportation Enhancement Project completed in January 2013 and subsequently added into the Comprehensive Plan. Segments of this trail have been completed from Brunnell Parkway through the frontage of a business park located approximately 1,100 feet west of Chestnut Road. As part of the proposed conditions, City will require the applicant to request the ability to pay into the sidewalk fund in lieu of constructing a frontage sidewalk that would otherwise be required by the Land Development Code as was done with a previous phase of this recreation complex.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department and the Planning & Zoning Board reviewed this request for compliance with Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request as conditioned is consistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request and recommends approval of the conditional use. Letters of notification were mailed to 138 property owners within 250 feet of the subject property and five e-mails in support and three e-mails in opposition were received.

4.2 The Planning & Zoning Board

This recommendation was approved by a 5—1 vote of the Board.

It is recommended that the request for a conditional use for Lone Palm Golf Club, to recognize the existing golf course as a conforming use and allow for the development of new recreational facilities, as described above and in Attachments “A”, “B,” “C,” and “D,” be approved subject to the following conditions:

A. Permitted Uses:

1. Lone Palm Golf Club: A private golf club with an 18-hole golf course and driving range, and accessory uses such as a clubhouse with a restaurant, bar, and pro shop, maintenance structures and parking areas associated with the operation and maintenance of the Lone Palm Golf Club as specified by Attachment “C” of Ordinance 3530.

2. Accessory Recreation Uses Associated with Lone Palm Golf Club:

    a. A 47,860 sq. ft., two-story, pickleball complex consisting of a wellness center, banquet hall, offices, kitchen and pro shop

    b. Seven (7) outdoor, open-air pickleball courts

    c. Six (6) indoor pickleball courts located within an enclosed air-conditioned building

    d. Three (3) outdoor croquet courts

    e. One (1) pétanque court

    f. A 4,558 sq. ft. pool house and swimming pool

    g. A 1,300 sq. ft. driving range field house, as shown on Attachment “D”

3. Other Accessory Uses

    a. Off-street parking, surface

    b. Three (3) existing restroom buildings

    c. Two existing storage buildings with a total floor area of 7,800 sq. ft.

    d. One (1) new 2,000 sq. ft. storage building

    e. A 900 sq. ft. pavilion with bathrooms

4. Future Development Area for Recreation Uses Associated with Lone Palm Golf Club

    a. Off-street parking, surface (Future Addition Phase A and B)

b. Three (3) outdoor courts for racquet sports or pétanque (Future Addition Phase B)

c. A 900 sq. ft. pavilion with bathrooms (Future Addition Phase B)

B. Site Development Plan

1. Existing Golf Course Clubhouse, Off-Street Parking Areas, and Maintenance Facilities Located at 800 Lone Palm Drive: In accordance with Attachment “C” of Ordinance 3530

2. All Other Recreation Facilities and Accessory Uses: In substantial accordance with the site development plan, Attachment “C.” With the approval of the Director of Community and Economic Development, minor changes may be made at the time of site plan review without requiring a modification to the conditional use.

C. Development Standards

1. Existing Golf Course Clubhouse, Off-Street Parking Areas, and Maintenance Facilities Located at 800 Lone Palm Drive: In accordance with Attachment “C” of Ordinance 3530

2. All Other Recreation Facilities and Accessory Uses: In accordance with RA-1/SNH (Single-Family Residential)/Suburban Neighborhood) context sub-district standards except as follows

a. Minimum Frontage Buildout: Not applicable

b. Maximum height for accessory structures shall be in accordance with Table 4.3-4 of the Land Development Code

D. Landscaping and Buffering: In accordance with Section 4.5 of the Land Development Code

E. Outdoor Lighting: In accordance with Section 4.6 of the Land Development Code

F. All site plan submittals shall be subject to stormwater review by the City of Lakeland and as appropriate, permitting by the Southwest Florida Water Management District.

G. Transportation:

1. Binding Concurrency Determinations will be made with each site plan submittal.

2. Project shall comply with all Florida Department of Transportation (FDOT) permitting requirements, including submittal of any required traffic analyses. Prior to first site plan approval, FDOT shall provide comments on the proposed development program and any potential mitigation requirements for the State Road 546 (Memorial Boulevard)/Lone Palm Drive intersection. Any FDOT permit shall be approved prior to first building permit issuance.

3. Prior to first Certificate of Occupancy or Certificate of Completion for Phase 1B:

a. All required traffic mitigation by the City and FDOT shall be completed.

b. The existing driveway stub-out on the west side of Lone Palm Drive just south of the Memorial Boulevard intersection shall be removed and restored with sod and curbing.

c. An ADA-compliant sidewalk shall be installed along the east side of Lone Palm Drive between the Memorial Boulevard right of way line and the existing

outbound-only driveway. ADA-compliant pedestrian routes shall connect each principal building and recreation facility within the project area.

4. Three bicycle parking devices (six bike capacity) shall be provided at the pickleball clubhouse, proposed pool house and future development area in compliance Index 900 of the City Engineering Standards Manual.

5. Traffic wayfinding, services and public information for organized public events shall be coordinated with FDOT and Lakeland Area Mass Transit District (Citrus Connection).

6. Prior to the first Certificate of Completion for Future Addition Phase A Parking:

   a. A cart path extension shall be constructed between the new parking area and Lone Palm Clubhouse.

   b. A four-foot-tall black vinyl chain link fence shall be installed between the existing Memorial Boulevard frontage fence and Lone Palm Drive/Clubhouse Entrance intersection to restrict pedestrian movements to the existing pickleball courts and Phase 1 development area.

7. Prior to first site plan submittal for Future Addition Phase B on the west side of Lone Palm Drive, the owner/developer shall submit:

   a. An updated traffic analysis in compliance with the Land Development Code for approval by the City of Lakeland and FDOT.

   b. A request to the City Public Works Department to pay into the City Sidewalk Fund in lieu of constructing a sidewalk along the future development area's Memorial Boulevard frontage. If approved, payment shall occur prior to first site plan approval.

   c. Confirmation on the site plan that sufficient right of way exists or identify potential easement areas along the Future Phase B of the property's Memorial Boulevard frontage to accommodate the planned ten-foot-wide multi-use path identified in the West Memorial Boulevard Transportation Enhancement Project dated January 2013.

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ATTACHMENT “A”

Legal Description

A PARCEL OF LAND BEING PARCEL 'A', BLOCK B, LONE PALM GOLF COURSE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 7 AND 8, TRACT "A", LONE PALM GOLF COURSE UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 17, A 30 FOOT DRAINAGE EASEMENT AND BUFFER STRIP LOCATED ON THE SOUTH AND WEST BOUNDARY LINE OF LONE PALM GOLF COURSE UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 20, A PORTION OF LOTS 17 THROUGH 26, SECTION 15, WEBSTER & OMOHUNDRO EST. LANDS, PLAT BOOK 3, PAGE 81, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY FLORIDA; THENCE RUN SOUTH 00°14'34" WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 855.76 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MEMORIAL BOULEVARD WEST (STATE ROAD 600-A}, SAID POINT ALSO BEING THE POINT BEGINNING; THENCE RUN NORTH 73°06'50" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1077 .14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LONE PALM DRIVE PER LONE PALM GOLF COURSE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN, PLAT BOOK 47, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN ALONG LONE PALM DRIVE AND THE BOUNDARY OF SAID LONE PALM GOLF COURSE THE FOLLOWING CALLS: RUN SOUTH 16°55'50" EAST, A DISTANCE OF 2.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 969.91 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 14°05'50" EAST, 95.89 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°40'00", AN ARC LENGTH OF 95.93 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 11°15'50" EAST, A DISTANCE OF 114.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1041.29 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 05°58'50" EAST, 191.77 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°34'00", AN ARC LENGTH OF 192.04 FEET TO A POINT OF TANGENCY;THENCE RUN SOUTH 00°41'50" EAST, A DISTANCE OF 220.11 FEET; THENCE RUN NORTH 89°46'40" EAST, A DISTANCE OF 31.50 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 302.45 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 20°32'19" EAST, 205.32 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°41'02", AN ARC LENGTH OF 209.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 505.71 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 22°48'20" EAST, 305.40 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°09'01", AN ARC LENGTH OF 310.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 706.37 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 17°02'20" EAST, 289.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°37'00", AN ARC LENGTH OF 291.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 921.99 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 20"22'50" EAST, 271.49 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°55'59", AN ARC LENGTH OF 272.48 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 10°48'20" EAST, A DISTANCE OF 89.58 FEET; THENCE RUN SOUTH 80°54'40" WEST, A DISTANCE OF 179.00 FEET; THENCE RUN SOUTH 05"51'20" EAST, A DISTANCE OF 141.96 FEET; THENCE RUN SOUTH 17°01'40" WEST, A DISTANCE OF 137.58 FEET; THENCE RUN SOUTH 20°21'10" WEST, A DISTANCE OF 132.47 FEET; THENCE RUN SOUTH 10°18'40" WEST, A DISTANCE OF 403.40 FEET; THENCE RUN SOUTH 28°14140" WEST, A DISTANCE OF 231.12 FEET; THENCE RUN SOUTH 05°24'20" EAST, A DISTANCE OF 137.48 FEET; THENCE RUN SOUTH 17°05'20" EAST, A DISTANCE OF 408.72 FEET; THENCE DEPARTING SAID BOUNDARY LINE RUN NORTH 89°48'13" EAST ALONG THE NORTH LINE OF PARCEL 'A' OF SAID LONE PALM GOLF COURSE, A DISTANCE OF 298.87 FEET TO THE

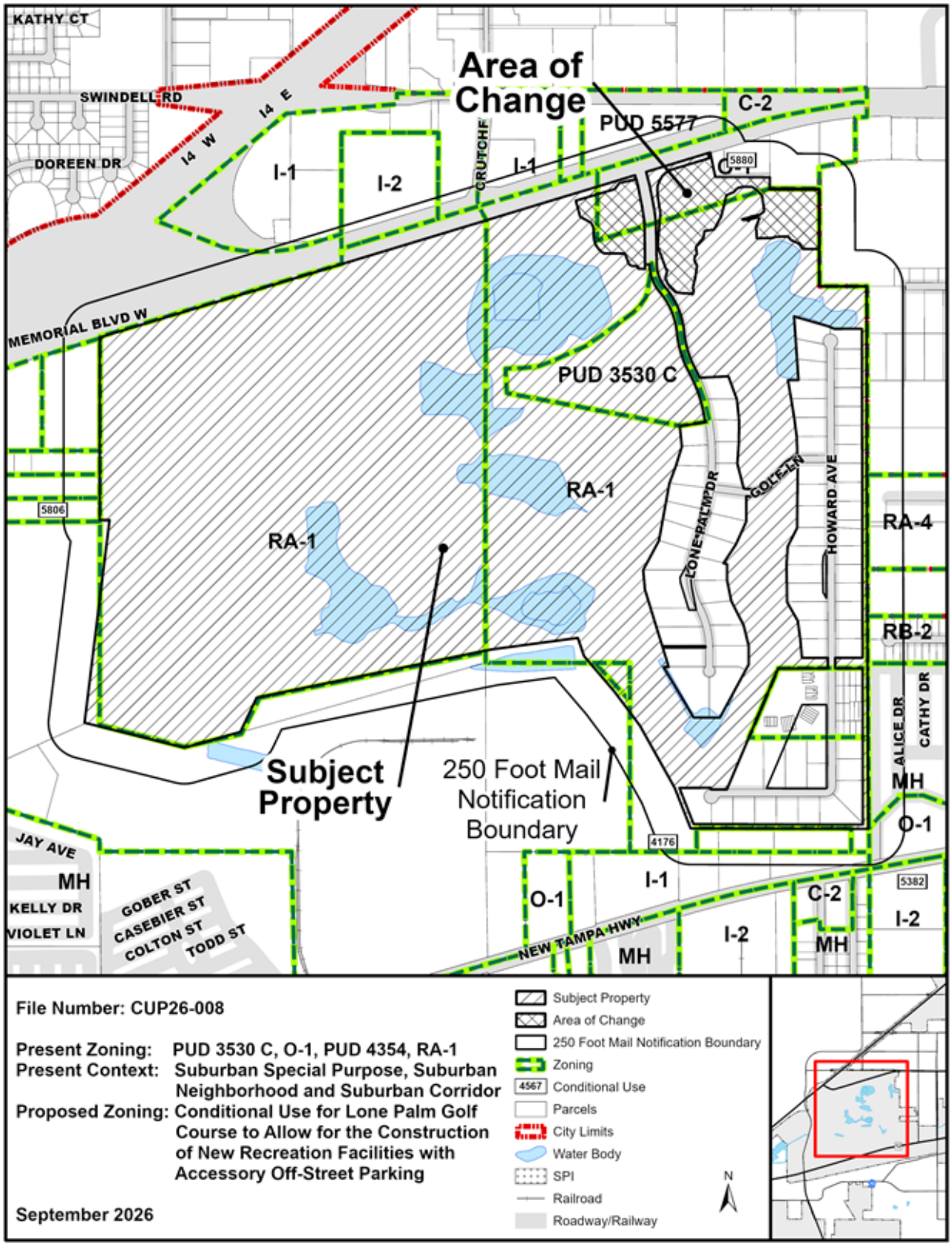
WEST RIGHT-OF-WAY LINE OF LONE PALM DRIVE, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 590.53 FEET AND CHORD BEARING AND DISTANCE OF SOUTH 01"19'15" EAST, 10.04 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00"58'27", AN ARC LENGTH OF 10.04 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTH 89°48'40" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 296.03 FEET TO THE AFORESAID BOUNDARY LINE OF LONE PALM GOLF COURSE; THENCE CONTINUE ALONG SAID BOUNDARY LINE THE FOLLOWING CALLS; RUN SOUTH 17°05'20" EAST, A DISTANCE OF 139.79 FEET; THENCE RUN SOUTH 89°56'40" WEST, A DISTANCE OF 35.00 FEET; THENCE RUN SOUTH 30°34'20" EAST, A DISTANCE OF 406.77 FEET; THENCE RUN SOUTH 89°39'20" EAST, A DISTANCE OF 183.07 FEET; THENCE RUN NORTH 28"23'40" EAST, A DISTANCE OF 419.95 FEET; THENCE RUN NORTH 00"02'20" WEST, A DISTANCE OF 126.97 FEET; THENCE RUN NORTH 13°56'2011 WEST, A DISTANCE OF 148.02 FEET; THENCE RUN NORTH 26°57'20" WEST, A DISTANCE OF 188.51 FEET; THENCE RUN NORTH 11°28'20" WEST, A DISTANCE OF 144.67 FEET; THENCE DEPARTING SAID BOUNDARY LINE RUN NORTH 00"02'04" WEST ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8109, PAGE 2050 OF SAID PUBLIC RECORDS, A DISTANCE OF 114.29 FEET; THENCE NORTH 76°19'20" WEST ALONG SAID LANDS, A DISTANCE OF 25.71 FEET TO THE AFORESAID BOUNDARY LINE OF LONE PALM GOLF COURSE; THENCE CONTINUE ALONG SAID BOUNDARY LINE THE FOLLOWING CALLS; THENCE RUN NORTH 33°18'40" EAST, A DISTANCE OF 156.02 FEET; THENCE RUN NORTH 24°16'40" EAST, A DISTANCE OF 174.58 FEET; THENCE RUN NORTH 00·0014011 EAST, A DISTANCE OF 175.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF LANE (PINE LANE SAID PLAT}, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 198.63 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 70°51'40" EAST, 174.69 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°10'27", AN ARC LENGTH OF 180.87 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 44°46'40" EAST, A DISTANCE OF 184.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 142.60 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 59°18'49" EAST, 71.58 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°04'1711, AN ARC LENGTH OF 72.35 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH 00°34'29" WEST, A DISTANCE OF 445.24 FEET; THENCE RUN SOUTH 26°37'29" WEST, A DISTANCE OF 143.96 FEET; THENCE RUN SOUTH 03°4512911 WEST, A DISTANCE OF 128.81 FEET; THENCE RUN SOUTH 01°04'31" EAST, A DISTANCE OF 128.57 FEET; THENCE RUN SOUTH 01°00'31" EAST, A DISTANCE OF 128.58 FEET; THENCE RUN SOUTH 29°35'31" EAST, A DISTANCE OF 147.65 FEET; THENCE RUN SOUTH 07°5913111 EAST, A DISTANCE OF 129.79 FEET; THENCE RUN SOUTH 05"08'31" EAST, A DISTANCE OF 129.06 FEET; THENCE RUN NORTH 89"51'29" EAST, A DISTANCE OF 179.64 FEET TO THE WEST RIGHT-OF-WAY LINE OF HOWARD AVENUE (A 50.00 FOOT WIDE RIGHT-OF-WAY) ACCORDING TO THE PLAT THEROF AS RECORDED IN LONE PALM GOLF COURSE, UNIT 2, PLAT BOOK 75, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID BOUNDARY LINE OF LONE PALM GOLF COURSE RUN SOUTH 00°09'27" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 74.73 FEET TO THE NORTHEAST CORNER OF GOLFVIEW TOWNHOUSES, CONDOMINIUM PLAT BOOK 2, PAGES 27 THROUGH 34 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN SOUTH 89°50'04" WEST ALONG THE NORTH LINE OF SAID GOLFVIEW TOWNHOUSES, A DISTANCE OF 344.85 FEET TO THE NORTHWEST CORNER THEREOF; THENCE RUN SOUTH 22°58109" WEST ALONG THE WEST LINE OF SAID GOLFVIEW TOWNHOUSES AND THE BOUNDARY LINE OF LONE PALM GOLF COURSE, UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 909.69 FEET TO THE SOUTHEAST CORNER OF TRACT 'A', OF SAID PLAT; THENCE SOUTH 89°50'33" WEST ALONG THE SOUTH LINE OF SAID TRACT 'A', A DISTANCE OF 110.56 FEET; THENCE NORTH 00°09'26" WEST ALONG THE WEST LINE OF SAID TRACT 'A', A DISTANCE OF 12.30 FEET; THENCE DEPARTING SAID LINE RUN SOUTH 89°50'33" WEST ALONG THE NORTH LINE OF LOT 10 OF SAID PLAT, A DISTANCE OF 218.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 21 °28'10" EAST ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 270.17 FEET; THENCE DEPARTING SAID LINE RUN SOUTH 89°51'57" EAST ALONG THE SOUTH LINE OF LOTS 4-10, INCLUSIVE, OF AFORESAID PLAT, A DISTANCE OF 1172.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE RUN NORTH 00°09'26" WEST

ALONG THE EAST LINE OF AFORESAID PLAT AND ITS NORTHERLY EXTENSION THEREOF, A DISTANCE OF 1081.61 FEET; THENCE DEPARTING SAID LINE RUN SOUTH 89°48'35" WEST A DISTANCE OF 190.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF HOWARD AVENUE (A 50.00 FOOT WIDE RIGHT-OFWAY) PER AFORESAID LONE PALM GOLF COURSE, UNIT 2; THENCE RUN NORTH 00°09'27" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 75.21 FEET TO A POINT LYING ON THE SOUTH LINE OF AFORESAID LONE PALM GOLF COURSE; THENCE RUN NORTH 89"51'29" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 190.37 FEET TO THE EAST LINE OF SAID LONE PALM GOLF COURSE; THENCE RUN NORTH 00°08'31" WEST ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION THEREOF, OF A DISTANCE OF 2280.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2660, PAGE 814 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST LINE RUN ALONG THE NORTH LINE OF SAID LANDS SOUTH 89°51'29" WEST, A DISTANCE OF 190.00 FEET; THENCE RUN NORTH 68°21'12" WEST, A DISTANCE OF 53.71 FEET; THENCE RUN NORTH 73°56'15" WEST, A DISTANCE OF 239.22 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4020, PAGE 0908 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 03°58'30" EAST, A DISTANCE OF 442.69 FEET TO A POINT LYING ON THE AFORESAID BOUNDARY LINE OF AFORESAID LONE PALM GOLF COURSE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1879, PAGE 1567, OF SAID PUBLIC RECORDS; THENCE ALONG AFORESAID BOUNDARY LINE THE FOLLOWING CALLS: SOUTH 89°51'28" WEST, A DISTANCE OF 72.90 FEET; THENCE RUN SOUTH 09°44'31" EAST, A DISTANCE OF 133.11 FEET; THENCE RUN SOUTH 09°07'31" EAST, A DISTANCE OF 132.90 FEET; THENCE RUN SOUTH 07°31'31" EAST, A DISTANCE OF 132.37 FEET; THENCE RUN SOUTH 02°01'53" EAST, A DISTANCE OF 136.15 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GOLF LANE (PINE LANE SAID PLAT), SAID POINT LYING ON A NONTANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 178.57 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 61°44'38" WEST, 108.76 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°27'41", AN ARC LENGTH OF 110.52 FEET TO A POINT OF NON· TANGENCY; THENCE RUN SOUTH 44°46'40" WEST, A DISTANCE OF 184.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 148.63 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 70°51'40" WEST, 130.65 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°08'45", AN ARC LENGTH OF 135.27 FEET TO A POINT OF NONTANGENCY; THENCE RUN NORTH 83°03'20" WEST, A DISTANCE OF 23.09 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN NORTH 14°25'20" WEST, A DISTANCE OF 179.09 FEET; THENCE RUN NORTH 04°10'40" EAST, A DISTANCE OF 149.92 FEET; THENCE RUN NORTH 00°32'40" EAST, A DISTANCE OF 149.02 FEET; THENCE RUN NORTH 06°03'20" WEST, A DISTANCE OF 147.70 FEET; THENCE DEPARTING AFORESAID BOUNDARY LINE RUN NORTH 20°10'03" WEST A DISTANCE OF 170.14 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7267, PAGE 1068 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 86°57'46" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 197.77 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 971.99 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 26°53'32" WEST, 66.32 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03"54'37", AN ARC LENGTH OF 66.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 656.37 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 17°02'20" WEST, 268.64 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23"37'00", AN ARC LENGTH OF 270.55 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 555.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 22°48'20" WEST, 335.60 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°09'00", AN ARC LENGTH OF 340.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 252.45 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 20°32'20" WEST, 171.38 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°41'04", AN ARC LENGTH OF 174.85 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 89°18'41" WEST, A DISTANCE OF 1.50 FEET; THENCE RUN NORTH 00"41'50" WEST, A DISTANCE OF 220.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1121.29 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 05°58'50" WEST, 206.50 FEET; THENCE NORTHWESTERLY ALONG SAID

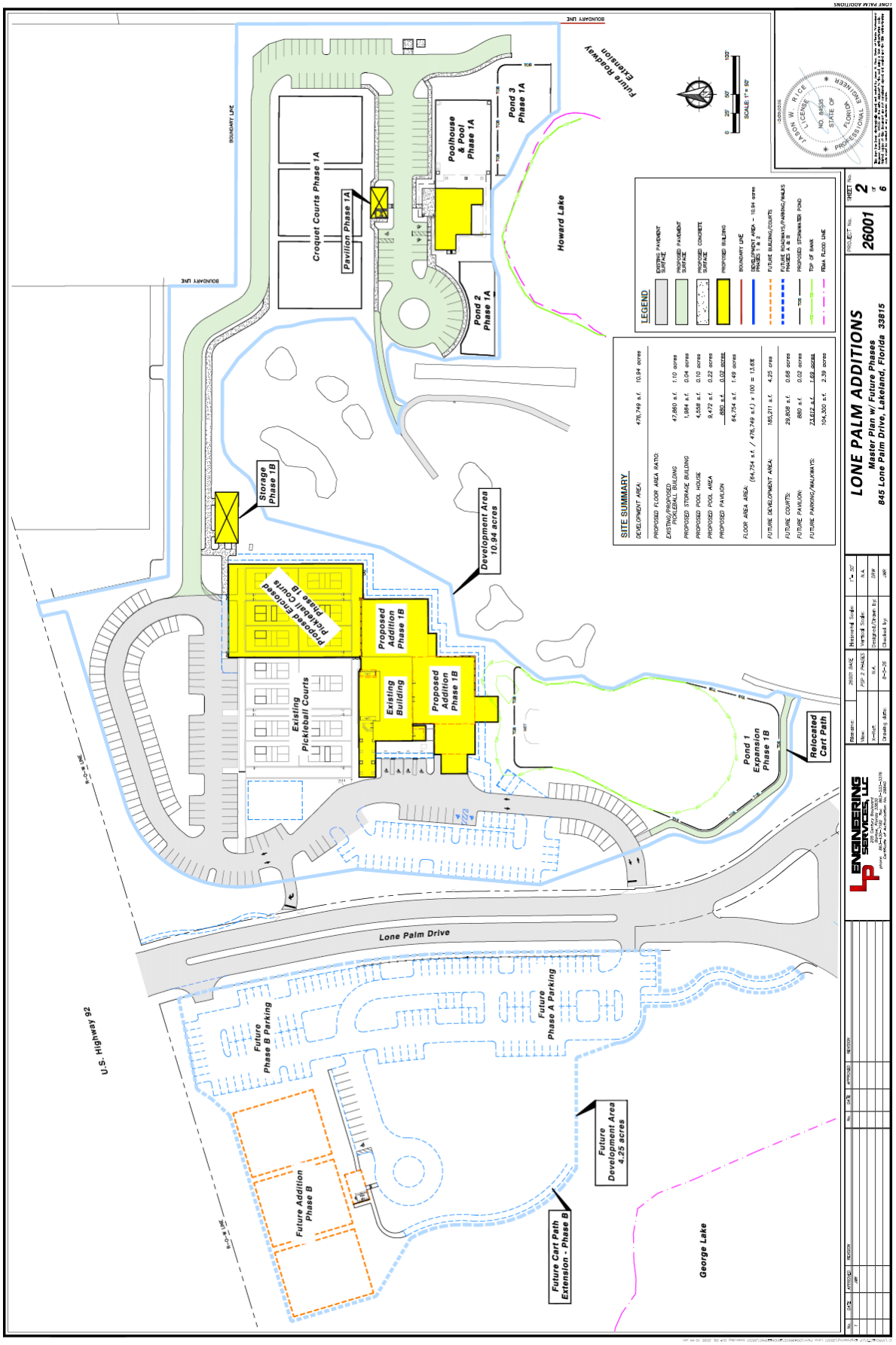
CURVE THROUGH A CENTRAL ANGLE OF 10°34'00", AN ARC LENGTH OF 206.79 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 11°15'50" WEST, A DISTANCE OF 114.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1049.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 14°05'50" WEST, 103.80 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°40'00", AN ARC LENGTH OF 103.84 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 16°55'50" WEST, A DISTANCE OF 2.67 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF MEMORIAL BOULEVARD WEST (STATE ROAD 600-A); THENCE NORTH 73°06'50" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 464.27 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1768, PAGE 1509 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH 11"39'29" EAST ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 173.52 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN SOUTH 89°48'16" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 377.53 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2592, PAGE 1530 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00"01'20" EAST ALONG SAID LANDS, A DISTANCE OF 86.13 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN SOUTH 89°48'13" EAST ALONG SAID LANDS, A DISTANCE OF 340.47 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 15; THENCE RUN SOUTH 00°09'15" EAST ALONG SAID WEST LINE, A DISTANCE OF 668.48 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 15; THENCE RUN SOUTH 89°57'25" EAST, A DISTANCE OF 329.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE RUN SOUTH 00°00'30" EAST, A DISTANCE OF 1307.45 FEET TO THE CENTER OF SAID SECTION 15; THENCE RUN SOUTH 00°1511211 EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2453.60 FEET TO THE SOUTHEAST CORNER OF AFORESAID LONE PALM GOLF COURSE, UNIT 2; THENCE DEPARTING SAID LINE RUN NORTH 89°51'57" WEST, A DISTANCE OF 1229.51 FEET TO THE SOUTHWEST CORNER OF SAID LONE PALM GOLF COURSE, UNIT 2; THENCE NORTH 21°28'10" WEST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 302.26 FEET TO THE MOST WESTERLY CORNER THEREOF; NORTH 29°13'56" WEST, A DISTANCE OF 494.31 FEET; THENCE RUN NORTH 36"48'56" WEST, A DISTANCE OF 295.19 FEET; THENCE RUN NORTH 40°35'56" WEST, A DISTANCE OF 322.80 FEET; THENCE RUN NORTH 18°41'11" WEST, A DISTANCE OF 133.16 FEET; THENCE RUN SOUTH 82"23'56" WEST, A DISTANCE OF 599.50 FEET; THENCE RUN SOUTH 78°45'50" WEST, A DISTANCE OF 63.26 FEET; THENCE RUN SOUTH 78"21'45" WEST, A DISTANCE OF 1601.19 FEET; THENCE RUN SOUTH 25°22'58" WEST, A DISTANCE OF 263.18 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1490, PAGE 3 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 74°12'59" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 403.01 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE, NORTH 75°56'50" WEST, A DISTANCE OF 712.82 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2939, PAGE 1762 OF AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTH 07°00'09" EAST ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 2939, PAGE 1762, A DISTANCE OF 1415.87 FEET; THENCE RUN SOUTH 89°38'51" WEST, A DISTANCE OF 68.19 FEET; THENCE RUN NORTH 00°01'38" WEST, A DISTANCE OF 1265.65 FEET TO A POINT LYING ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF MEMORIAL BOULEVARD WEST (STATE ROAD 600-A); THENCE DEPARTING SAID WESTERLY LINE RUN NORTH 73°06'50" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2797.55 FEET TO THE POINT BEGINNING.

CONTAINING 14,737,849 SQUARE FEET OR 338.33 ACRES MORE OR LESS.

ATTACHMENT “B”



ATTACHMENT “C”



ATTACHMENT “D”

