



1 record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Act,  
2 among other factors, and hereby finds that:

- 3           : 1. All statements in the Petition have been found to be true  
4           and correct;
- 5           2. The creation of the District is not inconsistent with any  
6           applicable elements or portion of the State of Florida's  
7           comprehensive plan or of the effective City comprehensive plan;
- 8           3. The area of land within the District is of sufficient size, is  
9           sufficiently compact, and is sufficiently contiguous to be  
10          developable as one functional interrelated community;
- 11          4. The District is the best alternative available for delivering  
12          community development services and facilities to the area that will  
13          be served by the District; and
- 14          5. The community development services and facilities of the  
15          District will not be incompatible with the capacity and uses of  
16          existing local and regional community development services and  
17          facilities.
- 18          6. The area that will be served by the District is amenable to  
19          separate special-district government.

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23          C. The City now desires to grant the Petition and to establish the  
24          District, as more fully set forth herein.

25                **SECTION 3. ESTABLISHMENT OF DISTRICT; NAME** The City  
26          hereby grants the Petition and establishes the District as a community development  
27          district within the meaning of the Act. The name of the District shall be the "Bridgewater  
28          Community Development District."  
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1           **SECTION 4.    EXTERNAL BOUNDARIES.** The external boundaries of  
2 the District shall be as set forth on Exhibit "A" hereto.

3           **SECTION 5.    INITIAL MEMBERS OF BOARD OF**  
4 **SUPERVISORS.** The five persons to be the initial members of the Board of Supervisors  
5 of the District, each of whom is designated in the Petition, are set forth in Exhibit "B"  
6 hereto.

7           **SECTION 6.    CONSENT TO EXERCISE OF SPECIAL POWERS.**  
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9 The City Commission does hereby consent to the Board exercising those special powers  
10 specified in Subparagraphs (a) and (d) of Subsection 190.012(2), F.S. The exercise of all  
11 other special powers specified in §190.012(2) of the Act shall be subject to the Board  
12 subsequently obtaining the consent of the City of Lakeland, as more fully delineated in  
13 and evidenced by the adoption of a resolution by the City Commission. The foregoing  
14 powers shall be in addition, and supplemental, to the powers which the District is entitled  
15 to exercise pursuant to Sections 190.011 and Subsections 190.012 (1) and (3) of the Act.

16           **SECTION 7.    COMPLIANCE WITH LAWS AND ORDINANCES.**  
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18 The District shall comply with Chapter 190, Florida Statutes, and all applicable federal,  
19 state and regional laws, statutes, rules and regulations and all applicable City  
20 Comprehensive Plan and Code provisions, ordinances, rules and regulations.

21           **SECTION 8.    CITY OF LAKELAND OBLIGATION.** No debt,  
22 obligation or duty of the District shall constitute a debt, obligation, duty or burden of or  
23 on the City of Lakeland.

24           **SECTION 9.    NO LIMITATION OF CITY POWERS.** Establishment  
25 of the District in no way limits the City of Lakeland in the exercise of its powers or  
26 authority as provided for in its Charter, Chapter 166, Florida Statutes, and other Florida  
27 statutes, upon the property within the District, as described in Exhibit "A".  
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EXHIBIT "A"Overall Parcel:

A Parcel of land lying in Section 15, 16, 21, 22 and 28, Township 27 South, Range 24 East, Polk County, Florida, being more particularly described as follows:

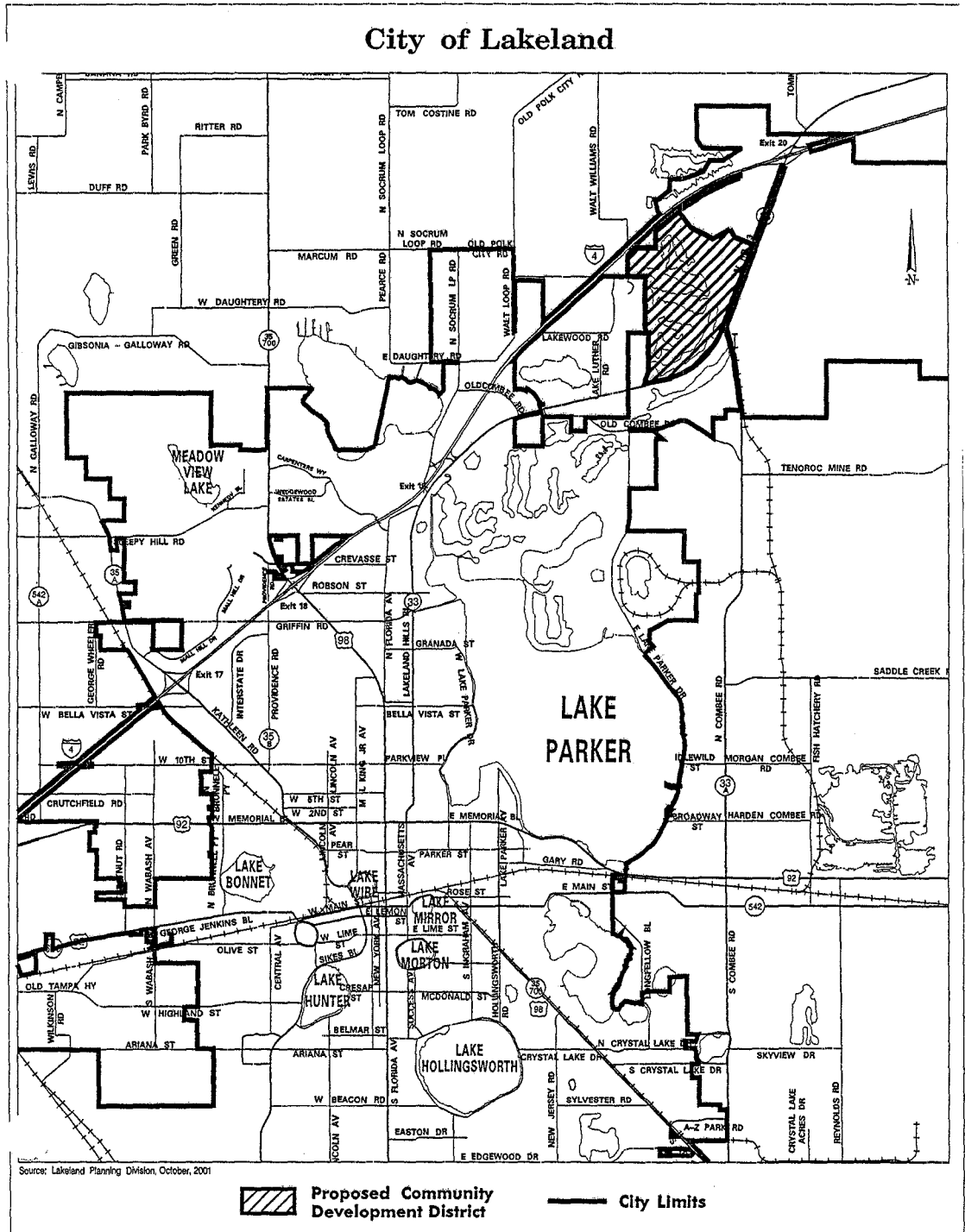
Commence at the intersection of the West line of said Section 28 and the North Right-of-Way line of State Road #33, thence N76°59'36"E along the said North Right-of-Way line 781.87 feet to the Point of Beginning, thence N18°53'11"E 591.41 feet, thence N00°07'31"E 1843.85 feet to the North line of the SW 1/4 of the SW 1/4 of said Section 21, thence N89°59'39"W along the said North line 143.76 feet to the East line of the City of Orlando, Orlando Utilities Commission Right-of-Way as recorded in OR Book 2070, Page 1834 of the Public Records of Polk County, Florida, thence N00°03'25"E along the said East line 1321.40 feet to the South line of the NW 1/4 of said Section 21, thence N00°03'12"E still along the East line 1320.80 feet to the South line of the NW 1/4 of the NW 1/4 of said Section 21, thence N89°54'22"W along said South line 785.25 feet to the East maintained Right-of-Way line of Lake Luther Road, thence N00°06'06"E along said East Right-of-Way line 987.94 feet to the Southerly Right-of-Way line of Lake Luther Road as shown on the FDOT Right-of-Way map Sec 16320-2401, thence N47°23'12"E along the said Southerly Right-of-Way line 491.41 feet to the North line of said Section 21, thence S89°50'45"E 938.15 feet to the SE corner of the SW 1/4 of the SW 1/4 of said Section 16, thence N00°20'09"W along the East line of said SW 1/4 of the SW 1/4 a distance of 739.33 feet to the Southeasterly Right-of-Way line of the City of Orlando, Orlando Utilities Commission Right-of-Way as recorded in OR Book 2070, Page 1834 of the Public Records of Polk County, Florida, thence N47°23'12"E along said Southeasterly Right-of-Way line 339.82 feet to the Point of Curvature of a curve to the right having a radius of 11144.16 feet and a central angle of 06°30'35", thence along said curve 1266.17 feet, thence S36°06'09"E 890.28 feet, thence S62°43'51"E 1157.75 feet, thence N60°42'36"E 928.46 feet, thence S29°52'55"E 438.88 feet, thence S69°27'51"E 825.43 feet again to the Westerly Right-of-Way line of State Road #33, thence S20°31'55"W along the said Westerly Right-of-Way line 3154.64 feet to the Northeasterly corner of the City of Lakeland Lift Station Property as recorded in OR Book 3237, Page 0435 of the Public Records of Polk County, Florida, thence N69°28'05"W along said property 85.00 feet, thence S20°31'55"W still along said property 44.89 feet, thence S22°27'04"E still along said property 102.67 feet, thence S69°28'05"E still along said property 15.00 feet again to the said Westerly Right-of-Way line, thence S20°31'55"W 1126.96 feet to the Point of Curvature of a curve to the right having a radius of 3739.72 feet and a central angle of 56°26'44", thence along said curve 3684.23 feet to the Point of Tangency, thence S76°59'36"W still along said Right-of-Way line 970.65 feet to the Point of Beginning. Said tract containing 632.91 acres MORE OR LESS.

**EXHIBIT "B"**

**INITIAL BOARD OF SUPERVISORS**

1. Bill Read  
908 South Florida Avenue  
Suite 106  
Lakeland, Florida 33803
2. Alwin C. Michaelsen  
1890 S. Ocean Drive, #1604 East  
Hallandale, Florida 33009
3. Steve Smyers  
2622 W. Memorial Blvd.  
Lakeland, Florida 33815
4. Ross Galbraith  
2622 W. Memorial Blvd.  
Lakeland, Florida 33815
5. Pete Bell  
306 Pilaklakaha Avenue  
Suite 2  
Auburndale, Florida 33823

### City of Lakeland



Source: Lakeland Planning Division, October, 2001

 Proposed Community Development District       City Limits