

**ORDINANCE 2008-12**  
(Downtown Historic Business District)

**AN ORDINANCE OF THE CITY OF LAKE WALES, POLK COUNTY, FLORIDA, AMENDING LAKE WALES CODE OF ORDINANCES CHAPTER 23, ZONING, LAND USE AND DEVELOPMENT REGULATIONS; ESTABLISHING A DOWNTOWN HISTORIC BUSINESS DISTRICT AND ASSOCIATED MAP; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS** designation of the “downtown historic business district” has been proposed to promote the preservation and enhancement of the city’s central business district, an area with a concentration of buildings significant to the history of the city;

**WHEREAS** the city has for many years exerted efforts to encourage redevelopment of the downtown and continues to do so;

**WHEREAS** a study entitled “Historic Properties Survey of Lake Wales, Florida” completed by Historic Property Associates, Inc. of St. Augustine Florida in 1988 identified twenty-seven buildings in the downtown business district as “potential National Register” properties;

**WHEREAS** the proposed district includes the Lake Wales Commercial Historic District (National Register Historic District #90000732), encompassing the area bordered by the Scenic Highway, Central Avenue, Market Street, and Orange Avenue;

**WHEREAS** the proposed district contains a number of buildings in the blocks west of the Lake Wales Commercial Historic District identified as historically or architecturally significant in the aforementioned “Historic Properties Survey of Lake Wales, Florida;”

**WHEREAS** over 40% of the structures within the proposed district are 50 years of age or more;

**NOW THEREFORE BE IT ENACTED** by the City Commission of the City of Lake Wales, Polk County, Florida:

**SECTION 1.**

**Establish downtown historic business district**  
*Article IV, District Regulations, Division I, Zoning Districts, sec. 23-401 “District classifications,” subsec. d. “Overlay districts” is hereby amended by the addition of the following:*

*Downtown Historic Business District. This district recognizes the central business district as an area important to the heritage of the community.*

**SECTION 2.**

**Overlay map of downtown historic business district**

*Article IV, District Regulations, Division I, Zoning Districts, sec. 23-402. Maps, is hereby amended to add the following title and description of the "Downtown Historic Business District Map" to the list of maps, such map to be as shown on "Attachment A" hereby made a part of this ordinance:*

*Downtown Historic Business District Map. The map showing the boundary of the "Downtown Historic Business District."*

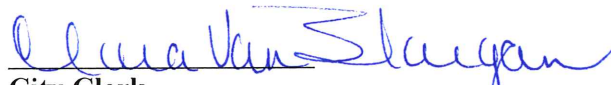
**SECTION 3.**

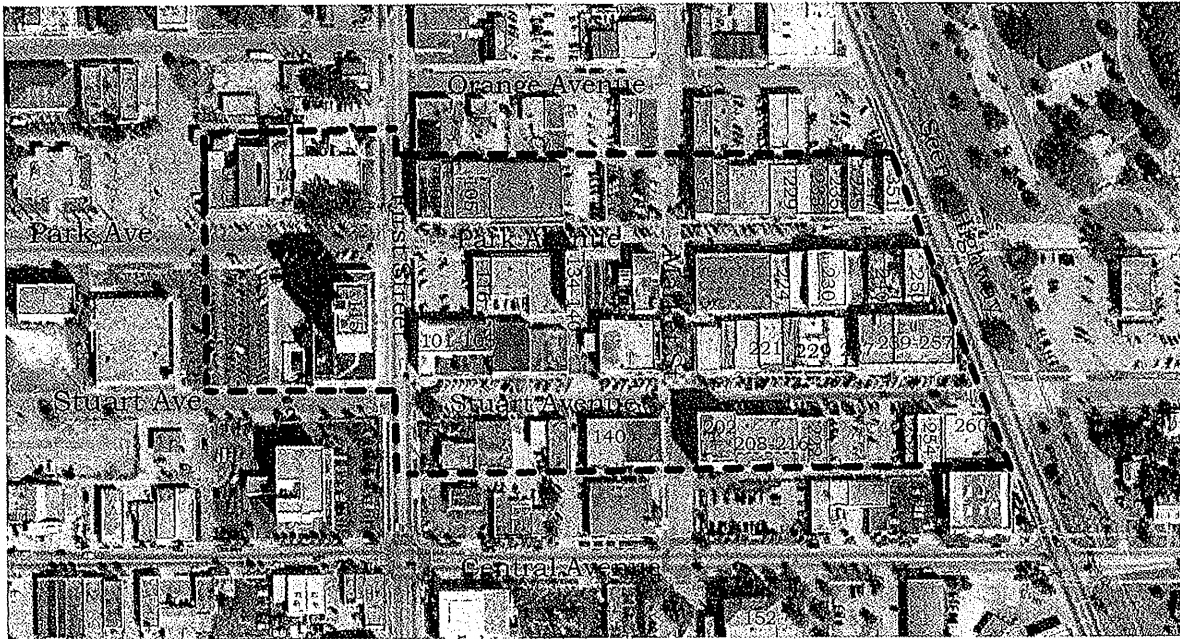
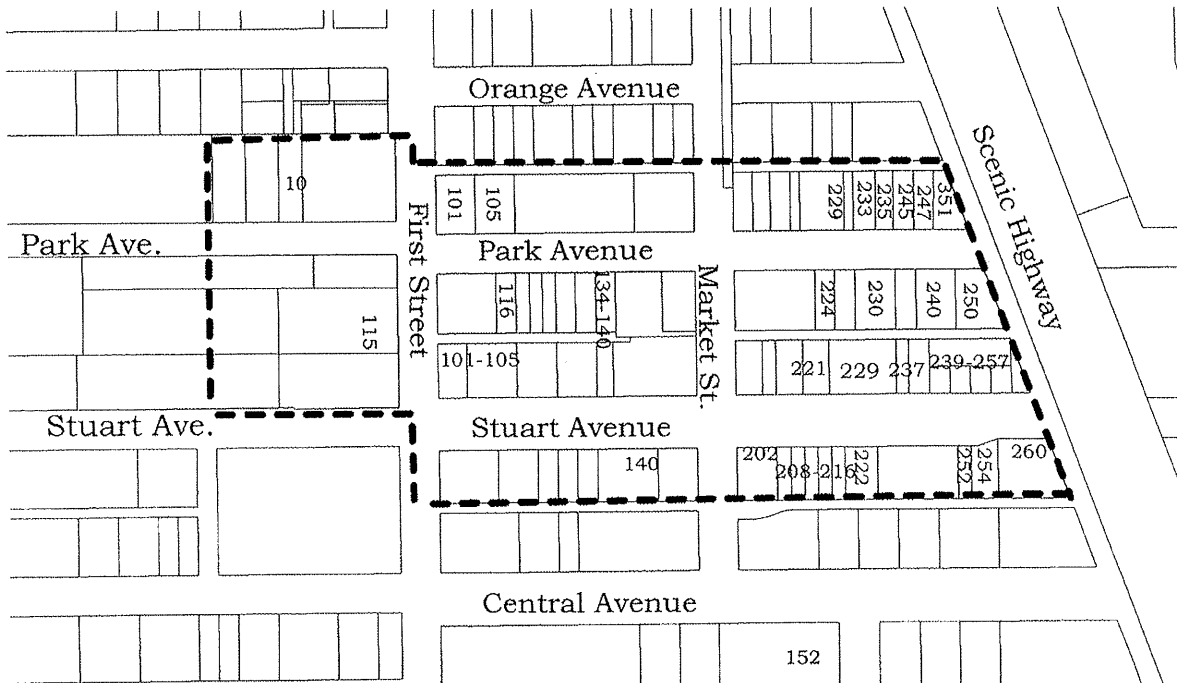
This ordinance shall take effect immediately upon its passage and approval.

CERTIFIED AS TO PASSAGE this 20<sup>th</sup> day of May 2008.

  
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Mayor/Commissioner

ATTEST:

  
\_\_\_\_\_  
City Clerk



ATTACHMENT A  
 Ord. 2008-12  
 Downtown Historic Business District  
 City of Lake Wales, Florida

