

**ORDINANCE NO: 2025-81**

AN ORDINANCE OF THE TOWN OF HORSESHOE BEACH LAND DEVELOPMENT REGULATIONS TO PROVIDE FOR A LAND USE DISTRICT CHANGE TO THE ADOPTED LAND USE DISTRICT MAP OF THE TOWN OF HORSESHOE BEACH, FLORIDA; PROVIDING FOR SEVERABILITY AND FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREFORE, the TOWN OF HORSESHOE BEACH, FLORIDA has previously enacted and adopted the TOWN OF HORSESHOE BEACH, FLORIDA Land Development Regulations (LDR); and

WHEREAS, the TOWN OF HORSESHOE BEACH, FLORIDA desires to amend the current Land Development Regulations to enact a change to the adopted Land Use District Map of the TOWN OF HORSESHOE BEACH, FLORIDA shown on the attached Exhibit A, at the request of Tom and Wendy Cushman.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HORSESHOE BEACH, FLORIDA, THAT:

1. That the Land Development Regulations, including all revision and amendments of the TOWN OF HORSESHOE BEACH, FLORIDA is amended for a change in Zoning District designation to Commercial General (CG) on real property previously designated as Residential Marine Oriented (RMO) and described as follows: SEE ATTACHED EXHIBIT A

2. SEVERABILITY: If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is held for any reason, to be unconstitutional, void or invalid, the validity of the remaining portion of the ordinance shall not be affected thereby.

3. REPEALER: All other ordinances or portions of ordinances in force at the time this ordinance becomes effective which are in conflict with any provisions hereof shall be deemed to have been repealed to the extent of any such conflict, otherwise to remain in full force and effect.

4. EFFECTIVE DATE: This ordinance shall take effect as provided by law.

PRESENTED AND READ TO THE TOWN COUNCIL OF THE TOWN OF HORSESHOE BEACH FLORIDA AND PASSED ON THE FIRST READING ON THE \_\_\_\_\_ Day of \_\_\_\_\_ 2025.

THE FORGOING ORDINANCE WAS PASSED AND ADOPTED ON THE SECOND READING BY TITLE ONLY ON THE \_\_\_\_\_ Day of \_\_\_\_\_ 2025.

TOWN OF HORSESHOE BEACH FLORIDA

---

MAYOR

---

COUNCILMAN

---

COUNCILMAN

---

COUNCILMAN

---

COUNCILMAN

ATTEST:

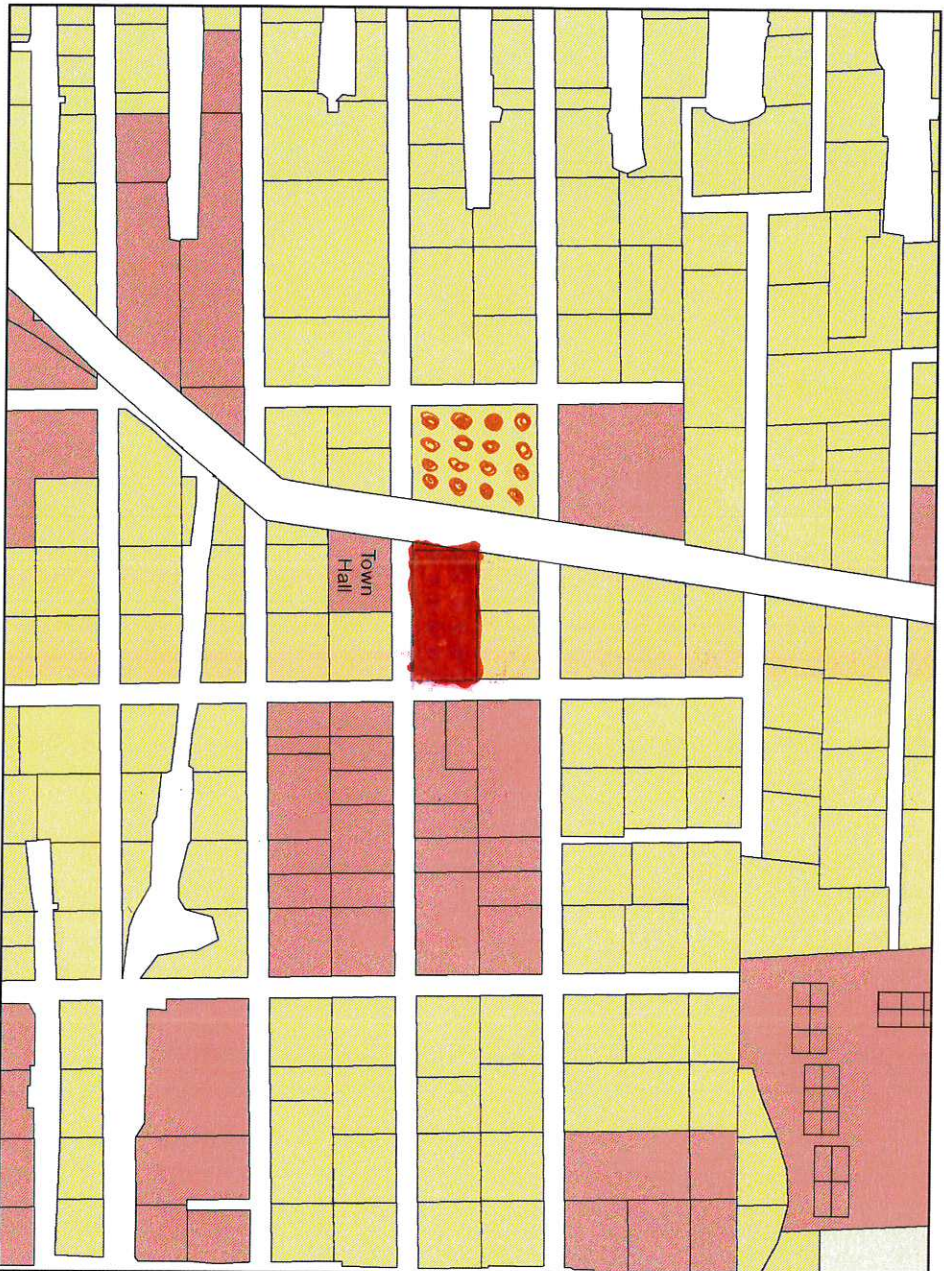
---

NIKKI SELPH, TOWN CLERK

EXHIBIT A

**Lots 3,4,5 and 6, Block 8, Horseshoe Beach, according to the map or plat thereof as recorded in Plat Book 1 Page 24, Public Records of Dixie County, Florida.**

## TOWN OF HORSESHOE BEACH



## ZONING ATLAS AMENDMENT

PARCEL ID: 14-12-10-0614-0008-0030

ADDRESS: 103 Main Street

Current ZONING: RMO

Proposed ZONING: CG