

ORDINANCE NO: 2025 -80

AN ORDINANCE OF THE TOWN OF HORSESHOE BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN AS AMENDED BY THE TOWN COUNCIL UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248 FLORIDA STATUTES AS AMENDED; PROVIDING FOR AMENDING FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BASED ON EVALUATION BY THE LPA AND THE TOWN COUNCIL; THE FUTURE LAND USE MAP CHANGES REFER TO PROPERTY LOCATED AT 163 MAIN STREET HORSESHOE BEACH FL PARCEL 141210061400080030; AMENDING THE PROPERTY FROM RESIDENTIAL MARINE ORIENTED (RMO) TO COMMERCIAL (CG); AS AMENDED; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Horseshoe Beach, Florida Local Planning Agency (LPA) and Town Council have considered an application for a small scale amendment to the Future Land Use Map of the Comprehensive Plan by Tom and Wendy Cushman for an amendment of property currently zoned Residential Marine Oriented (RMO) to Commercial (CG), which property is located at 163 Main Street, Horseshoe Beach FL, Parcel 141210061400080030 and is further described as: **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.**

WHEREAS, the Town Council of Horseshoe Beach, Florida has considered the recommendation of the Local Planning Agency (LPA) and determined it is in the best interest of the citizens of Horseshoe Beach, Florida.

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

Section 1. The Town Council of the Town of Horseshoe Beach hereby ordains and designates that the following property is hereby classified as Commercial (CG) on the Official Zoning Atlas of the Land Development Regulations of the Town of Horseshoe Beach Florida, repealing and replacing any former designation therein:

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. Section 2. Severability. If any provision or portion of this Ordinance, adopted by the Town Council is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance, adopted by the Town Council shall remain in full force and effect.

Section 3. Effective Date. This Ordinance shall become effective upon final hearing and approval by the Town Council of the Town of Horseshoe Beach, Florida.

PASSED on first reading after reading in full this ____ day
of ____, 2025.

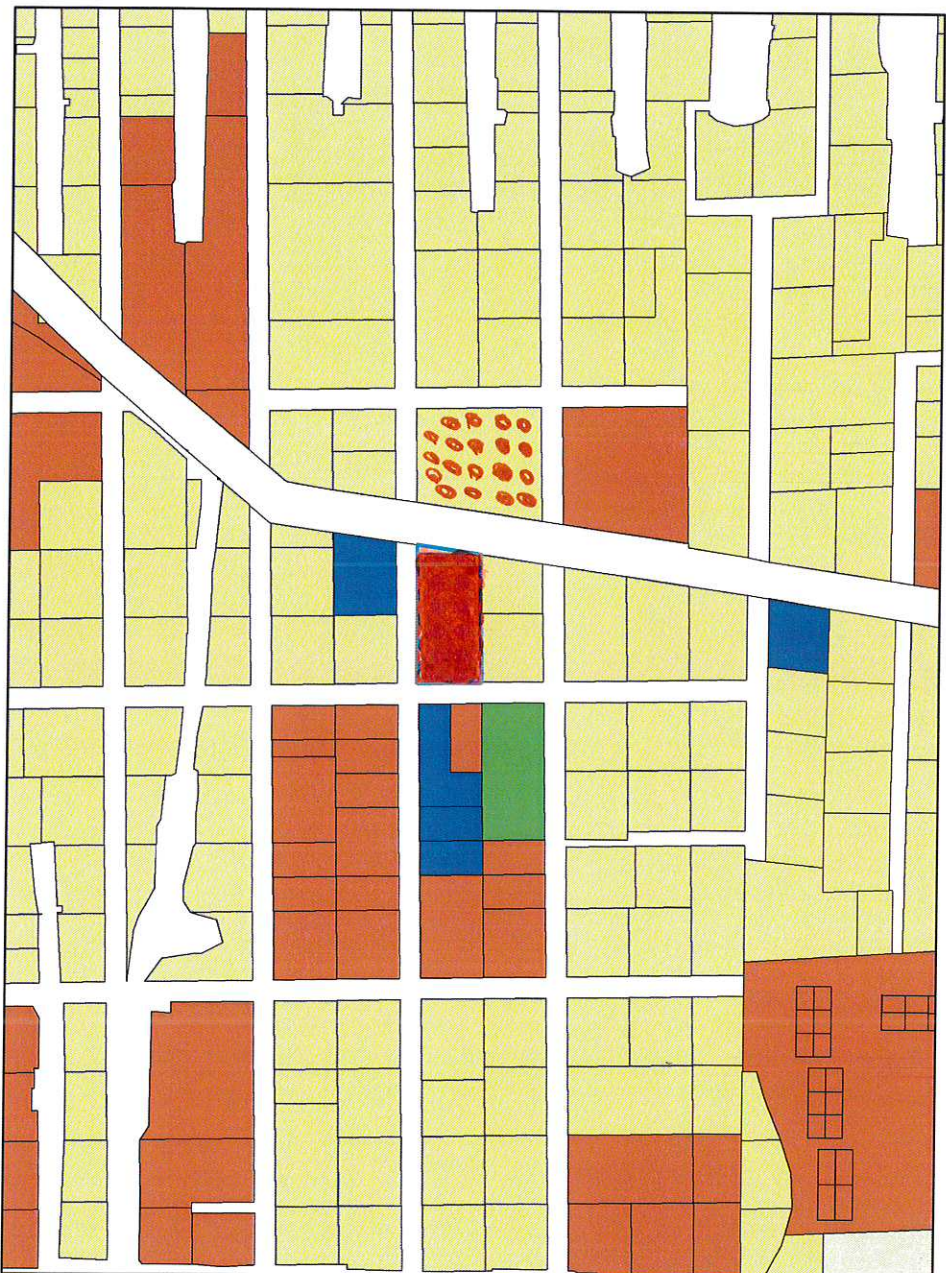
PASSED on second reading by title only on this ____ day of
____, 2025.

TOWN OF HORSESHOE BEACH FLORIDA
JEFF WILLIAMS, MAYOR

ATTEST

NIKKI SELPH, TOWN CLERK

TOWN OF HORSESHOE BEACH



Future Land Use Map (FLUM) Small Scale Amendment

PARCEL ID: 14-12-10-0614-0008-00 ~~30~~

ADDRESS: 163 Main Street

Current FLUM Designation: RESIDENTIAL

Proposed FLUM Designation: COMMERCIAL