

ORDINANCE NO. 392

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING THE TOWN'S OFFICIAL ZONING MAP WHICH IS INCORPORATED BY REFERENCE AT EXHIBIT "B" OF THE TOWN'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE ASSIGNMENT OF THE A-80 TWO ACRE ESTATE RESIDENTIAL DISTRICT TO A 1.69286 ACRE PARCEL OF LAND LOCATED AT 11 ISLE RIDGE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Edward H Hamm Jr., as Trustee of the Edward H. Hamm, Jr. Rev. Trust is the owner (the "Owner") of a parcel of land consisting of 1.69286 acres of real property; and

**WHEREAS**, the 1.69286 acre parcel (the "Subject property") is located at 11 Isle Ridge, Hobe Sound, Florida, as shown on Exhibit "A"; and

**WHEREAS**, the Subject Property currently has a zoning designation of "B-40 One Acre Estate Residential Zoning District"; and

**WHEREAS**, the Owner has submitted an application to the Town, requesting the assignment of the "A-80 Two Acre Estate Residential Zoning District" to the Subject Property; and

**WHEREAS**, the Town's Building Department staff has recommended that the Subject property be assigned the "A-80 Two Acre Estate Residential Zoning District"; and

**WHEREAS**, the Town's Local Planning Agency has reviewed the staff's recommendation regarding the appropriate zoning district to be assigned to the Subject Property, and recommends that the Town Commission accept the Owner's requested zoning, and the Building Department staff's recommendation; and

**WHEREAS**, a public hearing was held by the Town Commission, at which time the Town Commission determined that the property should be assigned the "A-80 Two Acre Estate Residential Zoning District".

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The Whereas clauses are incorporated herein.

**Section 2.** The Town Commission hereby assigns the zoning district of "A-80 Two Acre Estate Residential Zoning District" to the Subject Property. The legal description of this parcel is set forth in Exhibit "A", which is attached hereto and incorporated herein. The Subject property is located at 11 Isle Ridge, Hobe Sound, Florida. The assignment of this zoning district to the Subject Property shall be incorporated into the Town's Official Zoning Map as shown in Exhibit "B", of the Town's Land Development Regulations.

**Section 3.** Repeal of Ordinances in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



Inst: # 3068156  
Bk: 3431 Pg: 2930 Pages: 1 of 4  
Recorded on: 4/18/2024 2:44 PM Doc: GOV  
Carolyn Timmann  
Clerk of the Circuit Court & Comptroller  
Martin County, FL  
Rec Fees: \$35.50

**Section 4.** Severability. If any court of competent jurisdiction holds any word, part, section, paragraph or provision hereof to be unlawful or unconstitutional, such ruling or finding shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

**Section 5.** Codification. This ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Jupiter Island.

**Section 6.** Effective Date. This Ordinance shall become effective immediately upon passage.

**PASSED UPON FIRST READING THE 21st DAY OF MARCH, 2024.**

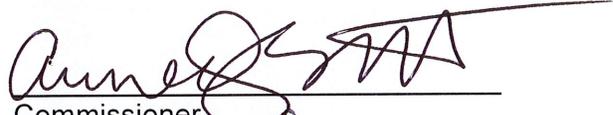
**PASSED AND ADOPTED UPON SECOND READING THE FOLLOWING PUBLIC HEARING THE 17<sup>th</sup> DAY OF APRIL, 2024.**

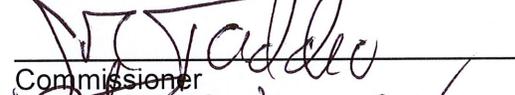
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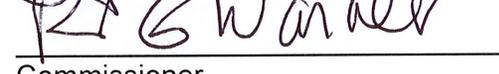
TOWN OF JUPITER ISLAND, FLORIDA

  
\_\_\_\_\_  
Mayor

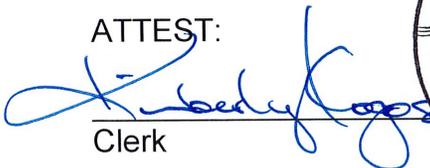
  
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Vice Mayor

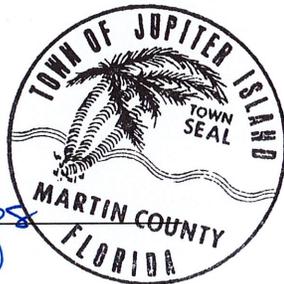
  
\_\_\_\_\_  
Commissioner

  
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Commissioner

  
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Commissioner

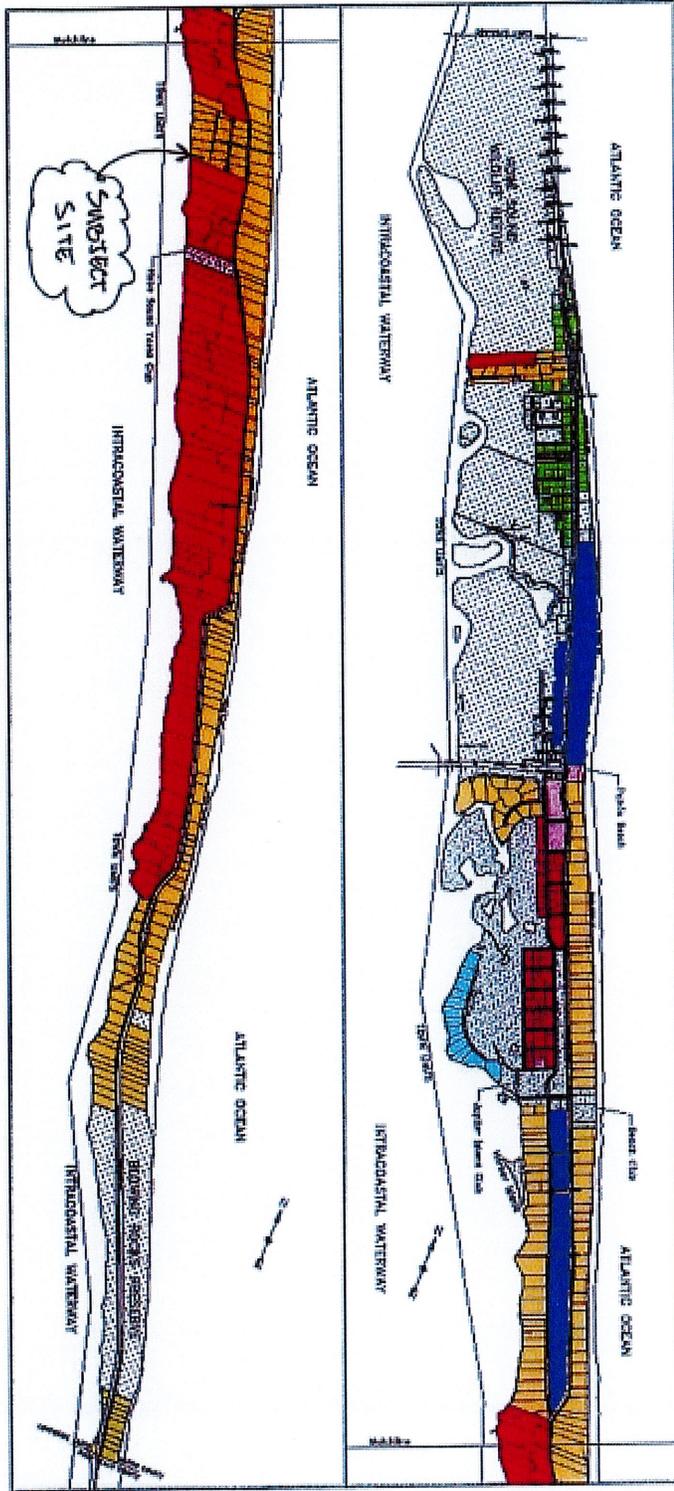
ATTEST:

  
\_\_\_\_\_  
Clerk





# TOWN OF JUPITER ISLAND



## Official Zoning Map

- A-80 - 2-Acre Estate Residential District
- B-40 - 1-Acre Estate Residential District
- C-35 - Central Riverfront Residential District
- E-12 - Island Core Residential District
- F-15 - Island Core Residential District
- G-05 - South Island Residential District
- CPD - Conservation/Preservation District
- D-25 - Island Core Residential District
- PUD - Public Lands District
- ROD - Recreation Club District

Revised December 17, 2016  
 Planning & Zoning Department

ZONING MAP  
 TOWN OF  
**JUPITER ISLAND**  
 MARTIN COUNTY, FLORIDA  
 ADOPTED \_\_\_\_\_