

From: Roland DeBlois [mailto:rdeblois@ircgov.com]
Sent: Thursday, April 28, 2011 9:33 AM
To: Ron Rennick
Subject: FW: Parcel split information: 32-39-09-00001-0280-00005.0

Regarding the referenced parcel on 46th Court, please see the attached copy of a 2006 letter that addresses your questions about a one time split and lot configuration potential. Any legally created lots would have access rights from 46th Court.

Thank you.

Roland M. DeBlois, AICP
Chief, Environmental Planning
& Code Enforcement Section
Indian River County
1801 27th Street
Vero Beach, FL 32960-3388
Phone: (772) 226-1258
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rdeblois@ircgov.com

From: Ron Rennick [mailto:ron@rennickrealtors.com]
Sent: Tuesday, April 26, 2011 1:13 PM
To: POD@IRCgov.com
Subject: Parcel information needed

Good afternoon,
Regarding the following parcel, we would like to know if it can be divided once without going through the formal process, and if so, how many homes can be built on the property? Furthermore, will the new owner have rights to the 46th Ct. easement for access to the property?
<http://www.ircpa.org/Data.aspx?ParcelID=32390900001028000005.0>

Regards,

RENNICK REALTORS & AUCTIONEERS
15 Royal Palm Pointe
Vero Beach, FL 32960

772-562-5015 (office)
772-562-9824 (fax)
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February 9, 2006

John B. Fratrack
192 E. Ridge Rd
Islamorada, FL 33036

RE: Lot Split Determination
Parcel # 32-39-09-00001-0280-00005.0

Dear Mr. Fratrack:

As requested in your letter to Mr. Stan Boling planning staff has reviewed the subject property to determine if it can be legally split into two "buildable" lots.

Please be advised that the subject property may be split one-time into two "buildable" lots without platting in accordance with the county's land development regulations. The subject property is zoned RS-3 (Residential\up to 3 units per acre). In the RS-3 zoning district a "buildable" lot must have a minimum lot area of at least 12,000 square feet and a minimum of 80' of frontage on a public or private road right-of-way. Provided that each resulting lot meets the minimum lot size and dimension criteria for the RS-3 zoning district each would be "buildable" for one single-family residence.

Any further division of these parcels will require that you apply for and obtain preliminary and final plat approval. That process involves formal platting and development of paved roads, utilities and drainage systems as well as other improvements.

If you have any questions, please do not hesitate to contact me at (772) 226-1242.

Sincerely,

Stan Boling, AICP
Planning Director

cc: Robert M. Keating, AICP
Marshall Hale
Carla Tesnow, TM 2006-0067