



Office of
**INDIAN RIVER COUNTY
ATTORNEY**

Dylan Reingold, County Attorney
William K. DeBraal, Deputy County Attorney
Susan J. Prado, Assistant County Attorney

MEMORANDUM

TO: Board of County Commissioners
FROM: Dylan Reingold, County Attorney
DATE: September 11, 2019
SUBJECT: Land Swap with St. Lucie County

BACKGROUND.

Oskar and Gretchen Szentirmai own the property located at 2498 S. Highway A1A, which is located on the east side of Highway A1A (the "Szentirmai property"). Part of the Szentirmai property is in Indian River County and part of the Szentirmai property is in St. Lucie County. Back in 1991, St. Lucie County and Indian River County entered into an Agreement Regarding Construction of Home on St. Lucie County and Indian River County Line (the "Agreement"), which addressed issues pertaining to the development of the Szentirmai property, including permitting, impact fees and concurrency. The Agreement, however, did not address issues relating to the provision of services to the Szentirmai property. Oskar Szentirmai has recently reached out to Indian River County, St. Lucie County and Senator Debbie Mayfield about the enactment of a boundary change, which would allow the entire Szentirmai property to be located in Indian River County. The boundary change would assist in eliminating any confusion about the provision of services to the Szentirmai property.

County staff has had initial discussions with St. Lucie County staff about the boundary change. In order to make a boundary change more equitable, as part of those discussions, we have examined having the properties located on the west side of Highway A1A, located between Highway A1A and the Indian River Lagoon, be switched to being in St. Lucie County. SBM Associates, LLC owns the property on the west side of Highway A1A. St. Lucie County has reached out to the representatives of SBM Associates, LLC who have indicated their initial support of the boundary change.

Any boundary change would have to be approved by the Florida Legislature through the enactment of a general bill. The County Attorney's Office is seeking guidance prior to the Indian River County Legislative Delegation meeting scheduled for September 24, 2019, as to whether the Indian River County Board of County Commissioners (the "Board") wishes to support the boundary change. The County Attorney's Office supports the boundary change and believes that it will have minimal impact on Indian River County, while eliminating confusion as to provision of services to the Szentirmai property.

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County staff has reached out to the School District of Indian River County, the Indian River County Mosquito Control District and the Indian River County Hospital District staffs and have received initial support for the boundary change.

FUNDING.

Based upon the taxable value of the property located on the east and west sides of Highway A1A, the boundary change will have minimal fiscal impact on Indian River County.

RECOMMENDATION.

The County Attorney's Office recommends the Indian River County Board of County Commissioners support the boundary change and authorize the County Attorney's Office to draft a resolution in support of the boundary change and authorize County staff to take any other actions necessary to assist in the boundary change process.

ATTACHMENT.

Map of Properties