

COMPARISON OF Mandala Village and Providence Pointe DEVELOPER AGREEMENTS			
ITEM	Cost/Value	MV	PP
R.O.W. dedication - 120' of Frontage		Y	N
Provide Retention for 53rd Street	\$250,000 +/-	Y	N
County Reimbursement for 50% of 4-Lane Extension of 53rd. St.		N	Y
Developer Receives Impact Fee Credit for 53rd Street Construction		N	Y
County to Share Costs for Roadway Landscaping	\$100,000	N	Y
Public Works Acknowledges 2-Lanes Provide Traffic Concurrency		Y	Y

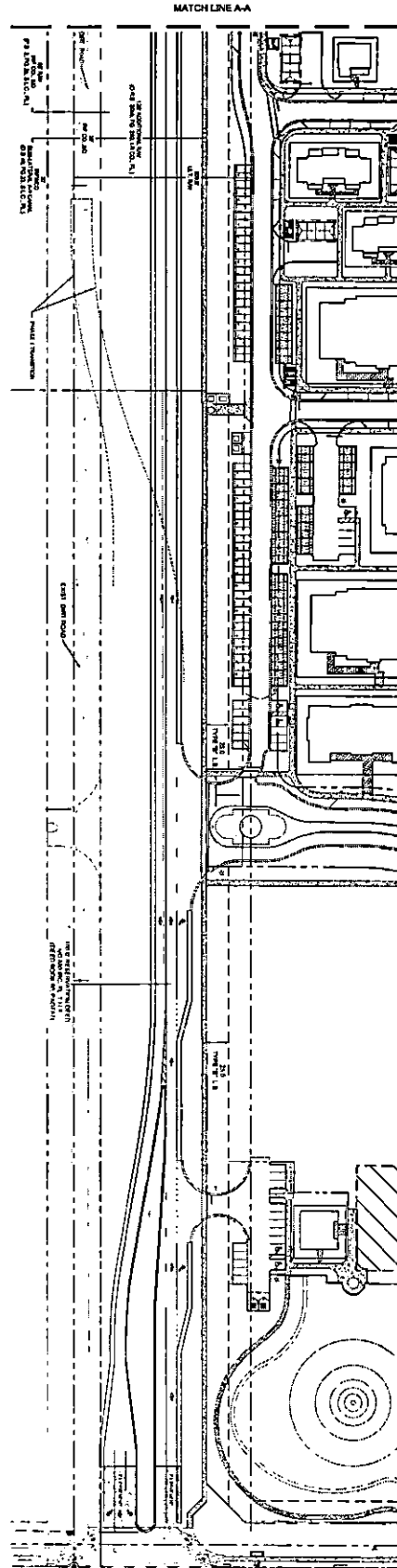
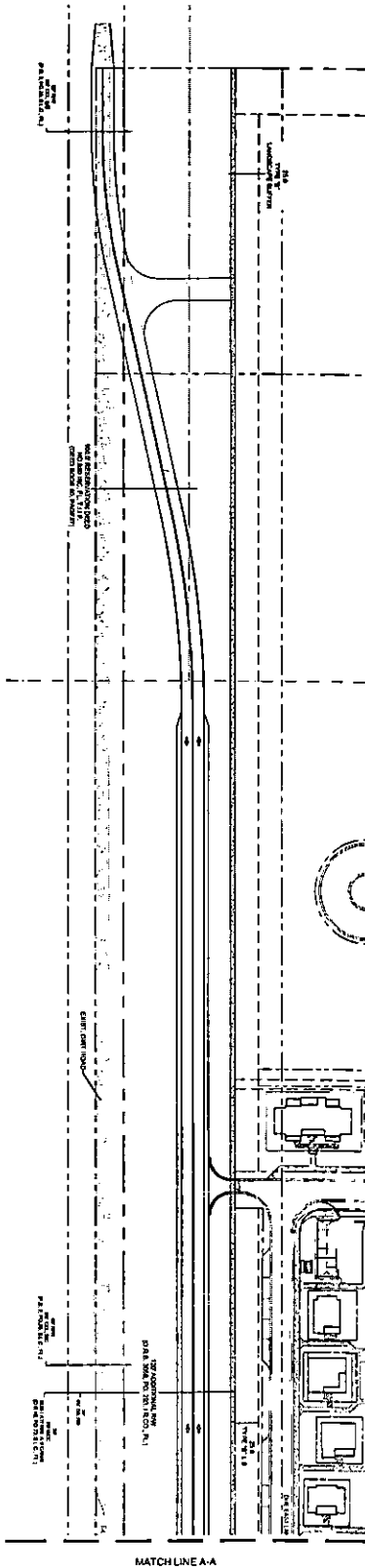
MANDALA VILLAGE'S PROPOSED TERMS FOR ITS DEVELOPER'S AGREEMENT

In the interest of fairness and the best outcomes for all parties involved, including Indian River County (the County), Providence Pointe, and Mandala Village (MV), we propose the following general terms:

1. MV will, at its own expense, construct transition lanes from the existing 58th Avenue and 53rd Street intersection pavement to the proposed northern two-lane road leading to MV's entrance, as a requirement for MV's Phase 1.
2. MV will, at its own expense, as part of Phase 2 construct the proposed northern two-lane road from its main entrance to its western property line, with transition lanes connecting to the existing dirt road west of MV.
3. MV will, at its own expense, construct the drainage piping and retention pond necessary to manage storm water along its southern border with 53rd Street.
4. MV will dedicate to the County 120 feet along its southern border, west of its easternmost parcel, for the county's right-of-way (ROW).
5. MV will, at its own expense, install landscaping for the northern two lanes of the road.
6. MV will coordinate with the County if Providence Pointe or the County decides to construct the southern two lanes while MV is building the northern two lanes.
7. MV will receive traffic impact fee credits for all 53rd Street road construction and retention costs.
8. County staff acknowledges this memo as a good-faith effort toward reaching an agreement with the County on the terms and conditions of its Developer's Agreement. The Senior Planner will be requested to schedule Mandala Village for the next available Planning and Zoning Commission meeting.



DRAFT FOR REVIEW ONLY
11/16/2023



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MANDALA VILLAGE PRELIMINARY P.D.T.N.D. PHASE 1

5100 53RD STREET
VERO BEACH, FL 32967

EXHIBIT

WBD

JWM

JWM

SCALE
1"=110'

ISSUE	DATE	COMMENTS

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