

Memorandum of Understanding between South Pointe Residents and AMJ Group Inc.

Location: 12098 & 12130 W. Newberry Road

Tax Parcel Number: 04321-031-000.

Be it known that South Pointe residents * and AMJ Group Inc. (acting on behalf of the development group) voluntarily engaged in conversation in order to understand each other's perspectives regarding the proposed development of the approximately 20-acre parcel located at the northeast corner of Newberry Road and 122nd Street. South Pointe residents and AMJ Group Inc. are committed to ensuring that the proposed development occurs in a manner satisfactory to both parties. Each party has greatly assisted the other in that effort. For nearly six months, there have been numerous meetings via Zoom, phone and in person as a good faith effort to discuss reasonable requests from each party. As a result of these collective efforts, we, the undersigned, have agreed to the following outline of items; taken as a whole they represent an understanding that forms the basis of the development going forward.

Both parties agree to continue working together, as neighbors, during the site plan process on other items of mutual importance.

Items currently agreed to in person on March 5, 2023 and affirmed today, in order of importance are shown below:

1. Apartment buildings will be no taller than three stories on the eastern boundary of the subject site, and be designed architecturally similar to *The Gathering@Arbor Greens* on Newberry Road. Efforts will be made by the development team to address the privacy for both the South Pointe neighbors and the future residents of the development.
2. An area of not less than 50 feet and not more than 70 feet of natural woods will be maintained between the South Pointe homeowners and the proposed development, subject to the Alachua County requirement of an ADA accessible path through the open space buffer; said path to be situated as westerly as possible and with as minimal disturbance of the natural open space area as possible.
3. A non-transparent fence, at least 8 feet in height will be constructed between South Pointe's homeowners' property line and the new development.

AMJ Group would like to express its appreciation to South Pointe residents for their thoughtful suggestions, open dialogue and hospitality. South Pointe residents would like to express their appreciation to the AMJ Group for listening to the ideas and concerns of the neighbors and for adjusting its development plan based on those suggestions as outlined.

AMJ Group will submit this signed memorandum of understanding with its application to Alachua County, and South Pointe residents will appear before the Alachua County Commission meeting for this development application in support of the proposal.

MJB
AKC

Finally, both parties believe that this effort can be a model for developers and residents affected by new developments as new construction is planned.

***The following "South Pointe residents" comprise a group of residents who, along with others in the neighborhood, signed a petition dated March 29, 2022. The petition was submitted to the Alachua County Growth Management Commission and the Alachua County Board of Commissioners. A South Pointe neighborhood meeting was held in early May of 2022; all South Pointe residents were invited. The undersigned attended that meeting as well as all other meetings concerning this development. In the Fall of 2022, residents signing below contacted AMJ Group and requested a meeting to engage in dialogue as indicated above. The following signees have consistently attended meetings between the two groups and have informed other residents who signed the original petition by calling a neighborhood meeting on March 19, 2023. As a result of that meeting, three additional people from the neighborhood signed this document (see following page for signatures).**

mgp
amc

Signed (Date)

March 19, 2023

South Pointe Residents

AMJ Group Inc.

Mary Jo Barton
Mary Jo Barton
Joan W. Thompson
Joan Thompson
Lina Nevell Lisa Nevell
Mark M. Derek Mayhew
Shay Russ Shelly Russell
Lindsay Butler Lindsey Butler
Susan C. Marx Susan Marx
George W. Thorpe George Thorpe
Vandy Shupe Vandy Thorpe
Charles Vitale Charles Vitale
Ellen Vitale Ellen Vitale
Paul Moore Paul Moore
Barbara Moore Barbara Moore
Cano

Signed (Date)

South Pointe Residents

AMJ Group Inc.

Michael E. Williams
27 March 2023
Anthony G. Williams
28 March 2023

Signed (Date)

March 19, 2023

South Pointe Residents

AMJ Group Inc.

| | |
|---------------------|----------------|
| Mary Jo Banken | Mary Jo Banken |
| Joan W. Thompson | Joan Thompson |
| Lisa Nevell | Lisa Nevell |
| V. L. M. | Derek Mayhew |
| Shelly Russel | Shelly Russell |
| Lindsay Butler | Lindsey Butler |
| Susan E. Marx | Susan Marx |
| George W. Thorpe | George Thorpe |
| Vandy Thorpe | Vandy Thorpe |
| Charles Vitale | Charles Vitale |
| Ellen Vitale | Ellen Vitale |
| Paul Moore | Paul Moore |
| Barbara A Moore | Barbara Moore |
| Gene Moore | |