

OPEN LETTER TO THE ALACHUA COUNTY COMMISSIONS REGARDING APPLICATION ID: Z23-000008

February 17, 2024

Dear Alachua County Commissioners~

I, Angela V. Woodhull, Ph.D., am here to speak on behalf of myself and a majority of the homeowners in both Peppermill and the defunct Tower Oaks Homeowners' Association area, also known as Pine Glades Planned Development.

As you are aware, Nidal Boughannam wants to build additional townhomes in an already blighted area. Application ID: Z23-000008

There are several obvious negative consequences to granting his request.

[1] Nidal Boughannam already owns several run-down properties in Tower Oaks. Improving and renovating what he already owns would make more sense instead of granting him a permit for building **more** buildings in this already blighted area.

[2] Allowing the construction of new townhomes in an already **blighted, high-crime area** can impose additional financial burdens and other challenges on Alachua county. Here are some specific examples:

[a] Increased Demand for Services: The introduction of new townhomes can lead to an increased population in the area, which in turn will create a higher demand for public services. This can include **additional strain on law enforcement**, emergency services, schools, community centers, and other public facilities. The county may need to allocate more resources to meet these increased service demands.

[b] Public Safety Costs: Building new townhomes in a high-crime area may require enhanced security measures and increased law enforcement presence to address the existing crime issues and ensure the safety of residents. This can result in additional costs for the county, including hiring more police officers, implementing surveillance systems, and enhancing community safety programs.

[c] Infrastructure Upgrades: Blighted areas often suffer from inadequate infrastructure, such as outdated or insufficient roads, utilities, and drainage systems. The construction of new townhomes would require the county to invest in infrastructure upgrades and improvements to accommodate the increased population. This can include road expansions, utility upgrades, and stormwater management projects, which can be costly.

[d] Property Tax Revenue Challenges: While the construction of new townhomes may increase property tax revenue in the long run, the initial impact on property values in a blighted area may be limited. The county may face challenges in generating significant property tax revenue

from these properties, which could affect its overall budget and ability to fund services and infrastructure improvements.

[e] Affordable Housing Obligations: Depending on local regulations and policies, the county may have obligations to provide affordable housing in new developments. Creating affordable housing units within the townhome project can add additional costs or complexities, as subsidies or incentives may be required to make them financially viable.

[f] Negative Perception and Market Challenges: Building new townhomes in a blighted, high-crime area may face market challenges due to the negative perception of the neighborhood. Developers may require incentives or financial support to make the project economically feasible, and the county may need to invest in marketing and promotional efforts to attract buyers or renters to the area.

Additionally:

[g] Homeowners in adjacent Peppermill absolutely do not want to be a part of the now defunct Tower Oaks Homeowners' Association that has been operating on expired covenants. We already have had problems with drug dealers and other undesirable persons breaking into our homes who walk over and case our homes from the blighted side of Tower Oaks. We really don't want to increase our vulnerability to crime. The area is already designated a high crime area, and respectable people do not wish to move into new units surrounded by a high crime, blighted area.

[h] The area is already riddled with **potholes**. Who is going to care for the already damaged roads, the additional traffic congestion that will be created, and the additional road repairs?

It's important for the county to carefully assess the financial implications and consider all of these hazards.

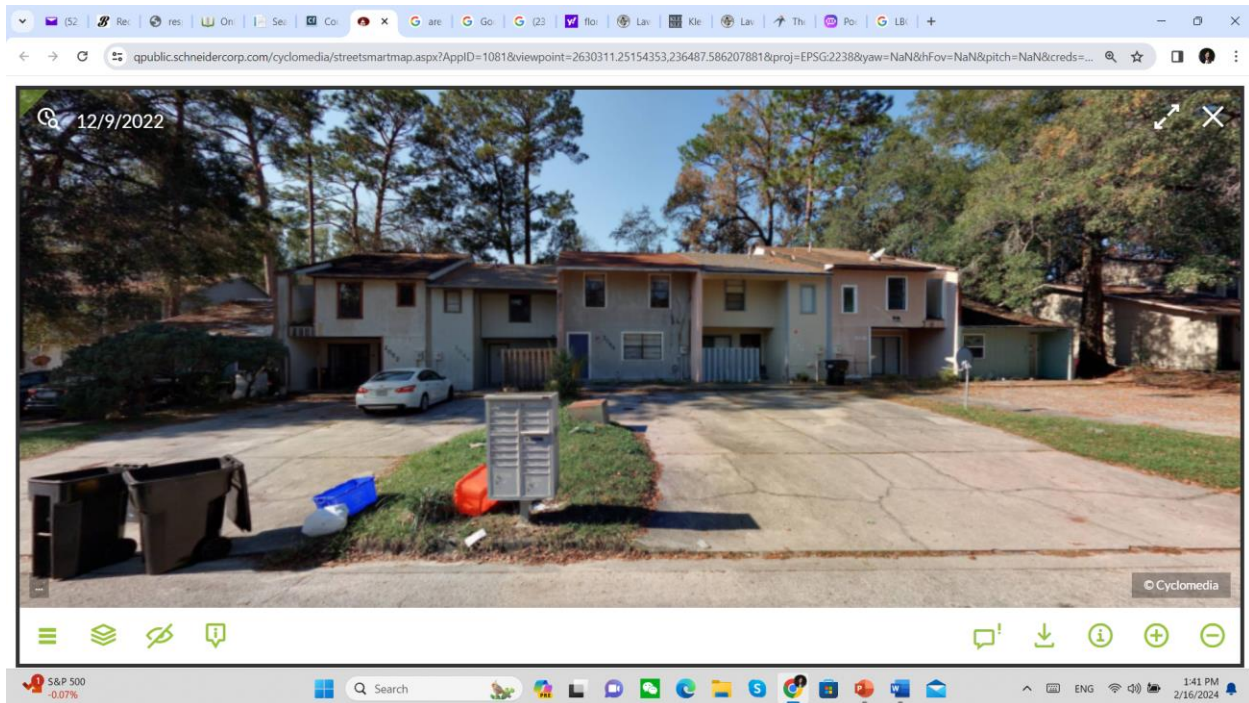
In the beginning, we were promised a shopping area in the SITE area, which we never got. Now, we are facing an additional nightmare in the SITE area. Therefore, we strongly urge you to vote NO on Application ID: Z23-000008 for good and legally sufficient reasons. We stand ready to legally challenge any approval of Application ID: Z23-000008.

Sincerely,

/s/ Angela V. Woodhull

Angela V. Woodhull, Ph.D./ (352) 219-6994/angelavwoodhull@yahoo.com

On behalf of herself and the majority of Peppermill homeowners and the majority of homeowners in the now defunct Tower Oaks Homeowners' Association side that is operating on expired covenants.



DO YOU WANT MORE GHETTO?

These ^^^^ ghetto Tower Oaks Properties are owned by arrested NIDAL BOUGHANNAM, [See: STATE OF FLORIDA -VS- BOUGHANNAM, GIBRAN NIDAL

Case Summary

On 08/10/2021 **STATE OF FLORIDA** filed an Other - Other Criminal lawsuit against **BOUGHANNAM, GIBRAN NIDAL**. This case was filed in Eighth Circuit Courts - Alachua County, Alachua County Criminal Justice Center located in Alachua, Florida.]

who also owns the undeveloped land area in the center of Tower Oaks. NOW,

BOUGHANNAM wants to build townhouses inside the ghetto area. The hearing before the Alachua county commissioners will be held on February 27, 2024.

Here's a breakdown of the potential risks that could be associated with such a development:

EVEN MORE (Increased) Crime: Introducing new housing units in an area with existing high crime rates can potentially lead to increased criminal activity.

Increased Traffic: The construction of townhouses can result in increased traffic volume in the area, potentially leading to congestion, noise, and safety concerns for pedestrians and residents. This can impact the overall quality of life in the community.

Lower Property Values: The perception of living in a neighborhood near a high-crime area can negatively impact property values. Potential buyers or renters may be hesitant to invest in properties close to an area with a reputation for crime, leading to lower demand and potentially lower property values.

Increased Property Taxes: The construction of new townhouses can potentially lead to increased property taxes for existing homeowners in the area. This is because the addition of new properties can influence the overall property value assessments in the neighborhood, resulting in higher tax obligations for residents.

Additional potential risks associated with building townhouses in a high-crime area or a neighborhood with a negative reputation may include:

Social Stigma: Living in an area with a negative reputation might subject residents to social stigma or stereotypes, which can impact their well-being and sense of community.

Sincerely,

Angela V. Woodhull, Ph.D. (always fighting for your rights) (I have received many thank you letters from residents of Peppermill and Tower Oaks. Thank you for the appreciation of my efforts. Please e-mail at angelavwoodhull@yahoo.com so I can add you to the growing e-mail list, and phone me any time.

Angela V. Woodhull, Ph.D.

Licensed private investigator/paralegal

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