

North Hill Preservation Association, Inc.

P.O. Box 12451
Pensacola, FL 32591
(850) 221-1586
26 April 2019

**City Council Members
City of Pensacola**

222 Main Street
Pensacola, FL 32502

Dear City Council Members,

On behalf of the North Hill Preservation Association, I would like to express our concern for the application before you in regards to the Conditional Use Request for a Boarding House at 110 West Strong Street in the Preservation Residential Zoning-2 District. It is in the heart of a residential area of our neighborhood surrounded by single-family homes. For years, there have been many documented code enforcement complaints in this area for parking issues. It was these parking complaints of the existing Bed and Breakfast not complying with the required off-street parking spaces (one for each rented room and one for the owner) that caused the inspection by Code Enforcement which found that the Bed and Breakfast was not operating in accordance with your existing city code allowing only 4 units, and parking spaces for 5 cars. Now, the owners are selling the bed and breakfast to an organization that wants to increase the occupancy on this site. This expansion is going to double the amount of bedrooms allowed for a Bed and Breakfast in this residential zoning district which could double the amount of parking complaints in this area. To call this use a Boarding House versus an expansion of the existing use, Bed and Breakfast, seems a stretch to get around our zoning ordinance. The Ronald McDonald House on Bayou Boulevard is not a Boarding House. It was required to be in commercial zoning and built to commercial building codes for the life safety of the occupants within. It appears to be selective enforcement of the codes when other corporations are held to different codes for the same uses. Ronald McDonald House had to build to commercial codes, but this not-for-profit can save money and not have to purchase in the commercial zoning district. We have several large Victorian homes for sale in the Commercial Zoning District along Cervantes Street and other areas which have been upgraded to commercial codes with life safety equipment, required ADA accessibility, and which also have the required parking lots for this use.

While we admire the wonderful work of this organization and their mission, we must look at these land use changes for their impact to the district as a whole, and for what the future impact will be once this not-for-profit needs to sell and move in order to expand once again as their mission is successful. What will come next once you've doubled the capacity of this Bed & Breakfast? This single-family home is 119 years old. We must think about what will come next when they leave to expand once again. Your decisions need to be based on the best land uses for our neighborhood and not based on emotion.

Thank you for your hard work for our City.

Respectfully,

Melanie Nichols

Melanie A. Nichols, President