

City Council Members City of Pensacola

222 Main Street Pensacola, FL 32502

To the City Council of the City of Pensacola,

Bonnie and Bob Robertson have owned the Noble Manor Bed and Breakfast at 110 W. Strong St. for 14 years and have been residents of North Hill for 20 years. We are under contract to sell our home to Martha's Vineyard a 501 3C charitable organization that provides free lodging for people that have spouses and loved ones in the hospital. Martha's Vineyard presented their operation to the North Hill Preservation Architectural Review Board and there were no objections. Martha's Vineyard then proceeded to the Pensacola Architectural Review Board and received a conceptual approval to add a second story onto the existing carriage house to provide lodging for the new owners that will reside on the property and expand the bedrooms to six from five. There were no objections from North Hill. Martha's Vineyard then went to the City of Pensacola Planning Board for a conditional use permit because the current zoning allows for a four-bedroom bed and breakfast but not a seven-room facility. The only other conditional use that is allowed in the R2 zone is a lodging or boarding house. Martha's Vineyard is not a boardinghouse it is very similar to a bed and breakfast there are no permanent residence only people that have loved ones in the hospital. The planning board unanimously thought this was a great fit for the neighborhood and granted Martha's Vineyard their conditional use with a condition that if Martha Vineyards should ever sell the property it will revert to its original use either a single-family home or a bed and breakfast. There was only one resident from North Hill at the planning board meeting and her only concern was that her husband who is a doctor would be disturbed by people seeking free medical advice. There are no sick people at Martha's Vineyard. There was no other representation from North Hill at the planning board meeting. Martha's Vineyard on April 18, 2019 went back to the Pensacola architectural review board for a variance and a final approval for the addition of the second story on the carriage house. The variance was unanimously granted, and the final approval was declined because the board needed more detail of the materials and reposition of the stairs. Martha's Vineyard is scheduled to appear before the architectural review board on May 16 for final approval and then on to your City Counsel for the codification of the planning board's unanimous decision.

The city Council has received a letter from the President of the North Hill Historic Preservation Association concerning the unanimously approved conditional use by the planning board. The President states that it is on behalf of the North Hill Association but only one resident from North Hill had an objection. The letter is from Melanie Nichols. There are certain statements in the letter that are falsehoods. The Noble Manor has never in 14 years had a complaint about parking. Please keep in mind over the 14 years that we have operated the Noble Manor we have had 14,000 guests. Martha's

Vineyard is anticipating people in the hundreds. The Noble Manor has received awards from the North Hill Preservation Association for landscaping and maintaining the property. The Noble Manor provides six parking spaces for our guests and our car and rarely do our guests use street parking. Martha's Vineyard is adding additional parking. The reason we must have parking off street is one of our neighbors' parks seven cars on the street every day so there is no room on the street for anyone. 110 W Strong St. has been a Bed and Breakfast for more than 30 years. Prior to that it was part of the Hopkins Boarding House. 110 W Strong is not in the heart of the single-family district it is in a multifamily zone with light commercial use PR2. There are numerous non-conforming Air B and B's in the neighborhood that provide no off-street parking. There is a large townhouse project less than one-half block away that will be a parking nightmare no objections from North Hill. There is an Antique Store across the street with no off-street parking. The impact of Martha's Vineyard on North Hill will be less than the Noble Manor.

The Ronald McDonald House on Bayou Blvd has 28 rooms and you cannot compare the two, Ronald McDonald House is a motel. Martha's Vineyard used them only as an example for similar use not size.

Thank you for your consideration

Bob Robertson

Council President and Members of City Council

Please see the attached letter. This item will be coming before you at the May 16th Council Meeting.

Respectfully,

Don Kraher

Council Executive

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City of Pensacola

From: Brandi Deese

Sent: Monday, April 29, 2019 1:08 PM

To: Don Kraher <DKraher@cityofpensacola.com>

Cc: Ericka Burnett <EBurnett@cityofpensacola.com>; Robyn Tice <RTice@cityofpensacola.com>

Subject: FW: Letter for City Council RE: 110 W Strong St Conditional Use

Don –

Please see attached a letter in regard to the Quasi-Judicial Hearing for 110 W. Strong Street. Thanks.

Brandi C. Deese

Assistant Planning Services Administrator

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From: Bob Robertson [<mailto:bobrob531@gmail.com>]

Sent: Monday, April 29, 2019 12:36 PM

To: Brandi Deese <bdeese@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>

Subject: Letter for City Council RE: 110 W Strong St Conditional Use

Brandi Deese and Leslie Statler

Please forward the attached letter for the City Council to the members.

Thanks

Bob Robertson

850-266-4589