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Cc: [City Clerk External E-Mail](#); [planning-dept](#); [m.bibb@meiselholdings.com](#); [mlm@meiselholdings.com](#)
Subject: [EXTERNAL] r feedback to March 27, 2025 Planning Board item 7, Major Development Plan and Landscape Waiver– 1321 - 1325 Simonton Street and 625 South Street (RE# 00035940-000000; RE# 00035950-000000; RE# 00038140-000000)
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As a longtime resident of Elizabeth Street, I'm writing to offer my thoughts on the proposed redevelopment of the Southwinds Motel, a property I know the City of Key West oversees with care. I genuinely admire Mr. Meisel's dedication to preserving the authentic character of Key West in this endeavor, a priority that aligns closely with the values of our community. That said, I'd like to raise a few concerns that, if addressed thoughtfully, could ensure this project enhances both the tranquility and vitality of our neighborhood.

First, the music from the Topsy Rooster—while a showcase for talented performers—carries into our homes in a way that is distracting. As I write this letter, the music from the Rooster has a monotone sound. For those of us nearby, it disrupts sleep and even makes our rental property less appealing to visitors (rental businesses). Through our traditional Old Florida jalousie windows and conch homes (with little insulation), the sound filters in, muffled yet persistent, disturbing the quiet we cherish. I'd urge you to explore redirecting this noise away from residential areas. If that proves challenging, I'd be happy to discuss practical solutions to mitigate these challenges.

Additionally, the removal of commercial activity from Elizabeth Street is greatly appreciated. I'd suggest keeping such operations within designated commercial zones, allowing our street to remain a haven for its residents. A well-designed landscaping buffer along Elizabeth Street could help, serving as both a visual and sound barrier to better integrate the redevelopment with its surroundings.

I believe we share a vision for a Key West that respects its heritage while embracing a thriving future, Mr. Meisel. By addressing these points—managing the music, limiting commercial encroachment, and adding thoughtful landscaping—I think we could build a strong partnership between the City of Key West, yourself, and Elizabeth Street residents. Together, we can ensure the Southwinds project not only succeeds but also enriches life in this special part of our town.

Thank you for taking the time to consider my perspective. I'd welcome the chance to work with you toward an outcome that reflects the best of our community.

James and Stephanie Karch
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