

SIMONTON COURT

The Island Resort

Historic Inn & Cottages

May 19, 2026

The City of Key West
Planning Department

RE# 00004320-000000

To Whom it May Concern,

I am writing as a property owner in Simonton Court and as President of Simonton Court Management Company opposing the proposed parking variance, minor development plan, and conditional use applications submitted by The Key West Hotel, 325 Duval Street Rear.

First, I would like to point out that, despite owning several properties immediately adjacent to the Key West Hotel, and running Simonton Court Historic Inn & Cottages, the hotel that immediately abuts the applicant's property, I was never notified of this proposal. I found out about it from our general manager because of the noise complaints we have received from our guests and from Judith Davidson, another property owner in Simonton Court.

As to this request for a variance and conditional use request, this bar and specifically the live entertainment, are negatively impacting our business. On my most recent visit, I was quite shocked when I heard the music from the live entertainment at The Key West Hotel, and how it affects our property at Simonton Court. The main pool area for Simonton Court shares a 55 foot boundary with The Key West Hotel. From morning until night, seven days a week, our pool guests cannot escape the overly amplified music and near constant outdoor party scene at The Key West Hotel. My family started Simonton Court in the 1970's and have operated it ever since. Simonton Court has peacefully co-existed with our neighbors for decades. Our guests, and those of our surrounding neighbors have enjoyed a peaceful and tranquil haven in Old Town, which now is being negatively impacted. As a result of the bar/ live entertainment, we have gotten near constant complaints from our guests and so have our neighbors. Ironically, even the Key West Hotel guests themselves have been complaining about the noise while staying there.

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A recent Tripadvisor review, from February 2026 reads: "This place should be ashamed of itself. You will have ZERO chance of getting a good night sleep here. The associated Bali Bar on the property blasts live music all day and ALL NIGHT. We complained to the staff and they didnt care. They care more about jacking up everyone's bar tab and covering up their lack of decency with this loud music. I dont know why they bother operating as a hotel, EVERYONE who stays here complains about the live music. Its really awful. This place should be shut down by the noise ordinance authorities. Their inconsideration is a slap in the face to locals and people who visit Key West, but at least the loud drunk people like it. AVOID THIS HOTEL if you want any chance of getting any sleep here. You would get better rest and relaxation if you slept next door to a jack-hammer convention. This establishment should be embarrassed."

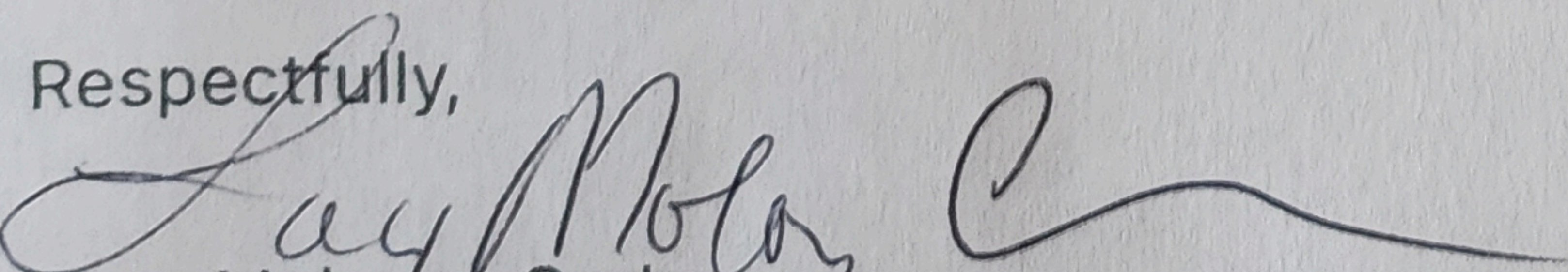
Section 122-61 of the City of Key West Municipal Code, which introduces all of the Code provisions regarding conditional uses, admonishes: "The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity."

Simonton Court is within the immediate vicinity and the bar and outdoor music venue at The Key West Hotel are definitely generating adverse impacts to the detriment of Simonton Court and its guests.

Another thing that is important to note, is that this variance and other approvals are being proposed after the fact. The Key West Hotel built and is now operating a bar with a live entertainment outdoor venue, but they never obtained a permit to do this. This process alone is not typical for Key West, and could be seen as rewarding a business that ignored the rules and authority of this board. They are only now asking for forgiveness because they were caught breaking the rules.

For these reasons, I ask the Planning Board to reject the minor development plan, the conditional use, and the variances proposed.

Respectfully,


Lucy Moloney Corley