

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chairman and Planning Board Members

**Through:** Katie Halloran, Planning Director

**From:** Ben Gagnon, Planner I

**Meeting Date:** October 19<sup>th</sup>, 2023

**Agenda Item:** Dissolution of Resolution #2012-08 – A request to approve the dissolution of Planning Board Resolution #2012-08 for a conditional use permit for property located at 1128-1130 Duval Street (RE# 00027950-000000) Historic Commercial Core – Duval Street (HRCC-3) Zoning District.

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**Request:** To dissolve Planning Board Resolution 2012-08 for a conditional use to allow for a wine bar located at 1128-1130 Duval Street (RE#00027950-000000) in the Historic Commercial Core – Duval Street (HRCC-3) Zoning District, as recorded in the Monroe County official records, book 3100 page 39.

**Applicant:** Ed Russo, Owner

**Location:** 1128-1130 Duval St, RE#00027950-000000

**Zoning:** Historic Commercial Core – Duval Street (HRCC-3) Zoning District



**Background:**

The property is located within the City’s Historic Commercial Core – Duval Street (HRCC-3) Zoning District. In 2012, the property received a conditional use permit to allow for a wine bar use on the property. The applicant sites that wine sales have never reached the threshold to meet the conditional use of a Bar and Lounge. The applicant/property owner has also stated that he no longer desires to possess an entitlement for a wine bar use at the property and therefore would like to relinquish the conditional use permit issued as a result of Planning Board Resolution #2012-08.

This property is the subject of a current Code Compliance case for a violation of the conditional use permit with reference number CC2023-00740.

**Request:**

The applicant is requesting to relinquish the conditional use permit issued as a result of Planning Board Resolution #2012-08.

**Process:**

**Planning Board Meeting:**

October 19<sup>th</sup>, 2023

- Upon approval, the applicant shall sign and notarize an affidavit surrendering the conditional use permit.

**RECOMMENDATION:**

The Planning Department recommends that the Planning Board **approve** the property owner’s request to dissolve the conditional use permit issued as a result of Planning Board Resolution #2012-08, and authorizes the Planning Director to have the authority to approve and accept the aforementioned affidavit.