

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AUTHORIZING THE ALLOCATION AND EXPENDITURE OF FUNDS NOT TO EXCEED \$150,000.00 FOR THE PURPOSE OF ENGAGING A PLANNING AND ENGINEERING FIRM TO CONDUCT A TARGETED REVIEW OF BUILDING PERMITS ISSUED FROM 2020 THROUGH 2025; PROVIDING PARAMETERS TO LIMIT THE SCOPE OF WORK TO MATCH AVAILABLE FUNDING; DIRECTING THE CITY MANAGER TO PROVIDE A MONTHLY REPORT; DIRECTING THE CITY MANAGER TO PRESERVE AND MAKE AVAILABLE THE ORIGINAL PERMITTING SYSTEM AND DATA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Final Report of the 2025 Spring Term Grand Jury, Monroe County, Florida included findings and allegations of misconduct and a lack of enforcement and application of local, State and Federal laws by the City of Key West, Florida as it relates to the review and approval of permits by City staff; and

WHEREAS, in response to the Grand Jury's Final Report, on June 4, 2025, the City Commission directed the City Manager to competitively procure an independent planning and engineering firm to review all permits issued for the years 2020 through 2025, to provide recommendations for any remedial action needed and the best methodology to identify additional permits that were potentially falsely issued or were not properly inspected; and

WHEREAS, the sheer volume of permits encompassed in the time frame that is to be investigated and the time-consuming

process of first identifying those permits requiring further investigation and, if required, the time-consuming review of paperwork, electronic records and on-site investigation of the properties and/or developments identified, it is in the best interest of the City to establish a funding allocation setting a maximum dollar amount for the services provided to the City by the independent planning and engineering firm;

WHEREAS, the City of Key West is currently in the process of migrating data from its legacy permit tracking system to a new platform, and such data conversion may inadvertently obscure or eliminate records relevant to the investigation of past permits; and

WHEREAS, to ensure the integrity of the review and prevent the loss or alteration of potentially critical information, it is essential that the original, unconverted data and associated software systems remain accessible and intact throughout the duration of the audit;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA:

Section 1: The City Commission hereby authorizes the allocation and expenditure of an amount not to exceed \$150,000.00 for services provided by the planning and engineering firm for the identification, review and investigation of permit applications.

Section 2: The City Manager shall ensure that the scope of the auditor's work is tailored to fit within the available funding, which may include, but is not limited to:

a. Sampling permits based on those identified in the Corradino Report and the Grand Jury Report; permits associated with properties referenced in discovery related to the criminal indictments of the former City Building Official, former City Attorney, and former Code Compliance Director; permits that were altered by the former City Building Official or submitted by him or an affiliated entity; and permits displaying anomalies, including those altered after being officially closed or showing other irregularities.

b. Focusing on specific compliance issues or administrative procedures;

c. Conducting a phased or tiered review with the option to expand if additional funds become available.

Section 3: That the City Manager is hereby directed to provide the City Commission a monthly report detailing the amount of funds expended for services provided by the firm along with a report of the number of permits identified, reviewed and investigated and subsequent findings.

Section 4: The City Manager shall ensure that the original permit tracking system and all associated data from the years 2020 through 2025 remain preserved in their unaltered state and accessible to the auditing firm. No data shall be deleted,

overwritten, or converted in a manner that compromises the ability to conduct a full and independent review of permit records. The firm shall be granted access to both the legacy and new systems to cross-reference and validate findings.

Section 5: This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Authenticated by the Presiding Officer and Clerk of the Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Filed with the Clerk on \_\_\_\_\_, 2025.

Mayor Danise Henriquez	_____
Vice Mayor Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Mary Lou Hoover	_____
Commissioner Sam Kaufman	_____
Commissioner Donald "Donie" Lee	_____

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DANISE HENRIQUEZ, MAYOR

ATTEST:

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KERI O'BRIEN, CITY CLERK