RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AUTHORIZING A TARGETED REVIEW OF BUILDING PERMITS ISSUED BETWEEN JANUARY 1, 2020, AND APRIL 2025; PROVIDING PARAMETERS TO LIMIT THE SCOPE OF WORK; 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, given the sheer volume of permits encompassed in the time frame 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, the City Commission determines the cost to be prohibitive; and

WHEREAS, in response to the finding of the Grand Jury's Final Report, and the prohibitive cost to the City for the independent auditor or firm to audit all permits from 2020 to 2025, it is the desire of the Commission that the review of a targeted sample of permits be extracted from all building permits issued between January 1, 2020 and April 30, 2025;

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

Section 1: The City Commission hereby authorizes the City Manager to limit the initial scope of the outside auditors review of the permits to a targeted sample of permits extracted from all building permits issued between January 1, 2020 and April 30, 2025 pursuant to the following criteria:

a. all records where someone modified the record or changed the data in a field entered by another person in the eTrakit system;
b. all contractors shown favoritism by CBO as documented in emails and texts collected by the Grand Jury; and
c. life-safety related permits.

Section 2: 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 Donald “Donie” Lee	_____
Commissioner Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Mary Lou Hoover	_____
Commissioner Sam Kaufman	_____

_____
DANISE HENRIQUEZ, MAYOR

ATTEST:

_____
KERI O’BRIEN, CITY CLERK