

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-1**  
**August 27, 2024**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**  
**Vice Mayor Rhonda Anderson**  
**Commissioner Melissa Castro**  
**Commissioner Ariel Fernandez**  
**Commissioner Kirk Menendez**

**City Staff**

**City Attorney, Cristina Suárez**  
**City Manager, Amos Rojas, Jr.**  
**City Clerk, Billy Urquia**  
**HR Director, Raquel Elejabarrieta**

**Public Speaker(s)**

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Agenda Item F-1 [10:07 a.m.]

A Resolution of the City Commission expressing the City’s continued commitment to the implementation of the ADA improvements as outlined in the Transition Plan ensuring that work is performed in compliance with all applicable laws and regulations and that the Transition Plan is updated regularly to reflect new data and the progress towards ADA compliance. (Sponsored by Vice Mayor Anderson)

Mayor Lago: I think we’ll start with Commission Items, F-1.

City Attorney Suarez: F-1 is a Resolution of the City Commission expressing the City’s continued commitment to the implementation of the ADA improvements as outlined in the Transition Plan ensuring that work is performed in compliance with all applicable laws and regulations and that the Transition Plan is updated regularly to reflect new data and the progress towards ADA compliance.

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Vice Mayor Anderson: I think staff is ready to give us a brief summary of where we're at and where we need to go with the ADA improvements to our city.

HR Director: Absolutely. Good morning again, Mayor, Commissioners, Vice Mayor. So, the city needs to comply with Title II of the ADA, and we are obviously committed to complying with Title II of the ADA. What Title II of the ADA requires the cities to do is to conduct self-evaluations of our facilities and our services to determine areas that are deficient of the ADA. Once we conduct those surveys or those analyses, then we come up with a transition plan as to how we are going to make them ADA accessible or ADA compliant. In 2016 and 2017, the city evaluated 14 of our city buildings, 33 city-owned and operated parking garages, 42 city parks, and all of our trolley city stops. When we surveyed those facilities to determine where we were deficient in the ADA, we also included an accessibility evaluation of the adjacent public rights-of-way, including the parking for buildings and parks, public transportation and the pedestrian pathways. We developed an ADA transition plan based on the surveys of those buildings. That transition plan outlines the timelines and the funding mechanism to address the identified barriers and to work towards compliance with the ADA by 2029. The original cost of removing the identified barriers for those facilities and parks and parking, was approximately \$1.5 million dollars. That occurred in 2016 when we received the estimate. Our consultants are currently updating that cost. We expect that to increase a little bit more. Also, in 2023, we expanded our evaluation of our ADA accessibility to the public rights-of-way in the Central Business District. We identified barriers – we inspected the curb ramps, sidewalks, cross-slopes, change in level, bus-stops, pedestrian push buttons, accessible parking spaces, and benches within the Central Business District, and we created a nine-year timeframe for barrier removal of the rights-of-way. Our projected cost to complete this project is approximately \$5.7 million dollars. We will be updating our current transition plan, our 2019 transition plan to incorporate the right-of-way inspections and also incorporate the new timeframe and barrier removal for accessibility. We will continue to update the transition plan, and the transition plan will continue to serve as the city's pathway for compliance and will be used for planning and implementation of all the ADA modifications going forward.

Vice Mayor Anderson: So, I'm going to give you guys a little bit of background on ADA law. Title III is the vehicle under which Plaintiffs suing entities will go to cause compliance and you don't get a transition plan with Title III, and you have a finite period of time you have to finish that project or reach an agreement for a finite period of time to get it done. Typically, you've got to get it done before the case goes to trial or you are going to pay a lot of attorney's fees and cost to the other side. Under Title II, you get to have a transition plan. We started this in 2016. One would hope that within ten years we could complete the process, but that's not been feasible because we have a very, very big city and its extremely expensive to do. We have areas where we have doctor's offices in our city in and near the Central Business District where we don't have curb-cuts, handicap parking spaces available for individuals to use. So, I've been working with staff to try to bring this home. Make it solidly within our Capital Improvement Budget so its not the can that keeps getting kicked down the road. My goal is to have this phased in and be completed by 2030. Clearly that's not feasible. Its now 2033 that we'll have to do it, but we need to get very serious about it, allocate the funding for it in our Capital Improvement Budget going forward and have this goal, to complete this project by 2033. That's another ten years. Its sad its taking this

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long, but this is a serious commitment and if we're serious about it and we keep funding it and keep moving forward on it, it will also help protect the city from getting sued. Because if we don't take this seriously, like other cities, our city will be getting sued. Okay. So, we need to move forward on this transition plan and that's why I had asked staff to prepare this resolution to show our commitment to ADA compliance going forward.

City Manager Rojas: If I may, the Estimated Budget to do what you mentioned was about \$7.2 million dollars.

HR Director: Correct. Yes.

City Manager Rojas: And currently we have \$506,000 in the account?

HR Director: Yes. We have allocated \$500,000, that's currently what's in the account, and then moving forward, the idea is for that account to be funded every year to address those deficiencies.

Vice Mayor Anderson: Clearly this is not putting more money into it right now, but this is to set direction for staff going forward to put money into this because there is a great need. Okay. Like other things that we have great needs for here. So, if we have no public comment, I'd like to move it.

Commissioner Fernandez: I'll second.

Commissioner Fernandez: Yes

Commissioner Menendez: Yes

Vice Mayor Anderson: Yes

Commissioner Castro: Yes

Mayor Lago: Yes

(Vote: 5-0)