

MEMORANDUM

Amended
Agenda Item No. 11(A)(27)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

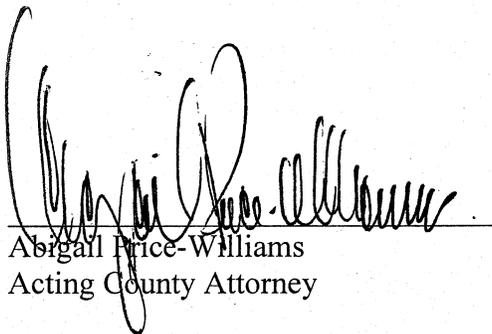
DATE: October 2, 2007

FROM: Abigail Price-Williams
Acting County Attorney

SUBJECT: Resolution relating to
exploring the feasibility of
leasing land to the Creative
Children Therapy, Inc.

R#1134-07

The accompanying resolution was prepared and placed on the agenda at the request of Senator Javier D. Souto, Commissioner Jose "Pepe" Diaz, Commissioner Carlos A. Gimenez, Commissioner Joe A. Martinez and Commissioner Rebeca Sosa.



Abigail Price-Williams
Acting County Attorney

RAC/jls

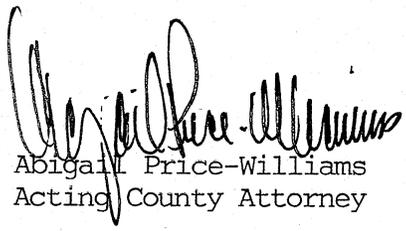


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(Revised)

TO: Honorable Chairman Bruno A. Barreiro
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Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Amended
Agenda Item No. 11(A)(27)
10-02-07

RESOLUTION NO. 1134-07

RESOLUTION DIRECTING COUNTY MANAGER TO EXPLORE FEASIBILITY OF LEASING VACANT LANDS CURRENTLY OWNED BY MIAMI-DADE COUNTY, INCLUDING LANDS OWNED BY MIAMI-DADE WATER AND SEWER DEPARTMENT, TO CREATIVE CHILDREN THERAPY, INC., A FLORIDA NON PROFIT CORPORATION, FOR DEVELOPMENT OF FACILITY TO PROVIDE PEDIATRIC THERAPY SERVICES FOR SPECIAL NEEDS CHILDREN

WHEREAS, Miami-Dade County has a shortage of facilities and programs to provide inclusive quality pediatric therapy services for special-needs children; and

WHEREAS, Creative Children Therapy, Inc., a Florida non profit corporation (“Creative Children Therapy”), was founded by two mothers, all parenting special-needs children, and a group of therapists as a non-profit organization to enhance the quality of life of children with special needs; and

WHEREAS, Creative Children Therapy provides quality pediatric therapy services through a team-oriented approach; and

WHEREAS, Creative Children Therapy treats neuromotor, sensorimotor, strength and musculoskeletal problems in children through traditional physical and occupational therapy and speech and language therapy techniques, as well as non-traditional techniques that include Hippotherapy (horses), pet therapy, gardening, dance, martial arts, meditation and art, aquatic therapy and sports rehabilitation; and

WHEREAS, Creative Children Therapy is currently located in the Kendall area at 12608 SW 88th Street, but needs to build its own facility to adequately serve the needs of the community; and

WHEREAS, there is a shortage of open land in the Kendall and Cutler Ridge areas that is suitable for recreational use; and

WHEREAS, the Miami-Dade Water and Sewer Department (“WASD”) has a parcel of land near the east of the Kendall Soccer Park and the Wellfields at 8000 SW 123rd Avenue, which is not currently being used by WASD; and

WHEREAS, this land has little commercial value because of its irregular shape and because it lies interior to a residential neighborhood; and

WHEREAS, Creative Children Therapy has expressed a desire to build a facility that would be keeping in character with the nearby residential neighborhood to house its pediatric therapy programs; and

WHEREAS, this land is located near the community of “Horse Country” and thus would be ideal for a facility that would include uses common to the homes and farms surrounding the area, including horseback riding and a small petting zoo with farm type animals for the children; and

WHEREAS, an appropriate use of this land would be to provide inclusive therapeutic and recreational facilities for special-needs children; and

WHEREAS, this Board wishes to direct the County Manager to explore the feasibility of leasing vacant lands currently owned by WASD, as well as the feasibility of leasing other tracts of County-owned land that may be more suitable for this project, to Creative Children Therapy

for the development of a facility to provide pediatric therapy services for special needs children in Miami-Dade County,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board directs the County Manager to explore the feasibility of leasing to Creative Children Therapy, Inc. a portion of the lands currently owned by WASD, as well as the feasibility of leasing other tracts of County-owned land that may be more suitable for this project, through a long term lease for a nominal fee for the development of a facility to provide pediatric therapy services for special-needs children and to report back to this Board within sixty (60) days from the effective date of this resolution. Such feasibility study shall address any issues related to development of such facility above a wellfield.

The foregoing resolution was sponsored by Senator Javier D. Souto, Commissioner Jose "Pepe" Diaz, Commissioner Carlos A. Gimenez, Commissioner Joe A. Martinez and Commissioner Rebeca Sosa and offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

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The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of October, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

GBK

Geri Bonzon-Keenan