

MEMORANDUM

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

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

**DATE:** October 2, 2007

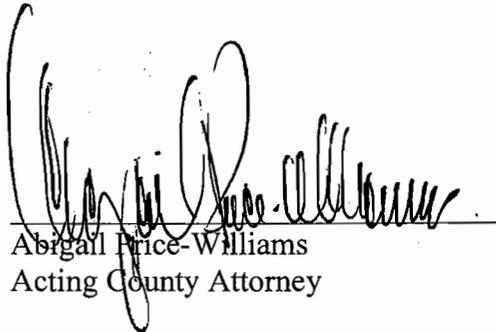
**FROM:** Abigail Price-Williams  
Acting County Attorney

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

R#1134-07

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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

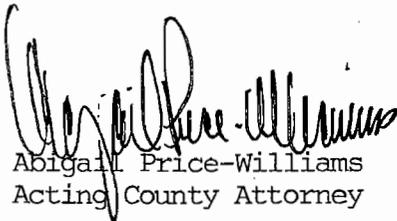


# MEMORANDUM

(Revised)

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Acting County Attorney

SUBJECT: Amended  
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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. R-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 88<sup>th</sup> 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 Jose "Pepe" Diaz, who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

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

5

The Chairperson thereupon declared the resolution duly passed and adopted this 2<sup>nd</sup> 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

**KAY SULLIVAN**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

GBK

Geri Bonzon-Keenan