

RESOLUTION NO. 2023-R-64

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE A GROUND LEASE AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, BETWEEN THE CITY OF NORTH MIAMI, AS LANDLORD AND KAYLA AT LIBRARY PLACE, LLC, AS TENANT, FOR THE THREE (3) CITY-OWNED PROPERTIES GENERALLY LOCATED AT 13100 WEST DIXIE HIGHWAY, 800 N.E. 132 STREET, AND A TRIANGULAR PARCEL LOCATED ON 132 STREET BETWEEN N.E. 8 AVENUE AND WEST DIXIE HIGHWAY, SAID PROPERTIES ARE SPECIFICALLY IDENTIFIED WITH FOLIO NUMBERS 06-2229-049-0480, 06-2229-049-0490, AND 06-2229-049-0520 ALONG WITH ASSOCIATED AIR RIGHTS, FOR A TERM OF SEVENTY (70) YEARS; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**WHEREAS**, the City of North Miami (“City”) owns three (3) parcels of land generally located at 13100 West Dixie Highway, 800 N.E. 132 Street, and a triangular parcel located on 132 Street between N.E. 8 Avenue and West Dixie Highway, said properties are specifically identified with folio numbers: 06-2229-049-0480, 06-2229-049-0490, and 06-2229-049-0520; and

**WHEREAS**, the City desires to enter into a long-term lease of the three (3) parcels to provide for the development of affordable housing; and

**WHEREAS**, on October 25, 2022, the City adopted Resolution No. 2022-R-178 approving the negotiation of a lease agreement for the three (3) city-owned parcels in accordance with a proposal submitted by Coral Rock Development Group, LLC; and

**WHEREAS**, the proposed ground lease agreement provides for the lease of the three (3) parcels, along with associated air rights, to Kayla at Library Place, LLC, as tenant, for a term of seventy (70) years with rent abated in exchange for the provision of affordable rental units, said ground lease agreement is attached as Exhibit “A”; and

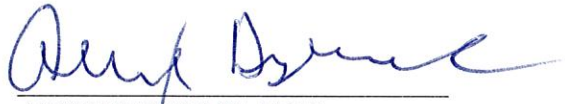
**WHEREAS**, the Mayor and City Council believe that it is in the best interest of the City and its residents to enter into a lease agreement for this purpose.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**


**Section 1. Authorization of City Manager and City Attorney.** The Mayor and City Council of the City of North Miami, Florida, hereby authorize the City Manager and City Attorney to execute a Ground Lease Agreement, in the form attached as Exhibit "A", between the City of North Miami, as landlord and Kayla at Library Place, LLC, as tenant, for the properties located at 13100 West Dixie Highway, 800 N.E. 132 Street, and a triangular parcel located on 132 Street between N.E. 8 Avenue and West Dixie Highway, said properties are specifically identified with folio numbers: 06-2229-049-0480, 06-2229-049-0490, and 06-2229-049-0520, along with associated air rights.

**Section 2. Effective Date.** This Resolution shall become effective immediately upon adoption.


**PASSED AND ADOPTED** by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 11th day of April, 2023.

  
ALIX DESULME, Ed.D.  
MAYOR

ATTEST:

  
\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
JEFF P. H. CAZEAU, ESQ.  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

CO-SPONSORED BY: COUNCIL WOMAN KASSANDRA TIMOTHE

Moved by:     Timothe    

Seconded by:     Charles    

**Vote:**

Mayor Alix Desulme, Ed.D.	<u>  X  </u>	(Yes)	<u>      </u>	(No)
Vice-Mayor Mary Estimé-Irvin	<u>  X  </u>	(Yes)	<u>      </u>	(No)
Councilman Scott Galvin	<u>  X  </u>	(Yes)	<u>      </u>	(No)
Councilwoman Kassandra Timothe, MPA	<u>  X  </u>	(Yes)	<u>      </u>	(No)
Councilman Pierre Frantz Charles	<u>  X  </u>	(Yes)	<u>      </u>	(No)