

RESOLUTION NO. 2022-R-29

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA AUTHORIZING THE CITY MANAGER AND THE CITY ATTORNEY TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, BETWEEN THE CITY OF NORTH MIAMI AND THE ZENITH 79, LLC, FOR THE CITY-OWNED PROPERTY LOCATED BETWEEN NORTHEAST 138TH STREET AND NORTHEAST 139TH STREET AND BETWEEN NORTHEAST 11TH AVENUE AND WEST DIXIE HIGHWAY; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

WHEREAS, the City of North Miami (“City”) owns the vacant property located generally, between North East 138th Street and North East 139th Street; and between North East 11th Avenue and West Dixie Highway (“Lot”); and

WHEREAS, the City has continually leased the Lot since April 20, 1994, for use as a car wash under the terms of a lease agreement; and

WHEREAS, the City had previously leased the property to the previous owner of the adjacent property and is now desirous of entering into a new lease agreement with the new property owner; and

WHEREAS, the City has received a proposal from The Zenith 79, LLC to lease the vacant Lot for a term of ten (10) years with base rent paid to the City in the amount of Two Thousand Five Hundred Dollars (\$2,5000.00) per month; and

WHEREAS, upon completion of the first least year, base rent will be adjusted in accordance with the Consumer Price Index (“CPI”) on an annual basis; and

WHEREAS, the City and The Zenith 79, LLC, (“Lessee”) desire to enter into a new lease agreement to include new terms and conditions for the use of the Lot; and

WHEREAS, it is respectfully requested that the Mayor and City Council authorize the City Manager and the City Attorney to negotiate and execute a new lease agreement with Lessee, for the aforementioned purposes.

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

Section 1. Authority of City Manager and City Attorney. The City Manager and City Attorney are hereby authorized to negotiate and execute a lease agreement, in substantially the attached form, between the City of North Miami and The Zenith 79, LLC, for the City-owned property located generally, between North East 138th Street and North East 139th Street; and between North East 11th Avenue and West Dixie Highway.

Section 2. Effective Date. This Resolution shall be effective upon adoption.

PASSED AND ADOPTED by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 22nd day of March, 2022.


PHILIPPE BIEN-AIME
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

Moved by: Estimé-Irvin

Seconded by: Desulme

Vote:

Mayor Philippe Bien-Aime

X (Yes) (No)

Vice Mayor Alix Desulme, Ed.D.

X (Yes) (No)

Councilman Scott Galvin

X (Yes) (No)

Councilwoman Kassandra Timothe, MPA

X (Yes) (No)

Councilwoman Mary Estimé-Irvin

X (Yes) (No)