

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)