

RESOLUTION NO. 2025-R-146

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE INTERIM CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE AND EXECUTE A FIRST AMENDMENT TO THE LEASE AGREEMENT, BETWEEN THE CITY OF NORTH MIAMI, AS LANDLORD AND THE ZENITH 79, LLC, AS TENANT, MODIFYING THE LEASE TERMS FOR THE CITY-OWNED PROPERTY LOCATED BETWEEN NORTHEAST 138 STREET AND NORTHEAST 139 STREET AND BETWEEN NORTHEAST 11TH AVENUE AND WEST DIXIE HIGHWAY, SPECIFICALLY IDENTIFIED WITH FOLIO NUMBER 06-2219-007-2120; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

WHEREAS, on March 22, 2022, the Mayor and City Council for the City of North Miami (“City”) adopted Resolution No. 2022-R-29, authorizing a lease agreement 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; and

WHEREAS, on May 11, 2022, the City entered into a lease agreement, in accordance with Resolution No. 2022-R-29, for a term of ten (10) years with rent paid to the City in the amount of Two Thousand Five Hundred Dollars (\$2,5000.00) per month, said lease agreement is attached is Exhibit “A”; and

WHEREAS, the Tenant is requesting an amendment to the lease providing for a modified lease term of ninety-nine years, a modification of the use of the property from parking and retail purposes to construction of an eighty (80) unit multifamily residential development, abatement of rent during the construction period, and an option to purchase the property; and

WHEREAS, the Parties desire to amend the Lease Agreement to incorporate the modifications set forth in the letter of intent attached as Exhibit “B”; 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 First Amendment to Agreement and lease 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 negotiate and execute a First Amendment to the Lease Agreement between the City of North Miami, as landlord and The Zenith 79, LLC, as tenant, 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 and identified with folio number 06-2219-007-2120.

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

PASSED AND ADOPTED by a 4 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 24th day of June, 2025.

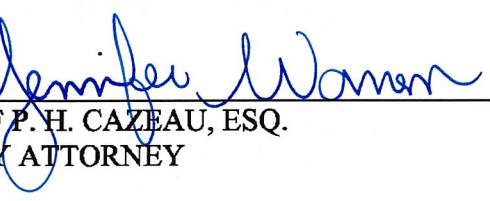

ALIX DESULME, ED.D.
MAYOR

ATTEST :



VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: COUNCILWOMAN ESTIME-IRVIN

Moved by: Estime-Irvin

Seconded by: Timothe

Vote:

Mayor Alix Desulme, Ed.D.

(Yes) (No) Absent

Vice Mayor Kassandra Timothe, MPA

(Yes) (No)

Councilman Kevin A. Burns

(Yes) (No)

Councilwoman Mary Estimé-Irvin

(Yes) (No)

Councilman Pierre Frantz Charles, M.Ed.

(Yes) (No)