

RESOLUTION NO. 2022-R-200

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH MIAMI, FLORIDA
AUTHORIZING THE SALE OF THE CITY-OWNED
PROPERTY LOCATED BETWEEN NORTHEAST 138TH
STREET AND NORTHEAST 139TH STREET AND
BETWEEN NORTHEAST 11TH AVENUE AND WEST DIXIE
HIGHWAY, SPECIFICALLY IDENTIFIED WITH FOLIO
NUMBER 06-2219-007-2120, TO ZENITH 79, LLC
("BUYER") FOR THE SALES PRICE OF FOUR HUNDRED
FIFTY THOUSAND DOLLARS (\$450,000.00); FURTHER
AUTHORIZING THE CITY MANAGER AND CITY
ATTORNEY TO NEGOTIATE AND EXECUTE A
PURCHASE AND SALE AGREEMENT WITH ZENITH 79,
LLC; PROVIDING AN EFFECTIVE DATE AND ALL
OTHER PURPOSES.**

WHEREAS, the City of North Miami ("City") has received an unsolicited proposal for the sale of the city-owned property located between Northeast 138th Street and Northeast 139th Street and between Northeast 11th Avenue and West Dixie Highway, specifically identified with folio number 06-2219-007-2120 ("Property") for the sales prices of Four Hundred Fifty Thousand Dollars (\$450,000.00) or Ninety Percent (90%) of the appraised value, whichever is higher; and

WHEREAS, pursuant to section 8 of the City Charter, "no property of the city shall be sold for less than ninety (90) percent of the appraised value of the property as determined by at least two (2) city secured MAI appraisals"; and

WHEREAS, the City Administration has received two (2) appraisals, attached hereto as Exhibit "A", valuing the property at Three Hundred Fifty Thousand Dollars (\$350,000.00) and Four Hundred Seventy-Five Thousand Dollars (\$475,000.00) respectively; and

WHEREAS, the Mayor and City Council have reviewed the proposal and find that the conveyance of the city-owned property is in the best interests of the City.

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

Section 1. Conveyance. The Mayor and City Council of the City of North Miami hereby authorize the conveyance of the city-owned property located at between Northeast 138th Street and Northeast 139th Street and between Northeast 11th Avenue and West Dixie Highway, specifically identified with folio number 06-2219-007-2120 to Zenith 79., LLC (“Buyer”).

Section 2. Authority of City Manager and City Attorney. The City Manager and the City Attorney are hereby authorized to negotiate and execute the Purchase and Sale Agreement along with any warranty deeds and any other necessary closing documents for the conveyance of the property.

Section 3. Effective Date. This Resolution shall be effective upon adoption.

PASSED AND ADOPTED by a 4-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 21st day of November, 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: Timothe

Seconded by: Desulme

Vote:

Mayor Philippe Bien-Aime

 (Yes) (No) Absent

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)