



HISTORIC TOWN OF EATONVILLE, FLORIDA
REGULAR CRA MEETING
FEBRUARY 20, 2025, AT 6:30 PM
Cover Sheet

***NOTE** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)*

ITEM TITLE: Approval of Resolution # CRA-R-2025-12 Authorizing The Purchase of Property Located At 119 S. West (**Administration**)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: ADMINISTRATION
CONSENT AGENDA		Exhibits: <ul style="list-style-type: none"> - Resolution CRA-R-2025-12 - Property Record - 36-21-29-1352-12-010 (119 S. West St.) - Title Search - Contract - Letter of Intent - Appraisal – Forthcoming and will be available for meeting
NEW BUSINESS	YES	
ADMINISTRATIVE	YES	
CRA DISCUSSION		

REQUEST: Approval of Resolution # CRA-R-2025-12 Authorizing The Purchase of Property Located At 119 S. West for \$339,000.00.

SUMMARY: The TOE CRA Executive Director is requesting that the Board of Directors authorize the purchase of 119 S. West St. for \$339,000.00. Staff have included the Purchase Contract and completed title work. This contract is subject to appraisal and property being vacant by closing. By acquiring this property allow for construction of 2 new single-family homes and allow for the renovation of home at 119 S. West St. for lease or sale.

RECOMMENDATION: Approval of Resolution # CRA-R-2025-12 Authorizing The Purchase of Property Located At 119 S. West for \$339,000.00.

FISCAL & EFFICIENCY DATA: Expenditure of \$339,000.00 from TOE CRA Trust Fund leaving a balance of approximately \$1,460,952.00

RESOLUTION # CRA-R-2025-12

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY (TOECRA) BOARD OF DIRECTORS AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 119 S. WEST, EATONVILLE, FLORIDA 32751; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS the members of the governing body and two (2) additional members from the taxing authorities serve as Directors of the Agency; and

WHEREAS, such members constitute the head of a legal entity, separate, distinct, and independent from the governing board of the County and Municipality; and

WHEREAS the TOECRA Board of Directors seeks to acquire property located at 119 S. West St. whose parcel I.D. is (36-21-29-1352-12-010) and legal description is CLARKS ADDITION TO MAITLAND A/133 LOTS 1 2 7 & 8 BLK 12; and

WHEREAS the TOECRA Board of Directors acknowledges the Town Council of the Town of Eatonville approval to purchase said property; and

WHEREAS the TOECRA Board of Directors authorize the Executive Director to acquire 119 S. West St. subject to clear title, subject to appraisal and subject to property being vacant by closing date; and

NOW THEREFORE BE IT RESOLVED BY THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY OF EATONVILLE, FLORIDA,

SECTION ONE: BACKGROUND: The Town of Eatonville Town Council has approved for the TOE CRA entered into a purchase contract for 119 S. West St., Eatonville, FL 32751 and authorizes the closing of such purchase with the terms as listed within the purchase contract. This property is a recent foreclosure and auctioned property where the Certificate of Title has been issued to the seller. The seller desires to sale such property to the TOE CRA for the cash amount of \$339,000.00.

SECTION TWO: PURPOSE: Florida Statute Chapter 163.370 (c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.

4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. [163.380](#) for uses in accordance with the community redevelopment plan.

6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.

7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise, to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

SECTION THREE: CONFLICTS: All Resolution or parts of Resolutions in conflict with any other Resolution or any of the provisions of this Resolution are hereby repealed.

SECTION FOUR: SEVERABILITY: If any section or portion of a section of this Resolution is found to be invalid, unlawful or unconstitutional it shall not be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

EFFECTIVE DATE: This Resolution shall become effective immediately upon passage and adoption.

PASSED AND ADOPTED this 18th day of February 2025.

ATTEST:

Veronica L. King, Town Clerk

Angie Gardner, Chairwoman

