



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

DECEMBER 20, 2022 AT 05:30 PM

Cover Sheet

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ITEM TITLE:

Discuss Property 225 West Kennedy Blvd.

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION		Department: LEGISLATIVE
CONSENT AGENDA		Exhibits: N/A
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION	YES	

REQUEST: To discuss property at 225 West Kennedy Blvd (Deceased Tommy Dixon).

SUMMARY: In the case involving Mr. Dixon at property at 225 West Kennedy Blvd. based upon the legal opinion of the current TOECRA General Counsel, the board members questioning the mental capacity during the TOECRA Meeting on or about November 4, 2020, there was clearly a concern that Mr. Dixon lacked the mental capacity to understand the contract for the purchase of his property. Even with the follow up meeting with Mr. Dixon, the former TOECRA Executive Director, the former TOECRA General Counsel, and a “friend” of Mr. Dixon’s family, who was there in an attempt to assist Mr. Dixon with understanding the proposed real estate transaction for property that was not yet in his name, there was still concern about Mr. Dixon’s ability to understand the complex real estate transaction. Moreover, based on the terms of the real estate transaction, both the complexity and perceived undervaluing of the property to the disadvantage of Mr. Dixon, it is my opinion that the purchase of the property should not have gone forward, and a guardianship should have at the very least been contemplated. Instead, The TOECRA General Counsel took on the representation of Mr. Dixon in an administrative matter to place Mr. Dixon on the property deed for the purpose of allowing Mr. Dixon to sale the subject property to the TOECRA per the vote of the 3-member independent board. Based upon the opinion of the current TOECRA General Counsel and applying the standard to determine incompetency, that Mr. Dixon was incompetent since he was “unable to understand in a reasonable manner the nature and consequences of the transaction.” With this understanding, discussion is needed to determine how the property can be return back to the estate of Mr. Dixon.

RECOMMENDATION: For Board of Directors to discuss property at 225 West Kennedy Blvd.

FISCAL & EFFICIENCY DATA: N/A