



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR CRA MEETING

MAY 18, 2023 AT 6:30 PM

Cover Sheet

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ITEM TITLE: Discuss Property at 225 West Kennedy Boulevard, Eatonville
(Director Randolph)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION		Department: LEGISLATIVE
CONSENT AGENDA		Exhibits: N/A
NEW BUSINESS		Refer to documents that were submitted at the December 20, 2022 CRA Board of Trustees meeting and January 19, 2023
ADMINISTRATIVE		** May be referred to Legal Counsel
CRA DISCUSSION	YES	

REQUEST: To discuss updates on the Tommy Dixon (deceased) property located at 225 West Kennedy Blvd. Eatonville, Florida, and unauthorized persons to vacate from the property Investigation.

SUMMARY: Tommy Dixon passed away on December 3, 2022. 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. The former 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 sell 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.” This matter has been discussed several times among the board. With this understanding, the legality of ownership of the property can be returned to the estate of Mr. Dixon. Therefore, this matter is in the hands of family members under legal counsel for return of the property.

RECOMMENDATION: Recommendation is being made to discuss the appropriateness of Legal Counsel to finalize and take action to protect and secure the property from unauthorized persons to vacate without further delay until a decision is rendered of the property of Tommy Dixon, (Deceased) Life Estate and The Town of Eatonville.

FISCAL & EFFICIENCY DATA: N/A