

**Town of Eatonville**  
Community Redevelopment Agency  
307 E. Kennedy Blvd  
Eatonville FL, 32751  
407-623-8917

## CRA Funding Application

### Applicant Information

Date Submitted: 7/31/25

File#: \_\_\_\_\_

1. **Applicant**

Name: Classic home developers LLC

2. **Applicant**

Address: 50 Bethune Dr.

3. Phone: 407 468 2405

4. Email: Classic home developers LLC classicshomesdevelopmentinc@gmail

4. **Agent authorized by**

Owner\*: \_\_\_\_\_

### Property Information

5. **Property**

Address: 206 Mosley Ave

6. **Property**

PCN: 352129691200000

7. Property Sqft/Acreage/Units 7071

8. Property Zoning R-2 Property Future Land Use \_\_\_\_\_

9. **Code Violation Description:**

Minimum property standards

10. What is the priority level of your code violation? priority 1

11. What is the property's current taxable value? \$90,617

12. What is the estimated taxable value after the project is completed? \$70,000



Town of Eatonville



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13. Please identify the goals and objectives from the CRA master plan that your project supports.

Create new housing and eliminate a blighted condition in the neighborhood

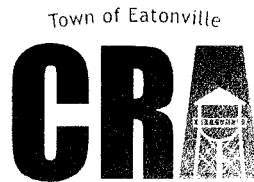
14. Will this project contribute to the reduction of slum and blight? Yes ☒ No ☐  
If yes, explain.

By removing a derelict building reduces slum and blight whereby improving the neighborhood appearance as well as creating a new single family residents. This resident will contribute to the tax roll

15. Will this project have an economic benefit to the Town?  
Yes ☒ No ☐ If yes, explain.

It will create additional tax and water revenues

Proof Income	
Number of people in the household:	_____
Household Income:	_____
Does anyone in the home work? (Circle one) Yes No If yes, who:	_____
Is anyone in the home collecting Disability? (Circle one) Yes No If yes, amount:	_____
Is anyone in the home collecting Social Security? (Circle one) Yes No If yes, amount:	_____
Can you verify the above information? (Circle one) Yes No	_____



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**\*\*\*All request are subject to available funding\*\*\***

**For CRA Office Use Only**

<b>Application Checklist:</b>	<b>Approval:</b>
<ul style="list-style-type: none"><li>• Complete Application</li><li>• Proof of Ownership and Homestead</li><li>• Written Consent of Ownership if applicable</li><li>• Code Violation Notice</li><li>• Proof of Income</li><li>• Photos of Existing &amp; Proposed</li></ul>	<ul style="list-style-type: none"><li>• Application received by: _____</li><li>• Repairs meet criteria: _____</li><li>• Level of Priority: _____</li><li>• Eligibility of Income: _____</li><li>• Debt free from Town: _____</li><li>• Finance Review for Funding: _____</li><li>• CRA Director Approval: _____</li></ul>

File Notes:

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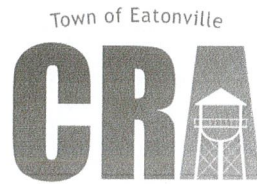
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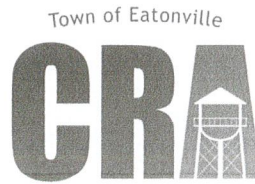
**Town of Eatonville**  
Community Redevelopment Agency  
307 E. Kennedy Blvd | Eatonville, FL 32751 | 407-623-8917 | [www.eatonvillecra.org](http://www.eatonvillecra.org)



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16. Please explain how the project will be financed and/or refunded.

Request refund for the demolition cost up  
to the maximum allowed.



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**17. Proposed Repairs:**

Code Violation	Proposed Solution	Total Cost	Grant
23000 209	demolition	\$12,500	

Property Owner Approval:  Date: 7/31/25

Authorized Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

206 Moseley Ave 35-21-29-6912-00-090

Name(s):  
CLASSIC HOME DEVELOPERS  
INC LLC

Physical Street Address:  
206 Moseley Ave

Property Use:  
0103 - Single Fam Class III

Mailing Address On File:  
50 Bethune Dr  
Lockhart, FL 32810-6401  
[Incorrect Mailing Address?](#)

Postal City and Zip:  
Maitland, FL 32751

Municipality:  
Eatonville

206 MOSELEY AVE 05/22/2014

[Upload Photos](#)

[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Historical Value and Tax Benefits ⓘ

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024  	\$50,000	\$105,231	\$0	\$155,231	5.3%	\$90,617	10.0%
2023  	\$50,000	\$97,445	\$0	\$147,445	41.7%	\$82,379	10.0%
2022  	\$30,000	\$74,081	\$0	\$104,081	33.3%	\$74,890	10.0%
2021  	\$24,000	\$54,079	\$0	\$78,079	N/A	\$68,082	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024  			\$0		\$794
2023  			\$0		\$799
2022  			\$0		\$359
2021  			\$0		\$123

2024 Taxable Value and Certified Taxes ⓘ

Tax Year

	2023	2022	2021
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$155,231	\$0	\$155,231	3.2160	1.4%	\$499.22	24%
Public Schools: By Local Board	\$155,231	\$0	\$155,231	3.2480	0.0%	\$504.19	24%
General County	\$90,617	\$0	\$90,617	4.4347	0.0%	\$401.86	19%
Town Of Eatonville	\$90,617	\$0	\$90,617	7.2938	0.0%	\$660.94	31%
Library - Operating Budget	\$90,617	\$0	\$90,617	0.3748	0.0%	\$33.96	2%
St Johns Water Management District	\$90,617	\$0	\$90,617	0.1793	0.0%	\$16.25	1%
Totals				18.7466		\$2,116.42	

Non-Ad Valorem Assessments

2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
There are no Non-Ad Valorem Assessments				

2024 Gross Tax Total: \$2,116.42

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$2,910.04

Your ad-valorem tax with exemptions is: - \$2,116.42

Providing You A Savings Of: = \$793.62



**Town of Eatonville - Code Enforcement Division**  
**NOTICE OF VIOLATION**

Town of Eatonville  
Code Enforcement Division  
307 East Kennedy Boulevard  
Eatonville, FL 32751

<input checked="" type="checkbox"/>	1 <sup>st</sup> NOTICE	<input type="checkbox"/>	2 <sup>nd</sup> NOTICE
<input type="checkbox"/>	3 <sup>rd</sup> NOTICE	<input type="checkbox"/>	FINAL NOTICE

**CLASSIC HOME DEVELOPERS, INC. LLC.**  
**REF: 206 MOSELEY AVENUE**  
**50 BETHUNE DRIVE**  
**LOCKHART, FL 32810**

CODE CASE#: **23-000269**  
DATE OF NOTICE: **08/15/2024**  
COMPLIANCE DATE: **09/17/2024**

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the property located at, 206 MOSELEY AVENUE, EATONVILLE, FL 32751, Parcel ID: 35-21-29-6912-00-090 into compliance with **Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-1. - Purpose. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-2. - Definitions for interpretation of property maintenance standards and nuisance abatement code. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a), (b)(1), (b)(6). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-36. - Appearance of exterior of premises and structures. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-39. - Minimum standards for basic equipment and facilities; nonresidential. (a), (2).**

**TO: CLASSIC HOME DEVELOPERS, INC. LLC.,**

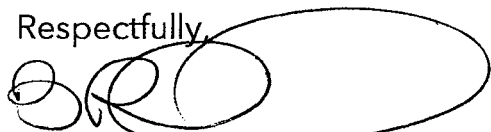
You are hereby notified, the property located at **206 MOSELEY AVENUE, EATONVILLE, FL 32751** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 50-1.**, The purpose of this chapter

weeds, hazardous trees, trash, garbage, etc., and all without notice. This includes the portion of the adjoining public right-of-way between the property and the street.

Please be advised that if the violation is not cured by **[09/17/2024]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

Pursuant to Chapter 50 of the Town of Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

A handwritten signature in black ink, appearing to read 'Baruti', enclosed within a large, hand-drawn oval.

Baruti Abdallah-Nosakhire

Code Enforcement Officer

Town of Eatonville, Eatonville Town Hall

307 East Kennedy Boulevard

Eatonville, FL 32751

Phone: (407) 623-8908 | Fax: (407) 623-8919

E: [bnosakhire@townofeatonville.org](mailto:bnosakhire@townofeatonville.org)



TOWN OF EATONVILLE  
307 E. Kennedy Blvd.  
Eatonville, Florida 32751

NEOPOST  
08/15/2024  
FIRST-CLASS MAIL  
US POSTAGE \$009.64

ZIP 32751  
041M11468919

CLASSIC HOME DEVELOPERS, INC., LLC.  
REF: (206 MOSELEY AVENUE)  
50 BETHUNE DRIVE  
LOCKHART, FL 32810  
P-ID: 35-21-29-6912-00-090

U.S. Postal Service<sup>TM</sup>  
CERTIFIED MAIL<sup>®</sup> RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

CLASSIC HOME DEVELOPERS, INC., LLC.  
REF: (206 MOSELEY AVENUE)  
50 BETHUNE DRIVE  
LOCKHART, FL 32810  
P-ID: 35-21-29-6912-00-090

Total Postage

Sent To  
Street and  
City, State

Postmark  
Here

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CLASSIC HOME DEVELOPERS, INC., LLC.  
REF: (206 MOSELEY AVENUE)  
50 BETHUNE DRIVE  
LOCKHART, FL 32810  
P-ID: 35-21-29-6912-00-090

2. Article Number (transfer from service label)

9589 0710 5270 1545 9073 01

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail<sup>®</sup>  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Mail Restricted Delivery  
☐ Priority Mail Express<sup>®</sup>  
☐ Registered Mail<sup>™</sup>  
☐ Registered Mail Restricted Delivery  
☐ Signature Confirmation<sup>™</sup>  
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service<sup>™</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)<sup>®</sup>

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

Total Postage \$

Sent To

Street and

City, State



CLASSIC HOME DEVELOPERS, INC., LLC.  
REF: (206 MOSELEY AVENUE)  
50 BETHUNE DRIVE  
LOCKHART, FL 32810  
P-ID: 35-21-29-6912-00-090


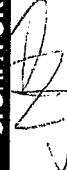
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0720 6856  
0720 0225 1545  
10206 5457 0225 1545 10206

# NOTICE OF VIOLATIONS SIGNATURE LEDGER

CODE ENFORCEMENT DIVISION

PROPERTY OWNER		ADDRESS OF PROPERTY	
CLASSIC HOME DEVELOPERS, INC. LLC.		134 MOSELEY AVENUE EATONVILLE, FL 32751	
NOTICE	RECIPIENT	DATE	SIGNATURE
24-000267		9/18/24	

PROPERTY OWNER		ADDRESS OF PROPERTY	
CLASSIC HOME DEVELOPERS, INC. LLC.		200 MOSELEY AVENUE EATONVILLE, FL 32751	
NOTICE	RECIPIENT	DATE	SIGNATURE
24-000268		9/18/24	

PROPERTY OWNER		ADDRESS OF PROPERTY	
CLASSIC HOME DEVELOPERS, INC. LLC.		206 MOSELEY AVENUE EATONVILLE, FL 32751	
NOTICE	RECIPIENT	DATE	SIGNATURE
24-000269		9/18/24	

PROPERTY OWNER		ADDRESS OF PROPERTY	
NOTICE	RECIPIENT	DATE	SIGNATURE

Date: 07/31/2025

To Classic Home Developers Inc.  
Anthony Grant  
200 Moseley Ave &  
206 Moseley Ave  
Eatonville, FL 32751

Estimator	Date	Quoted to	Project
Senswell	07/31/2025	Anthony Grant	Residential Demolition

Services	Qty	Amount
1. Demolish 200 Moseley Ave		\$9,500.00
2. Demolish 206 Moseley Ave		\$13,500.00
3. Dumpster		
4.		
5.		
	Subtotal	\$23,000.00
	Total	\$23,000.00

**Pricing is subject to change due to materials and / or labor cost increase.  
THIS IS JUST AN ESTIMATE!**

Required 50% deposit due upon acceptance of this proposal in the amount of \$11,500.00.

The remaining balance is due upon completion of the renovation in the amount of \$11,500.00.

Should you accept this proposal and contract, please sign below. Additional documents may also require a signature before commencing any work. If specific testing and removal of addition items are need, an addition fee may be accessed at owners expense and may or may not be performed by Bella Forty One Partners LLC.

**Any alteration, additional findings, deviation from above specs will be executed only upon written change order and will become an extra charge at owner's expense. Quote is good for 14 days from estimate date. Price is subject to change if not accepted within the 14 days' timeframe. Company only accepts cash, checks or credit card payments. Credit Cards payment will incur an additional 4% transaction/service charge.**

**Although all due care shall be taken during installation, Bella Forty One is not responsible for any damage incurred to landscaping, sod or existing concrete surfaces (driveways, sidewalks,**

etc., see contract). This shall include but not limited to: paint, stucco, screen enclosures or doors, trees, plants or any area connected to the area of work to be performed.

This does not include if a Tarp is needed to be installed by us Additional for Materials/Labor  
**NO WORK IS TO BE DONE OTHER THAN THAT SPECIFIED IN THIS CONTRACT WITHOUT INCURRING ADDITIONAL CHARGES, OWNER'S RESPONSIBILITY.**

We reserve the right, should we not receive full payment within 30 days, to execute Florida's Construction Lien Law (Sections 713.001-713.37).

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

Bella Forty One Property Partners LLC PO Box 941588 Maitland, FL 32794 Phone: 407-349-4938  
Email: [bellafortyone@gmail.com](mailto:bellafortyone@gmail.com) CBC1264685

Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Contractor: \_\_\_\_\_ Date: \_\_\_\_\_

