



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

PAID: 2/24/23
PROJ. #: 23-80000031

PM: Doug

REC'D: 2/24/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: LEONARD STREET PARTNERS LLC
PARCEL ID #(S): 18-21-30-309-000-0270
TOTAL ACREAGE: 0.91 BCC DISTRICT: U-LOCKHART
ZONING: R1 FUTURE LAND USE: ~~MDR~~ MAR

APPLICANT

NAME: SILVIO CAPELETTI COMPANY: CAPELETTI ENTERPRISES LLC
ADDRESS: 1006 W 25th St.
CITY: SANFORD STATE: FL ZIP: 32771
PHONE: 321 438 1377 EMAIL: CAPELETTI ENTERPRISES LLC@GMAIL.COM
capeletti

CONSULTANT

NAME: COMPANY:
ADDRESS:
CITY: STATE: ZIP:
PHONE: EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Multifamily Complex of 10 units → 700sqft - 800sqft units
REZONE to R-3 (from R-1)
☐ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 3/3 COM DOC DUE: 3/9 DRC MEETING: 3/15
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:
ZONING: R-1 FLU: MDR LOCATION:
W/S: Altamonte Springs BCC: 4: Lockhart
Agenda: 3/10



CAPELETTI ENTERPRISES LLC

February 21, 2023

Dear representatives of Seminole County,

My partners and I are in negotiations to acquire a lot located at Leonard St, Altamonte Springs, FL 32701. I don't believe the lot has a numeral address yet. **Parcel #: 18-21-30-509-0000-0270** It is zoned as R-1 single dwelling. Our intention is to build a small apartment complex and are seeking for the possibility of re zoning this lot to multifamily R-3 (I believe it might be pre-approved as future land use but not sure of it).

The project in mind consists of constructing two apartment buildings with five units each (possibility of one building housing 6 units and the other 4 units). Apartment buildings will be single story and units will range in size between 700 SQ FT - 800 SQ FT each.

We greatly appreciate your consideration.

Sincerely,

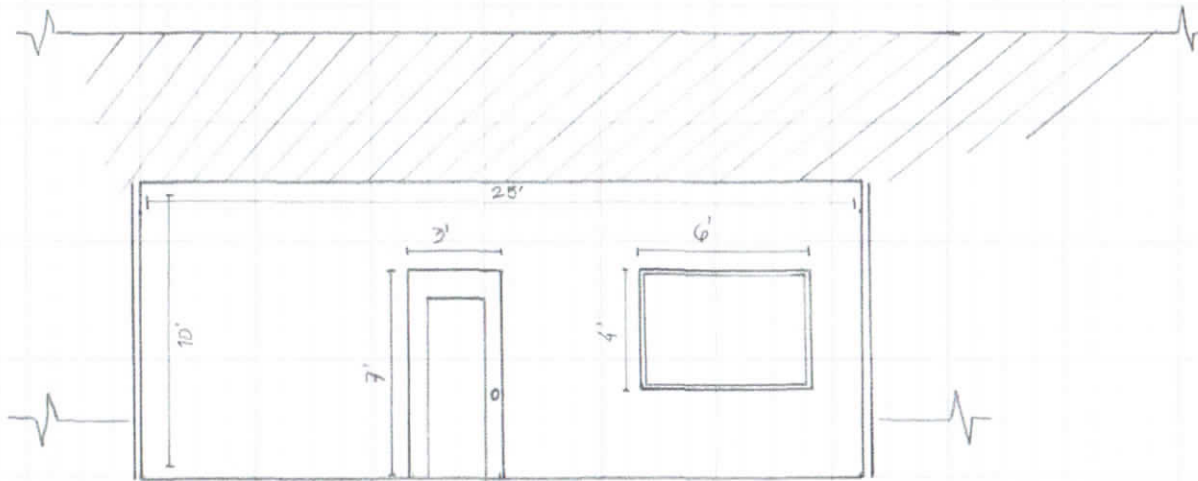
Silvio Capeletti
Capeletti Enterprises LLC
capelettienterprisesllc@gmail.com
P: 321.438.1377
CBC 1257494
PO BOX 608511
Orlando, FL 32860

existing vacant lot

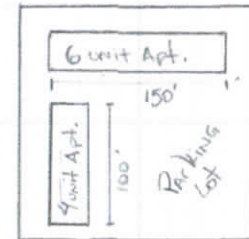


proposal 1

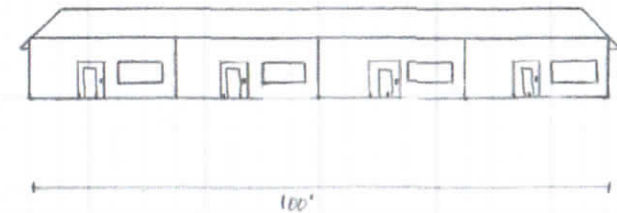
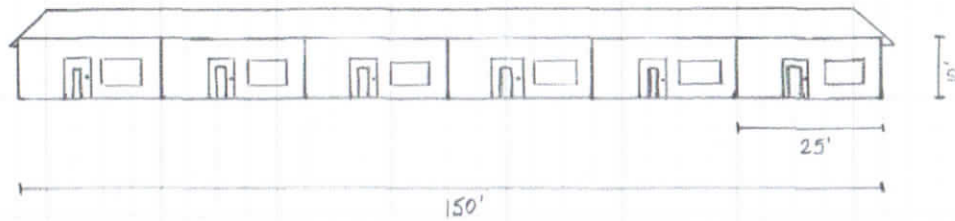
$\frac{1}{4}" = 1'$



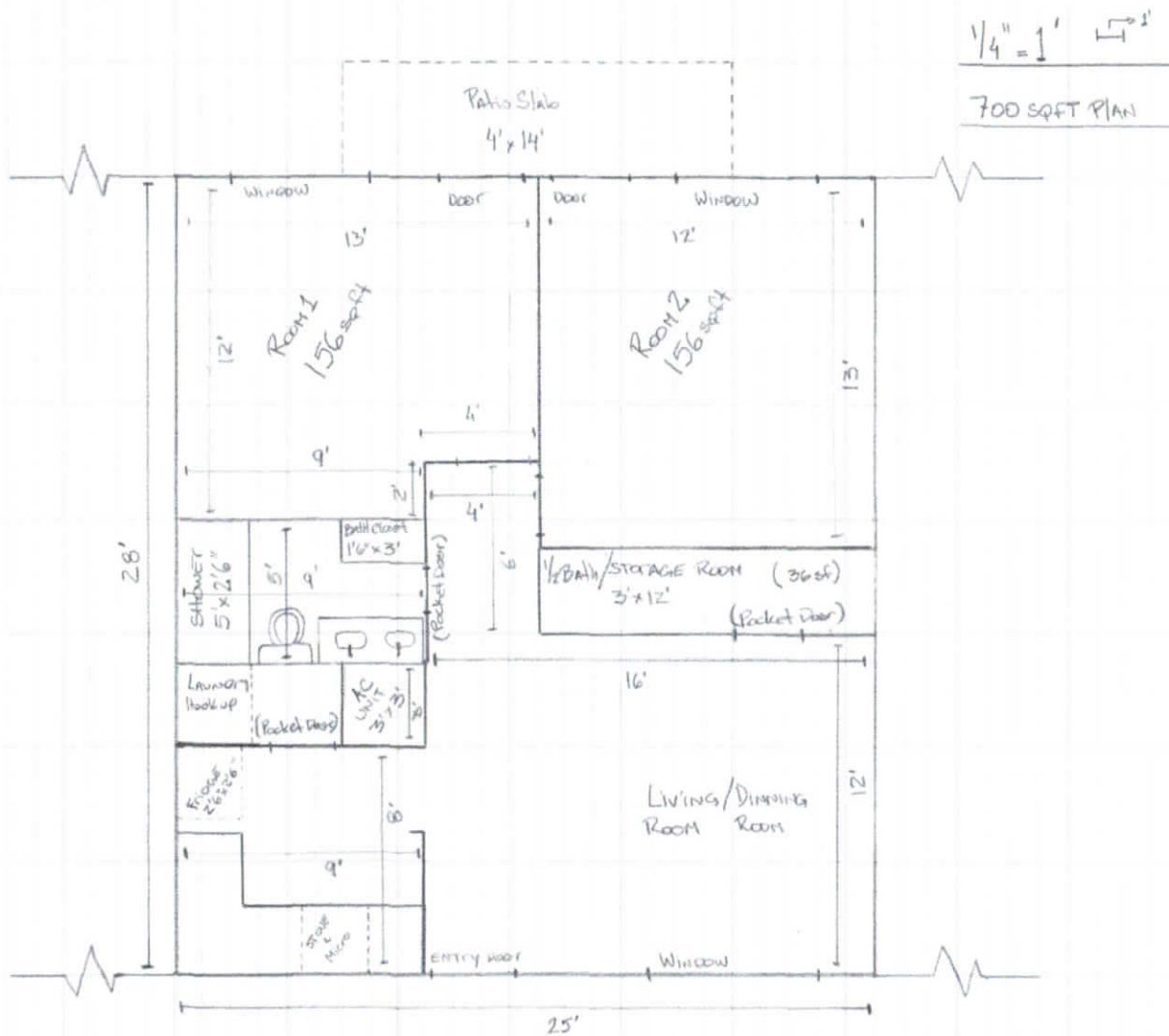
Lot 7



$\frac{1}{4}" = 5'$



Inside proposal 2



Property Record Card



Parcel 18-21-30-509-0000-0270

Property Address LEONARD ST ALTAMONTE SPRINGS, FL 32701

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	18-21-30-509-0000-0270
Owner(s)	VANDER PYL, CHESTER A III
Property Address	LEONARD ST ALTAMONTE SPRINGS, FL 32701
Mailing	PO BOX 689 CEDAR KEY, FL 32625-0689
Subdivision Name	FROSTS ADD NO 2 TO ALTAMONTE
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$133,350	\$133,350
Land Value Ag		
Just/Market Value	\$133,350	\$133,350
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$20,940	\$31,159
P&G Adj	\$0	\$0
Assessed Value	\$112,410	\$102,191

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$1,787.97	2022 Tax Savings with Exemptions	\$247.65
2022 Tax Bill Amount	\$1,540.32		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

FROSTS ADD NO 2 TO
ALTAMONTE
PB 1 PG 13

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$112,410	\$0	\$112,410
SJWM(Saint Johns Water Management)	\$112,410	\$0	\$112,410
FIRE	\$112,410	\$0	\$112,410
COUNTY GENERAL FUND	\$112,410	\$0	\$112,410
Schools	\$133,350	\$0	\$133,350

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TAX DEED	07/01/2018	09185	0749	\$34,000	No	Vacant
WARRANTY DEED	03/01/2014	08234	1567	\$3,000	No	Vacant
WARRANTY DEED	10/01/1992	02499	0707	\$16,600	Yes	Vacant
WARRANTY DEED	02/01/1990	02156	0135	\$10,000	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	175.00	228.00	0	\$600.00	\$133,350

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

Extra Features

Description	Year Built	Units	Value	New Cost
-------------	------------	-------	-------	----------

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1	Medium Density Residential	MDR	Single Family-8400

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
11.00	DUKE	CENTURY LINK	ALTAMONTE SPRINGS	CITY OF ALTAMONTE SPRINGS	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	56

School Information

Elementary School District	Middle School District	High School District
Altamonte	Milwee	Lyman

Seminole County Planning and Zoning Credit Card Payment Receipt

Seminole County Government Planning and Zoning

1101 East 1st Street

Sanford, FL 32771

Date: 2/24/2023 11:45:03 AM

Project Number: 23-80000031

Address:

Credit Card Number: 44*****2327

Authorization: 014511

Transaction ID: 240223C18-7BB334B1-2DE1-45B9-83CD-892FD72954D1

Fees Selected: 50.00

Convenience Fee: 2.50

Total Fees Paid: 52.50

Selected Fee Summary

Description	Amount
PRE APPLICATION	50.00