



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: ~~R1~~ 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  
 (RETURN 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
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> 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,

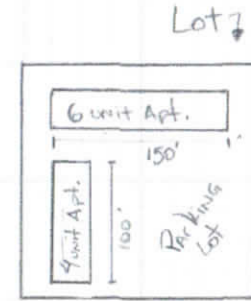
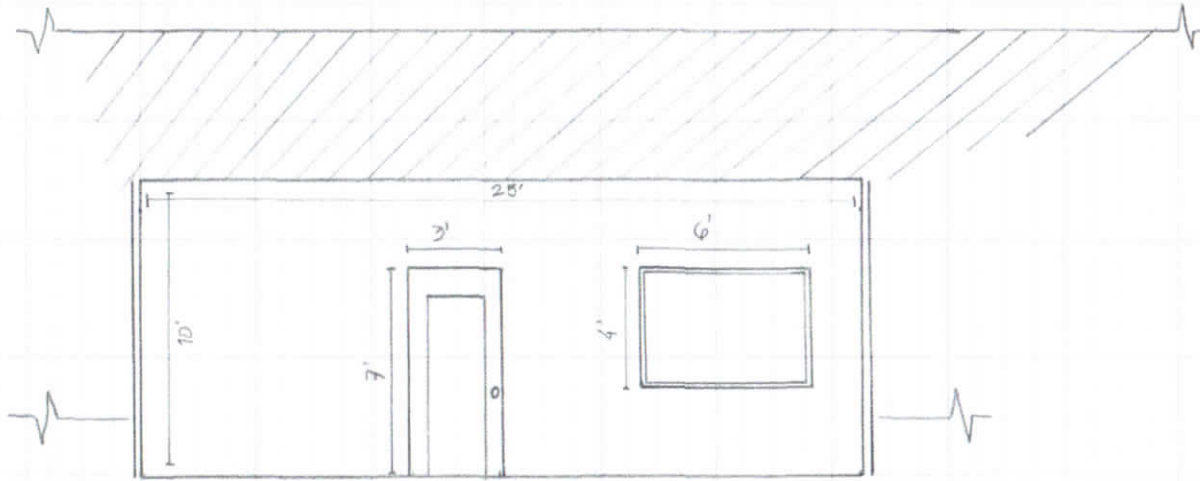
Silvio Capeletti  
Capeletti Enterprises LLC  
[capelettienterprisesllc@gmail.com](mailto:capelettienterprisesllc@gmail.com)  
P: 321.438.1377  
CBC 1257494  
PO BOX 608511  
Orlando, FL 32860

existing vacant lot

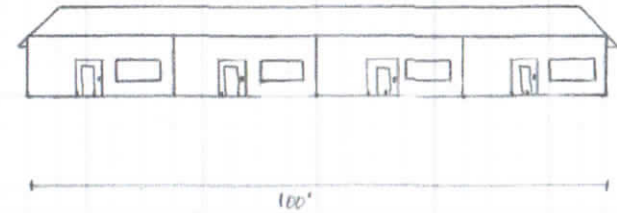
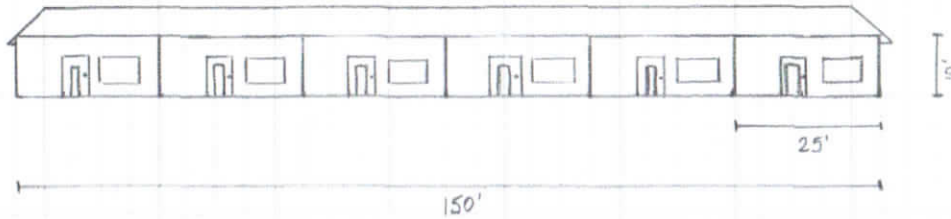


# proposal 1

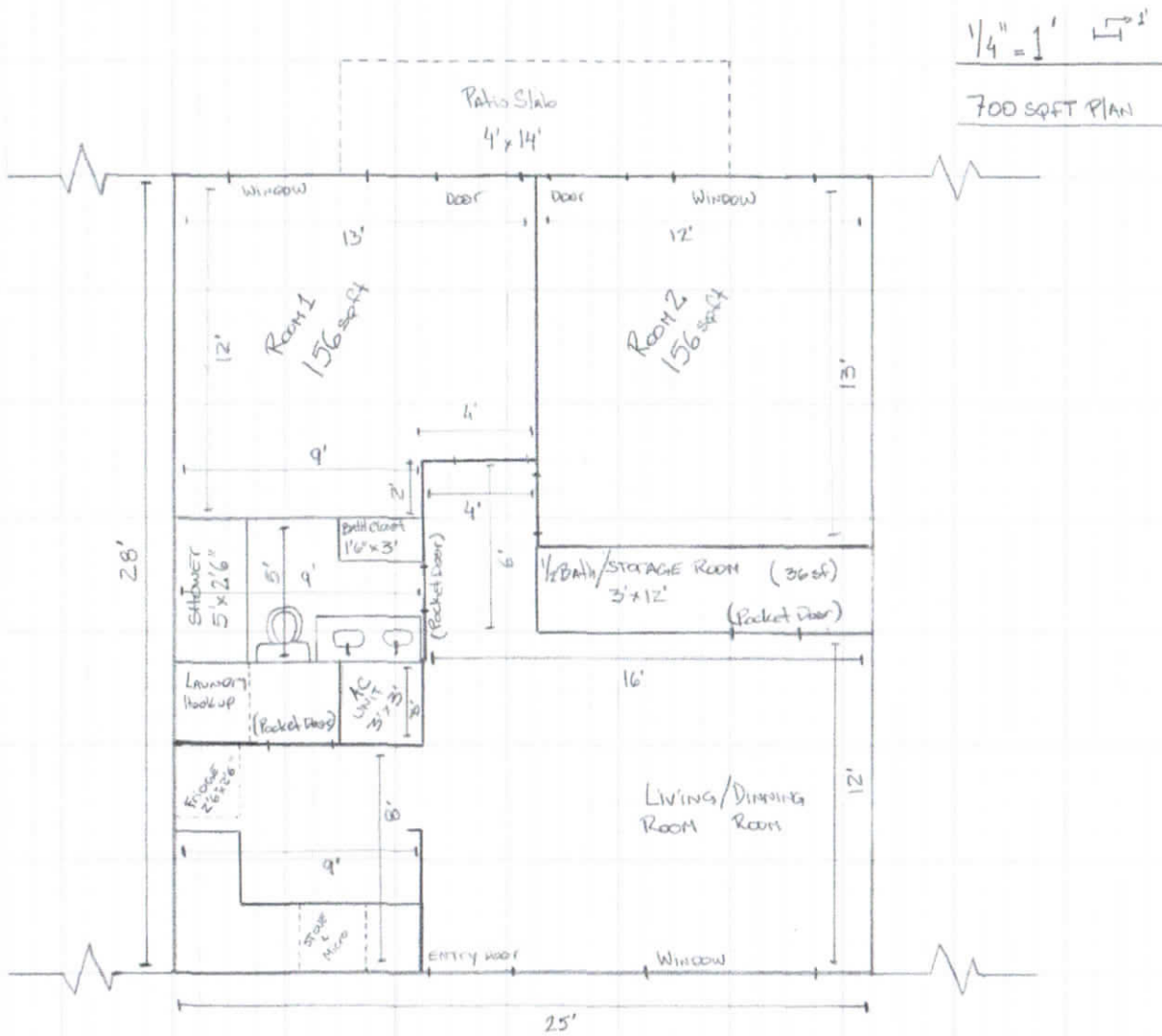
$\frac{1}{4}'' = 1'$   $\rightarrow$  1'



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

## Value Summary

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

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

## 2022 Certified Tax Summary

<b>2022 Tax Amount without Exemptions</b>	<b>\$1,787.97</b>	<b>2022 Tax Savings with Exemptions</b>	<b>\$247.65</b>
<b>2022 Tax Bill Amount</b>	<b>\$1,540.32</b>		

\* 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

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
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### Extra Features

Description	Year Built	Units	Value	New Cost
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### 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