

**From:** [BrendanChadLucy Mama](#)  
**To:** [Padin, Hilary](#)  
**Subject:** Case #25-32000010  
**Date:** Tuesday, March 24, 2026 7:13:30 AM

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To Whom it may concern,

I am a Seminole county resident. Please consider carefully the decision to approve such a large building on this property. I love that the churches are growing in Longwood/ Lake Mary, but growth for the sake of growth is the ideology of a cancer cell. Please allow for the idea that "smaller" is not bad, and that keeping communities small and peaceful in accordance with its surroundings is actually a blessing. Perhaps this church can build a smaller sanctuary.

King regards,  
Sarah Stevens  
407-416-2173

Sent from my iPhone

**From:** [cheryl cuellar](#)  
**To:** [Padin, Hilary](#)  
**Subject:** Lifepoint Church exemption  
**Date:** Wednesday, March 25, 2026 9:43:52 AM

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I am writing to formally request that you vote against the Lifepoint special exemption.

The proposed site is unsuitable for a facility of this scale. Long-term residents already face significant traffic challenges when exiting our neighborhoods onto EE Williamson Road. While our community accommodates several small churches, a campus of the size currently proposed is incompatible with the location.

Cheryl Cuellar

**From:** [Karen McIntyre](#)  
**To:** [Padin, Hilary](#)  
**Subject:** Case 25-32000010  
**Date:** Wednesday, March 25, 2026 4:25:10 PM

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Dear Hillary,

We are concerned about the expansion of Lifepoint Church and Freedom Academy at the intersection of Myrtle Lake Hills Rd and EeE Williamson. While we are happy to support a church and/or it's school expansion, this is a horrible location to do so. The area and intersection is already overwhelmed with vehicles passing through and going to the nearby schools. Entering and exiting our neighborhood is often a difficult and frustrating experience and although we have advocated for a signal, that has never come through. But a signal won't solve the increased traffic with a Lifepoint church and school expansion. This is an inappropriate location and potentially dangerous too.

It would also seem they are proposing expansion of a church that appears to have few attendees, so logically it could be they really want to expand their school given potential lucrative nature of school vouchers. It is school traffic which is so disruptive as well as a giant out of scale building and sea of parking.

Thanks for your time,

**Karen McIntyre**

**From:** [Vasilis Katsafanas](#)  
**To:** [Padin, Hilary](#)  
**Cc:** [baylagoonFL@gmail.com](mailto:baylagoonFL@gmail.com)  
**Subject:** LifePoint Christian Church Special Exception Hearing Date April 1, 2026 Formal Objection  
**Date:** Thursday, March 26, 2026 12:28:03 PM

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Dear Ms. Padin:

My wife, Kathryn Katsafanas and I Vasilis Katsafanas own a home at 1327 Summertree Ct in the Bay Lagoon Subdivision which abuts the proposed Exception being sought by LifePoint Christian Church. We wish to enter a formal objection to granting this Exception.

We understand the Church wants to expand its facilities on Myrtle Lake Hills Rd, which immediately abuts our Bay Lagoon Subdivision. A part of the Exception is the construction or creation of a huge retention pond immediately adjacent to our Bay Lagoon subdivision. The Bay Lagoon Subdivision is already experiencing serious issues with water drainage following heavy rains and storms. The retention pond would sit above the level of the adjacent Bay Lagoon properties and would seriously exacerbate the existing water drainage and flooding issues at Bay Lagoon. This cannot be permitted as it will severely damage the property values in Bay Lagoon.

In addition, the additional traffic that this expansion on Myrtle Lake Hills Road would seriously exacerbate already heavy traffic issues which already exist at the intersection of Myrtle Lake Hills Road and E.E. Williamson. There are already two other Churches along E.E. Williamson Rd, as well as Woodlands Elementary School. Additional traffic will only exacerbate the existing heavy traffic issues along these 2 lane roads.

For the foregoing reasons My wife and I, as 38 year homeowners and residents of Bay Lagoon. wish to register our formal objections to the Special Exception being sought by the LifePoint Christian Church.

Respectfully Submitted,

Vasilis C. and Kathryn E Katsafanas  
1327 Summertree Court  
Longwood Fl. 32750.

Ms. Hilary Padin  
Planner  
Development Services | Planning & Development  
Project Manager for Case File 2026-0248  
LifePoint Church Special Zoning Exception  
1101 E. 1<sup>st</sup> Street, Sanford, FL 32771

Dear Ms. Padin and the Seminole County Planning & Zoning Commission,

This letter details our opposition to the Special Exception Zoning request from LifePoint Christian Church. We live in the Bay Lagoon neighborhood which wraps around the church property to the west and north. Our property borders the church property to the north.

This project will exacerbate water issues we have from church property already. You see, there is a 20 foot drop off from church property to our backyard lawn. Rainwater percolates from the church property and finds the lowest level to flow to which happens to be our place and a number of others. After summer rains and especially when we are hit with hurricane related rain, our backyard ponds up as do others nearby. After hurricanes Irma and Ian it took six weeks for the water to recede and our lawn not be soggy. Much of that can be attributed to constant percolation and water flow from the church property.

Now the church wants to put in a huge retention pond right next to our fence line and others. The water collected on the church property will sit up above all of us in that new pond. The water has to go somewhere and retention ponds are intended to percolate water down, not be funneled to the storm sewer. The retention pond will have a major impact on us in our opinion. I can't imagine the problems an overflowing retention pond will cause to residences.

Bay Lagoon is not foreign to retention pond planning miscalculations. The west side of our neighborhood is adjacent to the Woodlands Elementary School retention pond which was enlarged when the school was renovated. The new pond couldn't handle the rain volume and it overflowed. Guess where the water traveled? Its path was to the lowest level. The overflow damaged multiple properties in our neighborhood. I personally witnessed a river gushing through their yards.

In the staff review of this Exception application, which starts on page 788 in your packet, under Section (4) it states "the zoning change would not impede the surrounding residents". We disagree with the staff analysis. Flooding neighborhood properties is a major impediment to this project. An additional 6,400 square foot building just 19 feet from some of our residences is not a visual and loss of privacy impediment?

The Bay Lagoon neighborhood has lived in relative harmony with the various church property owners for decades. For us personally, LifePoint fencing-in an area up to our fence? Okay.

School children having recess in that area? No problem. That area having bright decorative lights on all night and visible from our place? We will deal with it. Outdoor church services, bands, and gatherings in that area? Hmmm. Potential major flooding damage and the loss of privacy for those next door to the new church building? That harmony erodes.

Please use past experience to deny this zoning exemption otherwise history is going to repeat itself. Our neighborhood has had enough flooding issues. We all just want as peaceful a neighborhood as possible as is. We appreciate your concern for homeowners and making the right decision in denying this project and the new zoning it needs to move forward. We want the harmony with LifePoint Christian Church to continue as is.

Sincerely,

Richard and Jane Hofmann  
1372 N. Marcy Dr  
Longwood, FL 32750

**From:** [Robin Warde](#)  
**To:** [Padin, Hilary](#)  
**Subject:** LifePoint Christian Church Special Exception Hearing | Formal Objection  
**Date:** Tuesday, March 31, 2026 2:12:37 PM

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Good afternoon. A neighbor notified me that there is a special hearing and for some reason, I never received the notification in the mail. In addition, I understand the details includes

Site expansion at the church coupled with a retention pond? I **wish to enter a formal objection to granting this Exception.**

I am already talking with the county about The Bay Lagoon Subdivision's water drainage issues across the board and in no way wish to see any other bodies of water in or around Bay Lagoon that could lead to additional water flow into or around the subdivision. Not to mention this is small neighborhood already deals with heavy traffic due to the school and we don't need additional traffic issues exacerbating the situation.

It would be great if your department actually took an interest in resolving the drainage issues in Bay Lagoon as a whole as this has been ongoing for years without county intervention. Happy to discuss. Thank you for accepting my objection to this expansion.

**Robin Lash-Warde**

Client Success Executive

Cell: [407-718-8503](tel:407-718-8503)

[Robin.Lash-Warde@symphonytalent.com](mailto:Robin.Lash-Warde@symphonytalent.com)



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**From:** [Sari Arcuri](#)  
**To:** [Padin, Hilary](#)  
**Subject:** Life Point Christian Church Special Exception - Project 25-32000010  
**Date:** Wednesday, April 1, 2026 2:42:43 PM

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Ms. Padin,

I can't make it to the hearing this evening regarding this special exception, so I am emailing to express a concern I have over the possible exception.

I live in the Bay Lagoon neighborhood adjacent to the church property. My primary concern pertains to the proposed retention pond placement, as well as drainage and possible increased runoff due to reduced ground area where water can percolate down. Much of our neighborhood sits lower than the church property, and some Bay Lagoon properties already have issues with flooding during periods of heavy rains.

My concern is that even more homes in Bay Lagoon will be affected by flooding if this retention pond overflows, particularly during hurricanes, tropical storms, or even prolonged summer rainy seasons.

Hopefully this will be taken into consideration and addressed.

Thank you,

Sari Arcuri  
1335 North Marcy Drive  
Longwood

**From:** [JEFFREY S KISSINGER](#)  
**To:** [Padin, Hilary](#); [PlanDesk](#); [Giles, Joy](#)  
**Cc:** [Amanda Kiss](#); [RonzyP](#)  
**Subject:** URGENT: Formal Opposition to Case 25-32000010 (LifePoint/Freedom Christian Academy)  
**Date:** Friday, March 20, 2026 10:47:22 AM

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Dear Ms. Padin and the Seminole County Planning & Zoning Commission,

I am writing to formally oppose the Special Exception request for Case 25-32000010 at 1470 Myrtle Lake Hills Road. I represent a growing coalition of residents from the Myrtle Lake Hills, Northridge, Bowling Farms, and Shadow Hill communities.

Together, our four neighborhoods comprise over 400 households that rely almost exclusively on the Myrtle Lake Hills Road corridor for daily transit. We believe the proposed 6,400-square-foot expansion, when combined with the existing daily private school operations, creates an untenable safety risk.

#### 1. Cumulative Traffic Impact (The 4-Neighborhood Funnel)

The intersection of Myrtle Lake Hills Road and E.E. Williamson Road serves as the primary gateway for four distinct residential enclaves. Residents of Shadow Hill and the surrounding subdivisions are funneled into this single point of egress. Adding a high-intensity sanctuary and expanding the capacity of a daily school at this exact "mouth" of the neighborhood creates a permanent bottleneck for nearly 1,000 daily commuters.

#### 2. Non-Disclosed Intensity of Use (Freedom Christian Academy)

The applicant's website ([freedomchristian.academy](http://freedomchristian.academy)) confirms that the site is not merely a Sunday house of worship, but a registered Florida private school with mid-week classes and events. Any traffic study that only evaluates "Church" usage is fundamentally flawed. We request that the Commission require a study that accounts for the daily "peak-hour" stacking caused by school drop-off and pick-up, which already impacts our ability to exit the neighborhood.

#### 3. Public Safety & Emergency Access

With so many homes relying on this restricted infrastructure, the "stacking" of cars for school or large-scale church events poses a direct threat to emergency vehicle access. If Myrtle Lake Hills Road is blocked by church/school traffic, fire and EMS services will be delayed in reaching the hundreds of families in the rear of these four subdivisions.

#### 4. Zoning Incompatibility

A commercial-scale educational and worship campus of this magnitude is a radical departure from the A-1 (Agricultural) and R-1A (Residential) character of our streets. This expansion shifts the property from a neighborhood-scale facility to a regional destination, which is inconsistent with the Seminole County Comprehensive Plan for this area.

We strongly urge the Planning & Zoning Commission to recommend denial of this Special Exception. We further request that a comprehensive, multi-neighborhood Traffic Impact Analysis be made a public requirement before any further consideration of this file.

Sincerely,

Dr. Jeff Kissinger

1630 Highland Dr

Longwood, Fl

32750

# OBJECTION TO SPECIAL EXCEPTION: CASE #25-32000010

**Project:** Life Point Expansion / Freedom Christian Academy

**Date:** April 1, 2026 | **Submitted by:** Dr. Jeff Kissinger, Longwood Resident Myrtle Lake Hills

## I. Executive Summary of Opposition

The residents of Myrtle Lake Hills, Northridge, and Bolling Farms request a **DENIAL** of this Special Exception based on three critical planning failures:

- **Safety Funnel Infrastructure:** 400+ households rely on a single ingress/egress point. This expansion is at the literal mouth of our only emergency exit.
- **Undisclosed Operational Intensity:** The applicant is not merely expanding a "Church Sanctuary" but scaling a regional, taxpayer-funded K-12 Education Provider.
- **Policy Incongruency:** The project violates **Policy 2.1 (Compatibility)** and **Policy 10.1 (Concurrency)** of the Seminole County Future Land Use Plan (FUP).

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## II. Policy & Safety Analysis

- **Concurrency Failure (Policy 10.1):** Approving high-intensity weekday traffic at a "single-point-of-failure" intersection degrades the Level of Service for emergency vehicles.
- **Incompatible Intensity (Policy 2.1):** A regional education center recruiting 100s of students is fundamentally inconsistent with the quiet, A-1 Agricultural character of this neighborhood.
- **The "Double Standard":** Agenda Item 1 Sandy Lane Homes Rezone 2026-0230 of this hearing required a **School Impact Analysis**. This project—which functions as a K-12 academy—has been allowed to proceed without any Impact Study, Traffic, School, Fire Emergency Safety or otherwise.

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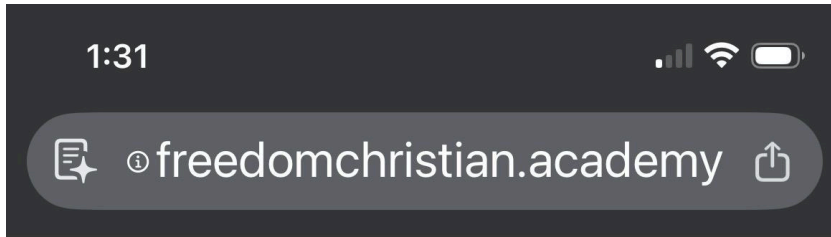
## III. Evidentiary Appendix (Visual Exhibits)

**EXHIBIT A: Current Intersection Stacking**



**Observation:** This photo demonstrates that the "Safety Funnel" is already at maximum capacity during weekday mornings. Adding a 6,400 sq. ft. education facility at this exact spot creates a permanent "cork" in our only exit.

**EXHIBIT B: Official Status Disclosure**



## We ARE:

- An approved Home Education Instructional Provider (Step-Up Funds)
- Academic Partners
- Ministry Minded
- Family Focused
- Lifelong learners

**Observation:** The applicant's own documentation (FreedomChristian.Academy) confirms they are a **Regional Instructional Provider**. By self-identifying this way, they bypass traditional school safety audits while still bringing "school-level" traffic intensity to a residential street.

## EXHIBIT C: Scale and Recruitment Intensity

2:51



freedomchristian.academy

## AT FCA WE ACCEPT STEP UP FUNDS AS DIRECT PAYMENTS

No need to turn in receipts or wait for reimbursements! Simply log in to your child's scholarship account and pay us directly using scholarship funds.

### ARE YOU...

Frustrated with public school? |  
Interested in Homeschooling? |  
Already homeschooling? | Looking for  
Christian-based homeschool classes?

### WE'RE HERE TO HELP...



ENCOURAGE *Parents*

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**Observation:** This is not a "small accessory use." It is a high-growth regional operation utilizing state voucher funds to scale. The Board must evaluate the **Maximum Potential Intensity** of 300+ students, not just the "sanctuary" label.

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## IV. Closing Statement

For 40 years, my family—including retired Longwood Post Office carriers, Navy Verteran—has served and lived on these roads. We have seen firsthand how a single traffic delay can turn into a life-safety crisis. We ask this Board to prioritize the safety of 400 families and the integrity of the Future Land Use Plan over this incompatible expansion.

**Respectfully submitted,**

**Dr. Jeff Kissinger**

Longwood Citizen

## Petition to Deny Signatures

Jeff Kissinger	2026-03-23	Marelis Nazario	2026-03-24
Samuel Clark	2026-03-23	Shay Peterson	2026-03-24
Jami Richmond	2026-03-23	Monica Bullock	2026-03-24
Amanda Kissinger	2026-03-23	Tori Frazee	2026-03-24
Ronald pulliam	2026-03-23	Cindy Haller	2026-03-24
Josh Molina	2026-03-23	Cynthia Pulliam	2026-03-24
Lindsey Corton	2026-03-23	Dawn Armstrong	2026-03-24
April Maldonado	2026-03-24	Billy Day	2026-03-24
Deborah Ribeiro	2026-03-24	Elizabeth Gill	2026-03-24
Emma Gentry	2026-03-24	Marian Gorman-dunn	2026-03-24
Roanna Bacchus	2026-03-24	Celia Dasilva	2026-03-25
Jess Hershey	2026-03-24	Antonio da silva	2026-03-25
Sarah Stevens	2026-03-24	john mcaninley	2026-03-25
Christopher Ratzlaff	2026-03-24	Ryan Waxberg	2026-03-25
Caroline Anderson	2026-03-24	Sharon Hastings	2026-03-25
Kelli Boyer	2026-03-24	Stephanie Levin	2026-03-25
William Harris	2026-03-24	Scott Knechtel	2026-03-25
Anderson Diana	2026-03-24	Matthew Mikenas	2026-03-25

Jose Valle	2026-03-24	Kendall Highnote	2026-03-25
Vincent Allison	2026-03-24	Belinda Griffith	2026-03-25
Alice Barnes	2026-03-24	Allison Johnson	2026-03-25
Alexander meigs	2026-03-24	Xionary Pastrana	2026-03-25
		Joshua Richmond	2026-03-26
		Anne Barcant	2026-03-26
		Suzanne Tremblay	2026-03-26