



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

PROJ. #: 25-80000075
 Received: 6/25/25
 Paid: 7/1/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: LIFE POINT CHRISTAIN CHURCH

PARCEL ID #(S): 25-20-29-300-0170-0000

TOTAL ACREAGE: 2.53 Acres

BCC DISTRICT: 4: Lockhart

ZONING: A-1

FUTURE LAND USE: LDR

APPLICANT

NAME: PASTOR PHIL AYRES

COMPANY: LIFE POINT CHRISTAIN CHURCH

ADDRESS: 1470 MYRTLE LAKE HILLS ROAD

CITY: LONGWOOD

STATE: FL

ZIP: 32750

PHONE: (407) 385-9725

EMAIL: PHIL@LIFEPOINTCHURCH.COM

CONSULTANT

NAME: RICHARD DIXON, P.E.

COMPANY: ANDERSON-DIXON, LLC

ADDRESS: 102 S. ORANGE STREET

CITY: NEW SMYRNA BEACH

STATE: FL

ZIP: 32168

PHONE: ~~(386) 28-5824~~ 386 428 5834

EMAIL: RICK@ANDERSONDIXONLLC.COM

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☒ SPECIAL EXCEPTION

Description of proposed development: ADDITION TO MAIN A BUILDING

STAFF USE ONLY

COMMENTS DUE: 7/11

COM DOC DUE: 7/17

DRC MEETING: 7/23

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION:
 on the northwest corner of Myrtle Lake Hills &
 E E Williamson Rd

W/S: Sunshine Water

BCC: 4: Lockhart

Agenda: 7/18

June 24, 2025

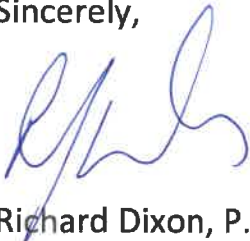
Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

Subject: Pre Application - Detailed Narrative

Life Point Christian Church
1470 Myrtle Lake Hills Road
Longwood, FL 32750

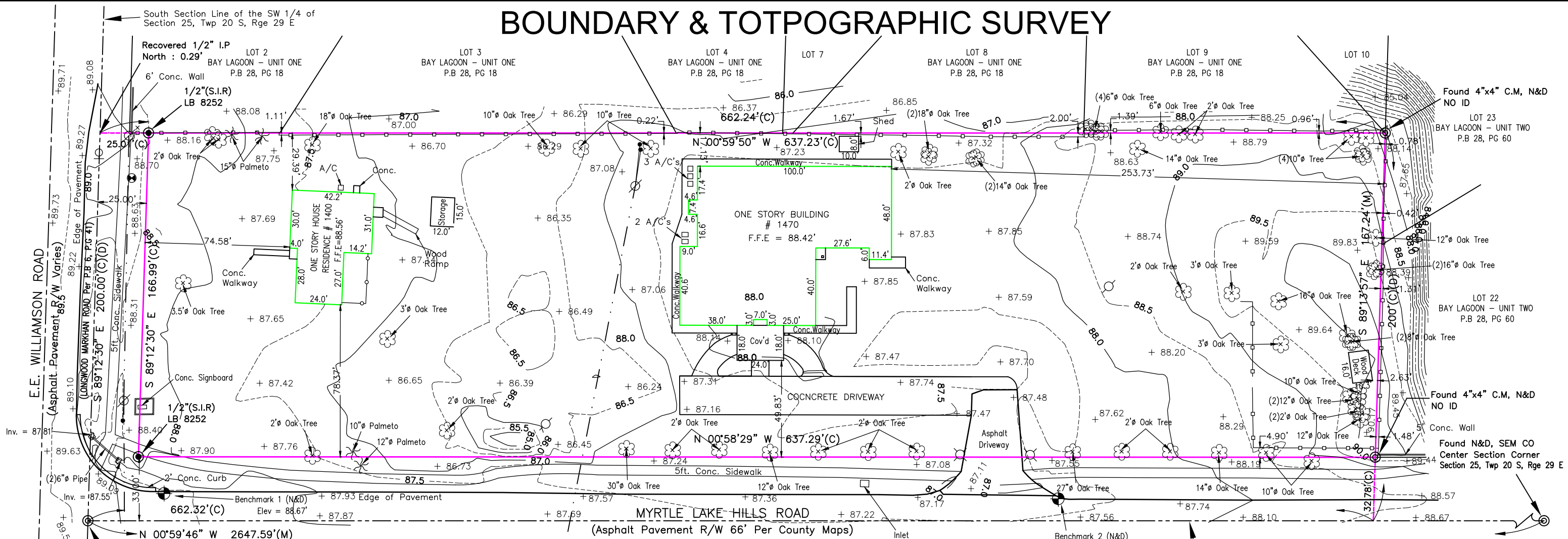
The existing Life Point Christian Church is planning on building a new church building. The existing building will be used for offices and non-worship activities. The project will include parking, stormwater treatment and attenuation, and landscaping.

Sincerely,



Richard Dixon, P.E.
Anderson-Dixon, LLC

BOUNDARY & TOTPOGRAPHIC SURVEY

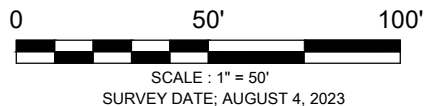
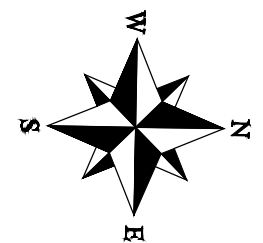


Found N&D, SEM CO
South 1/4 Section Corner
Section 25, Twp 20 S, Rge 29 E

- SURVEY NOTES :**
- 1) Assumed North based on a Bearing on the EAST Section line of the SW 1/4 of Section 25, Twp 20 S, Rge 29 E, being N 00°59' 46" W, assumed.
 - 2) This Survey has been prepared without benefit of Title Abstract and is subject of any Deductions, Limitations, Restrictions, Reservations, Easements, Right Of Ways, agreements or other matters of record.
 - 3) Unless otherwise noted; Distances shown hereon refer to plat and field measurement.
 - 4) No underground utilities or underground encroachments were measured or located as part of this survey.
 - 5) Legal description provided by others.
 - 6) Only visible and above ground encroachments located.
 - 7) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting property.
 - 8) No underground portions of footings, foundations or other Improvements were located.
 - 9) The ownership of the fences was not determined.
 - 10) The flood data provided is for informational purposes only. The Local F.E.M.A agency should be contacted for accuracy and verification
 - 11) This survey has been prepared for the exclusive use of the person or entities named hereon.
 - 12) This map is intended to be displayed at a scale of 1" = 50' or smaller.
 - 13) Wall ties are to the face of the wall.

LEGEND	
	Set Corner
	Monument found
	Benchmark
	Aluminum Lamp Pole
	Wood Power Pole
	Wood Light Pole
	Water Meter
	Wood Pole Traffic Light
	Calculated Distance
	Deed Distance
	Measured Distance
	Found Iron Rod
	Found Iron Pipe
	Set Iron Rod
	Iron Pipe
	Township
	Range
	Nail and Disk
	Concrete Monument
	Plat Book
	Pages
	Concrete
	Covered
	Air Conditioner
	Guy Wire
	Center Lines
	Property Line
	Wood Rail Fence
	6ft Wood Fence
	Section Lines
	Overhead Power Lines
	Index Contour elev.
	Interval Contour Elev.
	Spot Elev.

LEGAL DESCRIPTION;
The East 200 feet of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 20 South, Range 29 East, (Less Road Right-of-Way), Seminole County, Florida.



STADIA
SURVEYORS & MAPPERS LLC
535 Stonewall Ave.
Haines City, FL 33844
Tel. 863-303-7296
LB 8252

Certified to;
OWNER: LIFEPOINT CHRISTIAN CHURCH INC

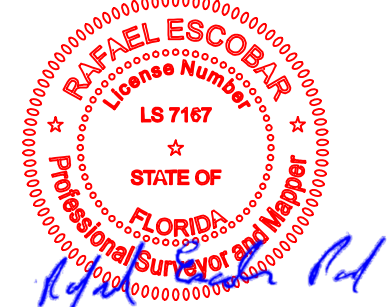
PROPERTY INFORMATION ;
ADDRESS;
1400 EE WILLIAMSON RD
LONGWOOD, FL 32750
OWNER: LIFEPOINT CHRISTIAN CHURCH INC
PARCEL ID : 25-20-29-300-0170-0000
AREA = 2.44 ACRES
FEMA FIRM ;
Flood Zone: X
Base Flood Elevation: N/A
Map # : 12117C0155F
Effective Date: 9/28/2007

PROJECT NO. : 23 - 238
PAGE 1 OF 1

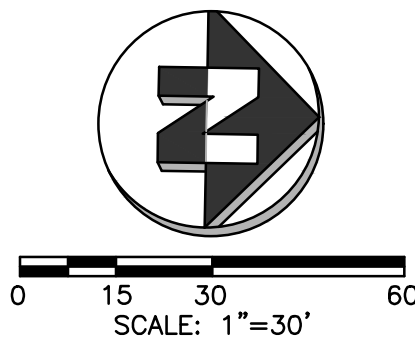
SURVEYOR'S NOTES:
1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NGS BENCHMARK PID: DM3962, WITH ELEVATION 78.35'(NAVD88).

SURVEYOR'S CERTIFICATION : I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, AND/OR THE SIGNATURE AND/OR THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAFAEL ESCOBAR, P.S.M. NO. 7167 ON THE SURVEY DATE NOTED HEREON.



SIGNED
RAFAEL ESCOBAR
PSM # 7167
AUGUST 8, 2023



**ANDERSON
DIXON**
ENGINEERING • PLANNING • PERMITTING



**ANDERSON
DIXON**
ENGINEERING • PLANNING • PERMITTING

Client:	Life Point Christian Church
ADDRESS:	1400 EE Williamson Road 1470 Myrtle Lake Hills Road Longwood, FL 32750 Parcel # 25-10-29-300-0170-0000 Seminole County
TERRITORY:	
Zoning Classification:	A-1 Agriculture
Zoning Setbacks:	
Min Lot Sqft :	1 Acre
Min Lot Width Ft	150 Ft
Min Lot Depth Ft	NONE
Min Front Yard Ft	50 Ft
2nd Front	50 Ft
Min Rear Yard Ft	30 Ft
Min STREET Side YARD	
Min Side Yard Ft	10 Ft
Max Height Ft	35 Ft or 3 Stories
Max % Bldg Cov	35%
Max % Imp. Cov	75%
Min Floor Area Sqft	N/A
Corner Lot (Y/N)	YES
Major Road	YES

Comments: BUFFERS: East Front -
South Front -
West Side -
North Side -
Landscape Buffer adjacent to residential must include a 6 ft tall masonry wall.
Accessory to Residence: 10 Ft rear setback, side setback equal to requirements for main residence, 50 ft min front setback & shall nt project beyond the front building line for the main residence unless 100 ft setback can be maintained. Accessory dwelling units limited to 35% of the GFA of main residence.

PARKING: Assembly Spaces 1 Space per 4 Seats.

ad **ANDERSON
DIXON**
ENGINEERING • PLANNING • PERMITTING

PHONE: (386) 428-5834 • FAX: (386) 408-3781

RICHARD J. DIXON, P.E.
PROFESSIONAL ENGINEER
FL. REG # 47544
102 SOUTH ORANGE STREET
NEW SMYRNA BEACH, FL
32168
(386) 428-5834

**CONCEPTUAL SITE PLAN EXHIBIT FOR:
LIFE POINT CHRISTIAN CHURCH**
1140 EE WILLIAMS ROAD
LONGWOOD, FL.

LIFE POINT CHRISTIAN CHURCH
1140 EE WILLIAMS ROAD
LONGWOOD, FL.

DRAFTER: DBA
CHECKED BY: RD

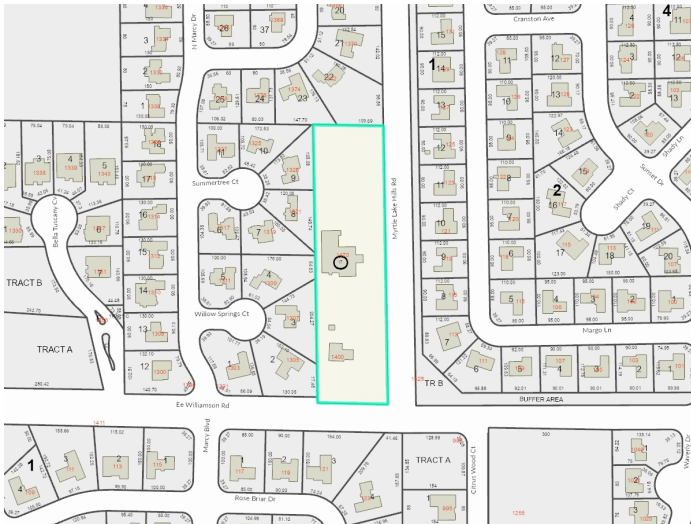
SHEET NO.
EX-1

Property Record CardA



Parcel: 25-20-29-300-0170-0000
 Property Address: 1400 EE WILLIAMSON RD LONGWOOD, FL 32750
 Owners: LIFEPOINT CHRISTIAN CHURCH INC
 2025 Market Value \$877,255 Assessed Value \$877,255 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$11,168.69
 The 3 Bed/1.5 Bath Churches property is 1,946 SF and a lot size of 2.53 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	25-20-29-300-0170-0000
Property Address	
Mailing Address	1400 EE WILLIAMSON RD LONGWOOD, FL 32750-7132
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2014)
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$674,267	\$658,354
Land Value (Market)	\$192,750	\$178,744
Just/Market Value	\$877,255	\$845,536
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$11,168.69
Tax Bill Amount	
Tax Savings with Exemptions	\$11,168.69

Owner(s)A

Name - Ownership Type
 LIFEPOINT CHRISTIAN CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 25 TWP 20S RGE 29E
E 200 FT OF SE 1/4 OF SE
1/4 OF SW 1/4 (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$877,255	\$877,255	\$0
Schools	\$877,255	\$877,255	\$0
FIRE	\$877,255	\$877,255	\$0
ROAD DISTRICT	\$877,255	\$877,255	\$0
SJWM(Saint Johns Water Management)	\$877,255	\$877,255	\$0

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	2/1/2013	\$100	07981/1645	Improved	No
WARRANTY DEED	2/1/2013	\$810,000	07979/0641	Improved	No
WARRANTY DEED	3/1/2009	\$202,600	07153/1705	Improved	No
WARRANTY DEED	1/1/1975	\$37,500	01045/0866	Improved	Yes

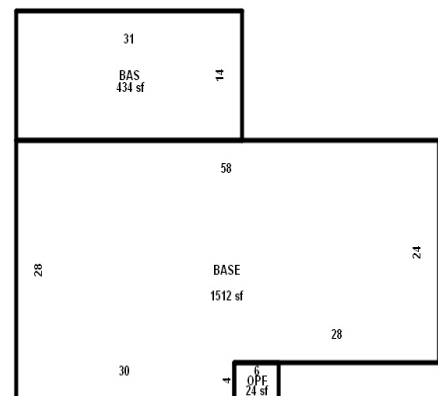
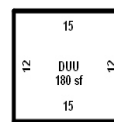
LandA

Units	Rate	Assessed	Market
2.57 Acres	\$75,000/Acre	\$192,750	\$192,750

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1964
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft ²)	1512
Total Area (ft ²)	2150
Constuction	CONC BLOCK
Replacement Cost	\$146,084
Assessed	\$83,998

* Year Built = Actual / Effective



Sketch by Apex Medina™

Building 1

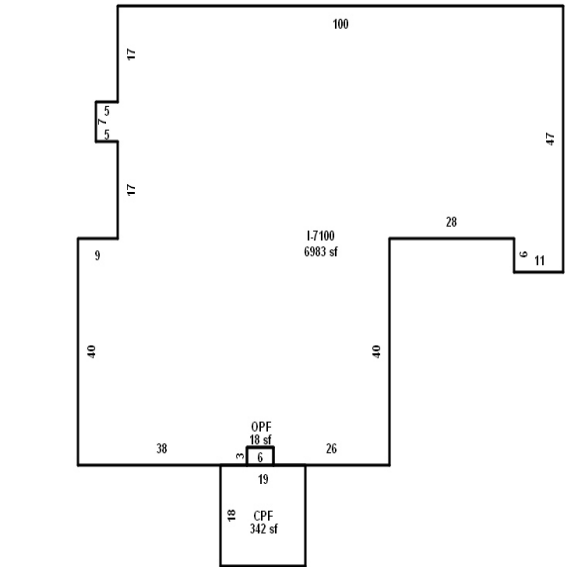
AppendagesA

Description	Area (ft²)
BASE	434
OPEN PORCH FINISHED	24

Building InformationA

#	2
Use	MASONRY PILASTER .
Year Built*	1977/1994
Bed	
Bath	
Fixtures	0
Base Area (ft²)	6983
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$887,622
Assessed	\$590,269

* Year Built = Actual / Effective



Building 2

AppendagesA

Description	Area (ft²)
CARPORT FINISHED	342
OPEN PORCH FINISHED	18

PermitsA

Permit #	Description	Value	CO Date	Permit Date
06315	1400 EE WILLIAMSON RD: MECHANICAL - COMMERCIAL-	\$15,355		5/17/2024
14840	1402 EE WILLIAMSON RD: ELECTRICAL - COMMERCIAL-Fiber utility cabinet in ROW	\$3,000		9/28/2023
19567	1400 EE WILLIAMSON RD: MECHANICAL - COMMERCIAL-	\$23,600		11/30/2022
08125	REROOF	\$21,000		6/14/2017
09277	ELECTRICAL	\$1,000		9/17/2014
04609	MECHANICAL	\$4,200		6/10/2010
10083	REROOF	\$6,500		9/10/2007
20892	GROUND SIGN; PAD PER PERMIT 1440 MYRTLE LAKE HILLS RD	\$500		12/15/2005
09820	MISC ELECTRIC WIRING	\$600		11/1/1999

08108	PRIVACY FENCE 6' & 8' HIGH	\$1,200		9/1/1999
00127	GREATROOM/UTILITY/STUDY/BATH	\$25,404	9/10/1997	1/1/1997
06145	ADD CLASSROOM, OFFICE TO CHURCH	\$198,464	7/7/1995	9/1/1994

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
CONC UTILITY BLDG	1964	180	\$4,500	\$1,800
COMMERCIAL CONCRETE DR 4 IN	1994	3878	\$21,096	\$8,438

ZoningA

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political RepresentationA

Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 24

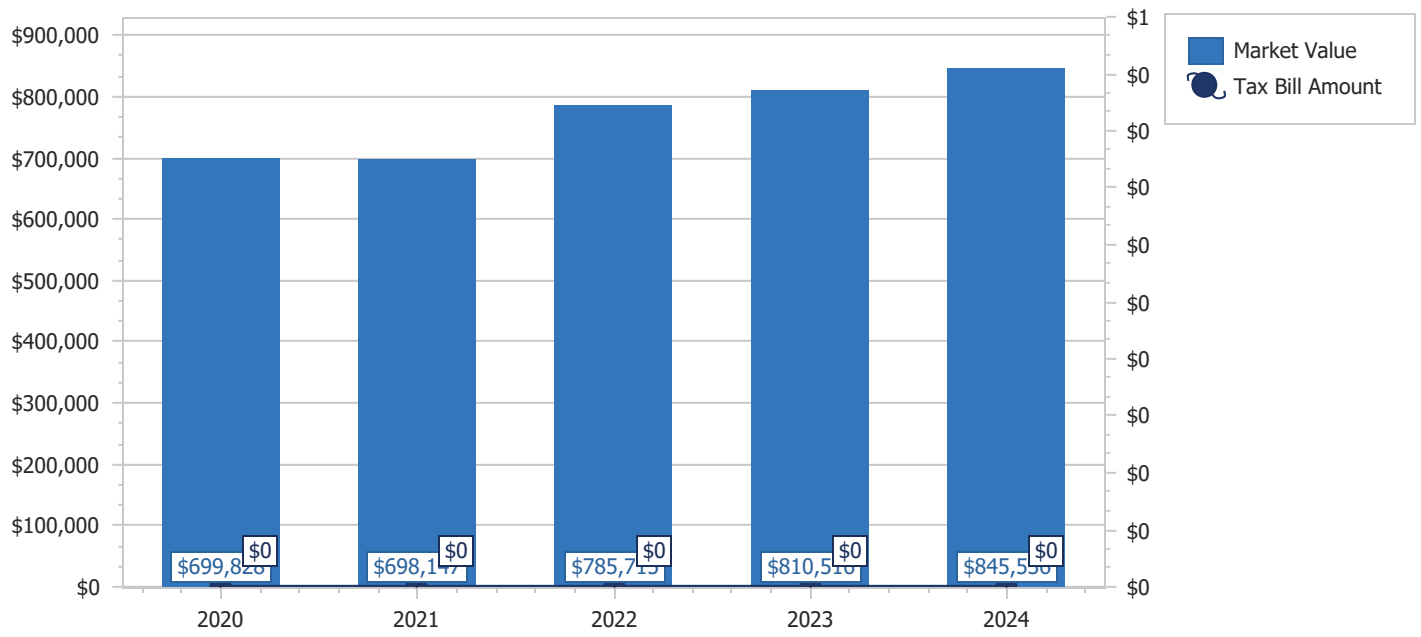
School DistrictsA

Elementary	Woodlands
Middle	Rock Lake
High	Lake Mary

UtilitiesA

Fire Station #	Station: 15 Zone: 150
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us
eplandesck@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 7/1/2025 10:57:05 AM
Project: 25-80000075
Credit Card Number: 42*****0637
Authorization Number: 068848
Transaction Number: 010725C29-FF011CDE-D8CC-4321-973B-24A667757F29
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50