



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

PM Tiffany

PROJ #: 25-32000010

BS #: 2025-10

MEETING: _____

SPECIAL EXCEPTION

APPLICATION WON'T BE ACCEPTED UNTIL A PRE-APP HAS BEEN REVIEWED & ALL REQUIRED DOCUMENTS ARE SUBMITTED

APPLICATION TYPE/FEE

SPECIAL EXCEPTION \$1,350.00	<input checked="" type="checkbox"/> CHURCH	<input type="checkbox"/> RIDING STABLE
	<input type="checkbox"/> DAYCARE	<input type="checkbox"/> ASSISTED LIVING FACILITY (ALF)
	<input type="checkbox"/> SCHOOL	<input type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT
	<input type="checkbox"/> GROUP HOME	<input type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input type="checkbox"/> OTHER: _____

PROPERTY

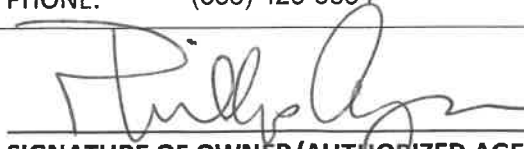
PARCEL ID #:	25-20-29-300-0170-0000		
ADDRESS:	1470 MYRTLE LAKE HILLS ROAD	1400 EE WILLIAMSON RD	
TOTAL ACREAGE:	2.53	CURRENT USE OF PROPERTY:	CHURCH
WATER PROVIDER:	Sunshine Water Service	SEWER PROVIDER:	
ZONING:	A-1	FUTURE LAND USE:	LDR
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			

OWNER

NAME:	PASTOR PHIL AYRES	COMPANY:	LIFE POINT CHRISTIAN CHURCH, INC.
ADDRESS:	1470 MYRTLE LAKE HILLS ROAD		
CITY:	LONGWOOD	STATE:	FL ZIP: 32750
PHONE:	(407) 385-9725	EMAIL:	PHIL@LIFEPOINTCHURCH.COM

APPLICANT/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) 428-5834	EMAIL:	RICK@ANDERSONDIXONLLC.COM


SIGNATURE OF OWNER/AUTHORIZED AGENT

Aug 21, 2025
DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, PHIL AYRES, the owner of record for the following described property [Parcel ID Number(s)] 25-20-29-300-170-0000 hereby designates RICHARD DIXON, P.E. /ANDERSON-DIXON,LLC to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Aug 21, 2025
Date


Property Owner's Signature

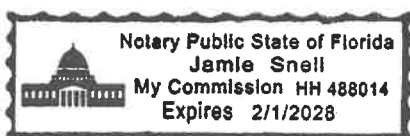
PHILLIP AYRES

Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Phillip Ayres (property owner),

☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced Driver's License as identification, and who executed the foregoing instrument and sworn an oath on this 21st day of August, 2025.




Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- ☐ Individual ☒ Corporation ☐ Land Trust
☐ Limited Liability Company ☐ Partnership ☐ Other (describe): _____

LIFE POINT CHRISTIAN CHURCH, INC.

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Phillip Ayres	Primary Director	150 Sunset Drive, Longwood, FL 32750	50
Matthew Clark	Elder	200 Ramblewood Drive, FL 32773	50

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

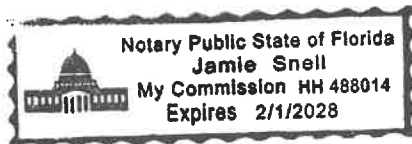
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

Aug 21, 2025
Date

Phillip Ayres
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21st day of August, 2025, by Phillip Ayres, who is ☐ personally known to me, or ☐ has produced Driver's License as identification.



Jamie Snell
Signature of Notary Public

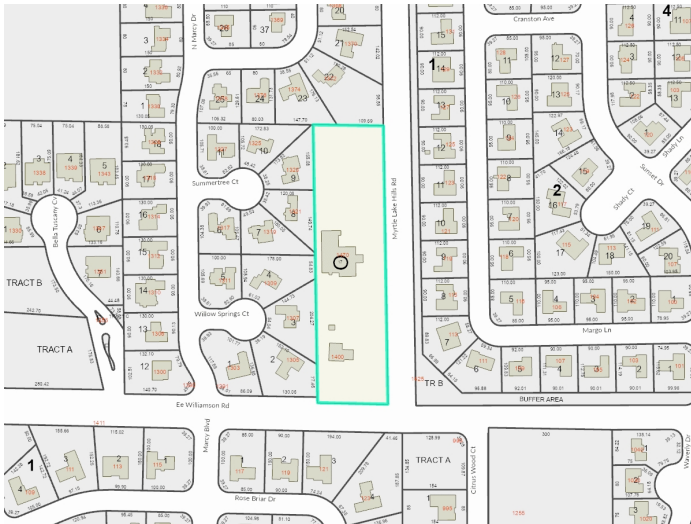
Jamie Snell
Print, Type or Stamp Name of Notary Public

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
Number of Buildings	2	2
Depreciated Building Value	\$674,267	\$658,354
Depreciated Other Features	\$10,238	\$8,438
Land Value (Market)	\$192,750	\$178,744
Land Value Agriculture	\$0	\$0
Just/Market Value	\$877,255	\$845,536
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$877,255	\$845,536

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$11,168.69
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$11,168.69

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

LIFEPOINT CHRISTIAN CHURCH INC

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

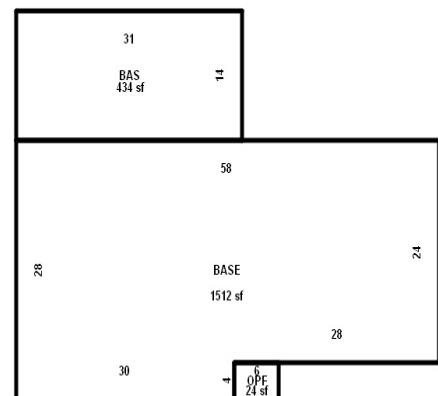
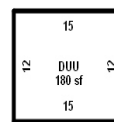
LandA

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

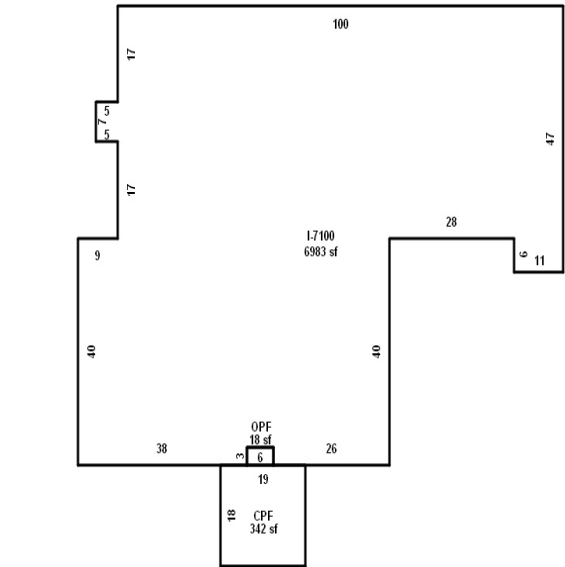
AppendagesA

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



Sketch by Apex Media™

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

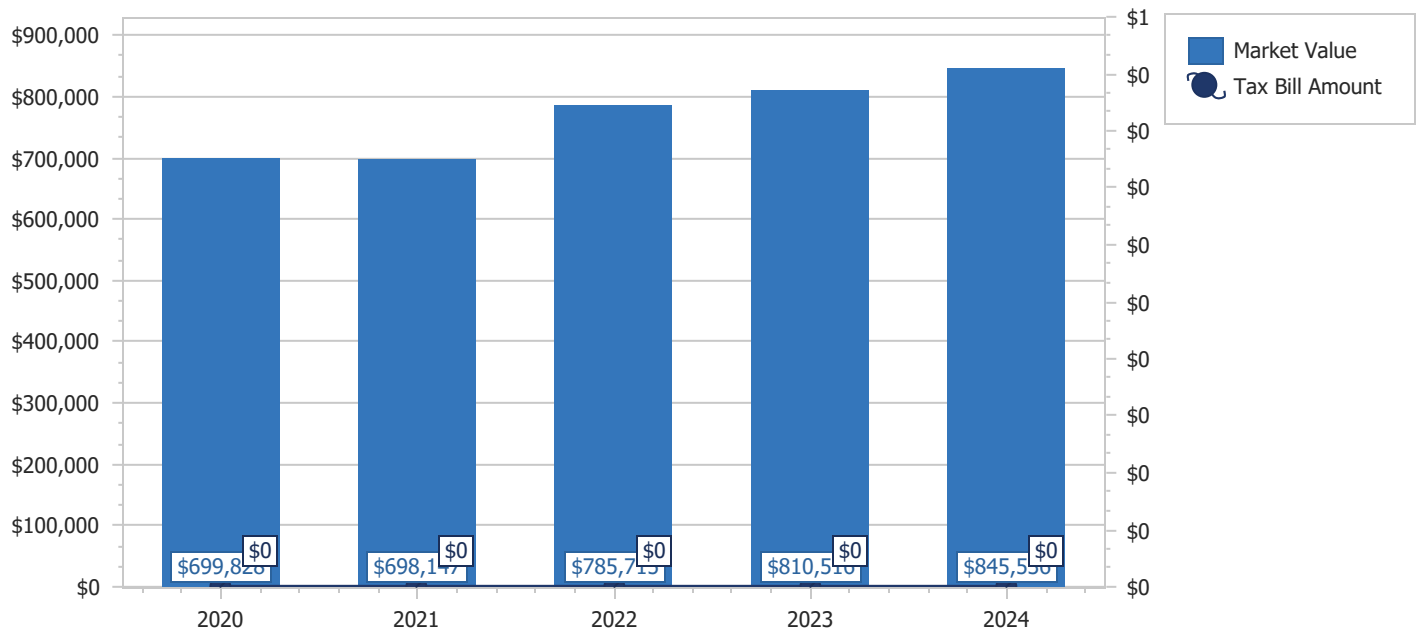
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
LIFEPOINT CHRISTIAN CHURCH, INC.

Filing Information

Document Number	N01000005898
FEI/EIN Number	59-3735793
Date Filed	08/20/2001
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/01/2020

Principal Address

1470 Myrtle Lakle Hills Rd
Longwood, FL 32750

Changed: 03/08/2016

Mailing Address

1470 Myrtle Lakle Hills Rd
Longwood, FL 32750

Changed: 01/09/2017

Registered Agent Name & Address

Ayres, Phillip J
1470 Myrtle Lakle Hills Rd
Longwood, FL 32750

Name Changed: 02/12/2019

Address Changed: 02/12/2019

Officer/Director Detail

Name & Address

Title Primary Director

AYRES, PHIL
150 Sunset Drive
Longwood, FL 32750

Title Elder

Clark, Matthew
200 Ramblewood Dr
Sanford, FL 32773

Annual Reports

Report Year	Filed Date
2023	02/01/2023
2024	02/06/2024
2025	03/27/2025

Document Images

03/27/2025 -- ANNUAL REPORT	View image in PDF format
02/06/2024 -- ANNUAL REPORT	View image in PDF format
02/01/2023 -- ANNUAL REPORT	View image in PDF format
03/10/2022 -- ANNUAL REPORT	View image in PDF format
01/26/2021 -- ANNUAL REPORT	View image in PDF format
10/01/2020 -- REINSTATEMENT	View image in PDF format
02/12/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
02/11/2014 -- ANNUAL REPORT	View image in PDF format
02/05/2013 -- ANNUAL REPORT	View image in PDF format
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03/24/2008 -- ANNUAL REPORT	View image in PDF format
05/02/2007 -- ANNUAL REPORT	View image in PDF format
04/26/2006 -- ANNUAL REPORT	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
05/12/2003 -- ANNUAL REPORT	View image in PDF format
07/09/2002 -- ANNUAL REPORT	View image in PDF format
08/20/2001 -- Domestic Non-Profit	View image in PDF format

* 9/02/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT11:55:14
PROJ # 25-32000010 RECEIPT # 0243368
OWNER:
JOB ADDRESS: LOT #:

SPECIAL EXCEPTIONS 1350.00 1350.00 .00

TOTAL FEES DUE.....: 1350.00

AMOUNT RECEIVED.....: 1350.00

* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRKS01 BALANCE DUE.....: .00
CHECK NUMBER.....: 000021689186
CASH/CHECK AMOUNTS...: 1350.00
COLLECTED FROM: LIFEPOINT CHRISTIAN CHURC
DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE