



**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**

<b>SPECIAL EXCEPTION</b> \$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**

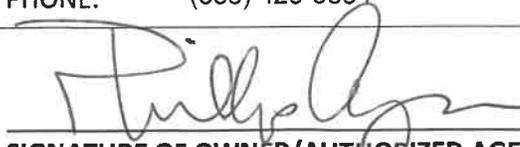
PARCEL ID #:	25-20-29-300-0170-0000		
ADDRESS:	1470 MYRTLE LAKE HILLS ROAD	1400 EE WILLIAMSON RD	
TOTAL ACREAGE:	2.53	CURRENT USE OF PROPERTY:	CHURCH
WATER PROVIDER:	Sunshine Water Service	SEWER PROVIDER:	
ZONING:	A-1	FUTURE LAND USE:	LDR
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT?	<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

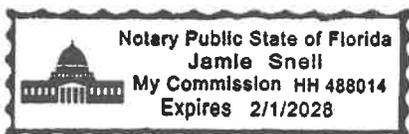
*Phillip Ayres*  
Property Owner's Signature

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 21<sup>st</sup> day of August, 2025.



*Jamie Snell*  
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:

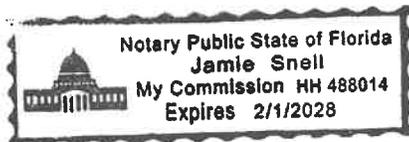
Aug 21, 2025  
Date

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 21<sup>st</sup> 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



25202930001700000 02/20/2024

## 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

## 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

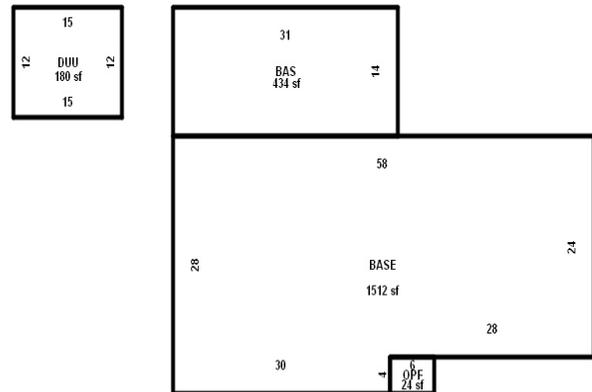
## LandA

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 <sup>2</sup> )	1512
Total Area (ft <sup>2</sup> )	2150
Constuction	CONC BLOCK
Replacement Cost	\$146,084
Assessed	\$83,998

\* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1



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

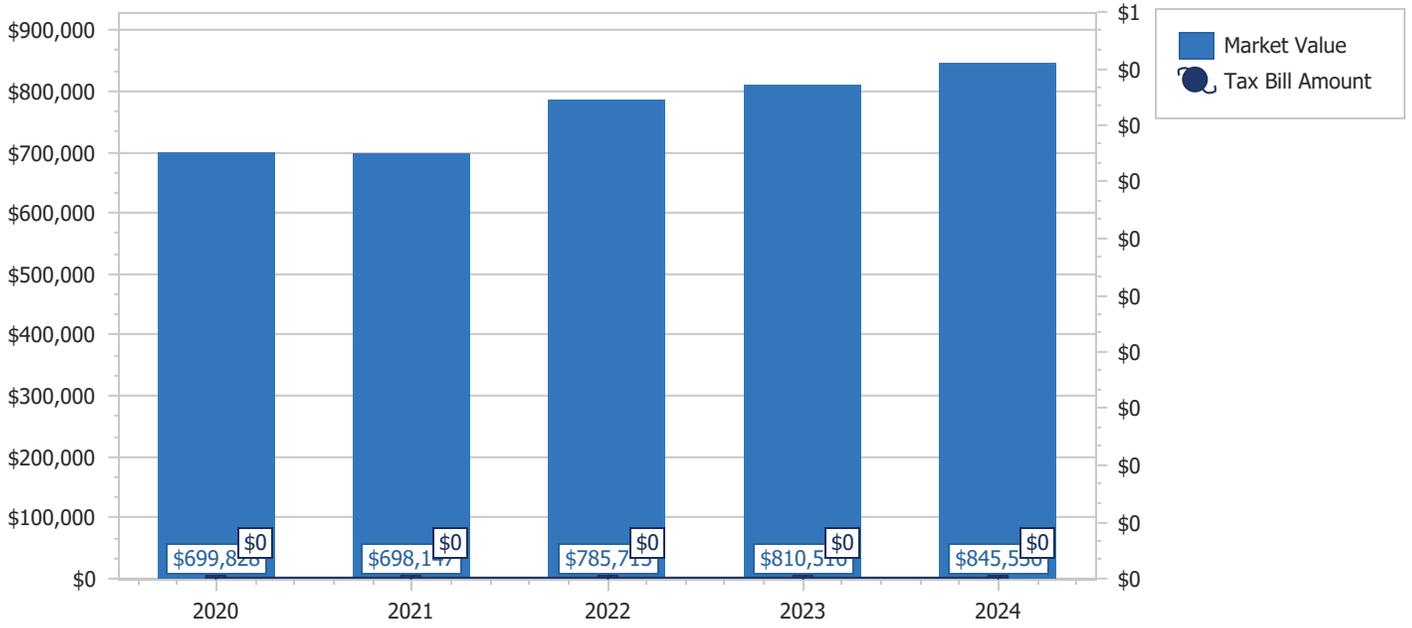
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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

<b>Document Number</b>	N01000005898
<b>FEI/EIN Number</b>	59-3735793
<b>Date Filed</b>	08/20/2001
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	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**

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

**Document Images**

<a href="#">03/27/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/06/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/01/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/10/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/26/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/01/2020 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">02/12/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/16/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/09/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/08/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/14/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/11/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/05/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/09/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/30/2011 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">01/26/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/24/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/02/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/12/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/09/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/20/2001 -- Domestic Non-Profit</a>	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