



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

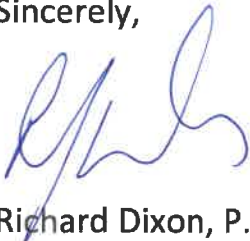
Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

Subject: Pre Application - Detailed Narrative

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

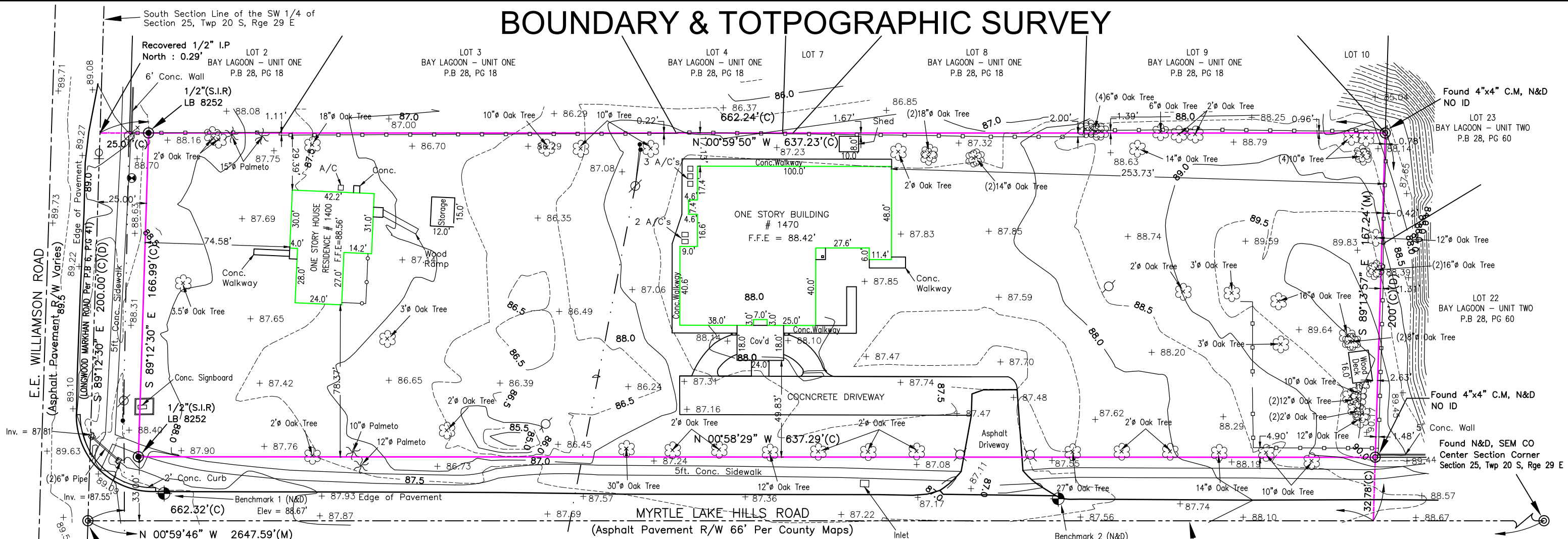
The existing Life Point Christian Church is planning on building a new church building. The existing building will be used for offices and non-worship activities. The project will include parking, stormwater treatment and attenuation, and landscaping.

Sincerely,



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

BOUNDARY & TOTPOGRAPHIC SURVEY



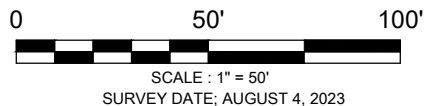
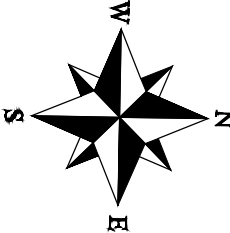
SURVEY NOTES :

- 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
- (C) Calculated Distance
- (D) Deed Distance
- (M) Measured Distance
- (F.I.R) Found Iron Rod
- (F.I.P) Found Iron Pipe
- (S.I.R) Set Iron Rod
- I.P Iron Pipe
- Twp Township
- Rge Range
- N&D Nail and Disk
- C.M Concrete Monument
- P.B Plat Book
- PG Pages
- Conc. Concrete
- Cov'd Covered
- A/C 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

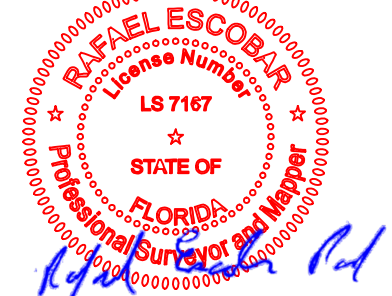
PROJECT NO. : 23 - 238
PAGE 1 OF 1

SURVEYOR'S NOTES:

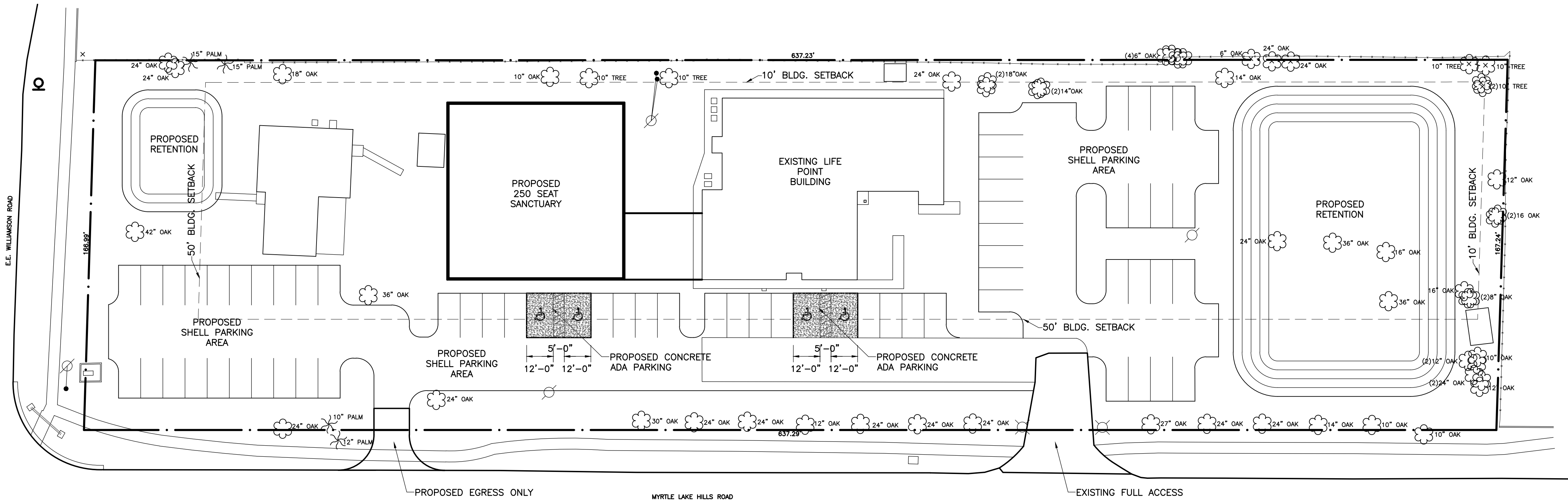
1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NGS BENCHMARK PID: DM3962, WITH ELEVATION 78.35'(NAVD88).

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.

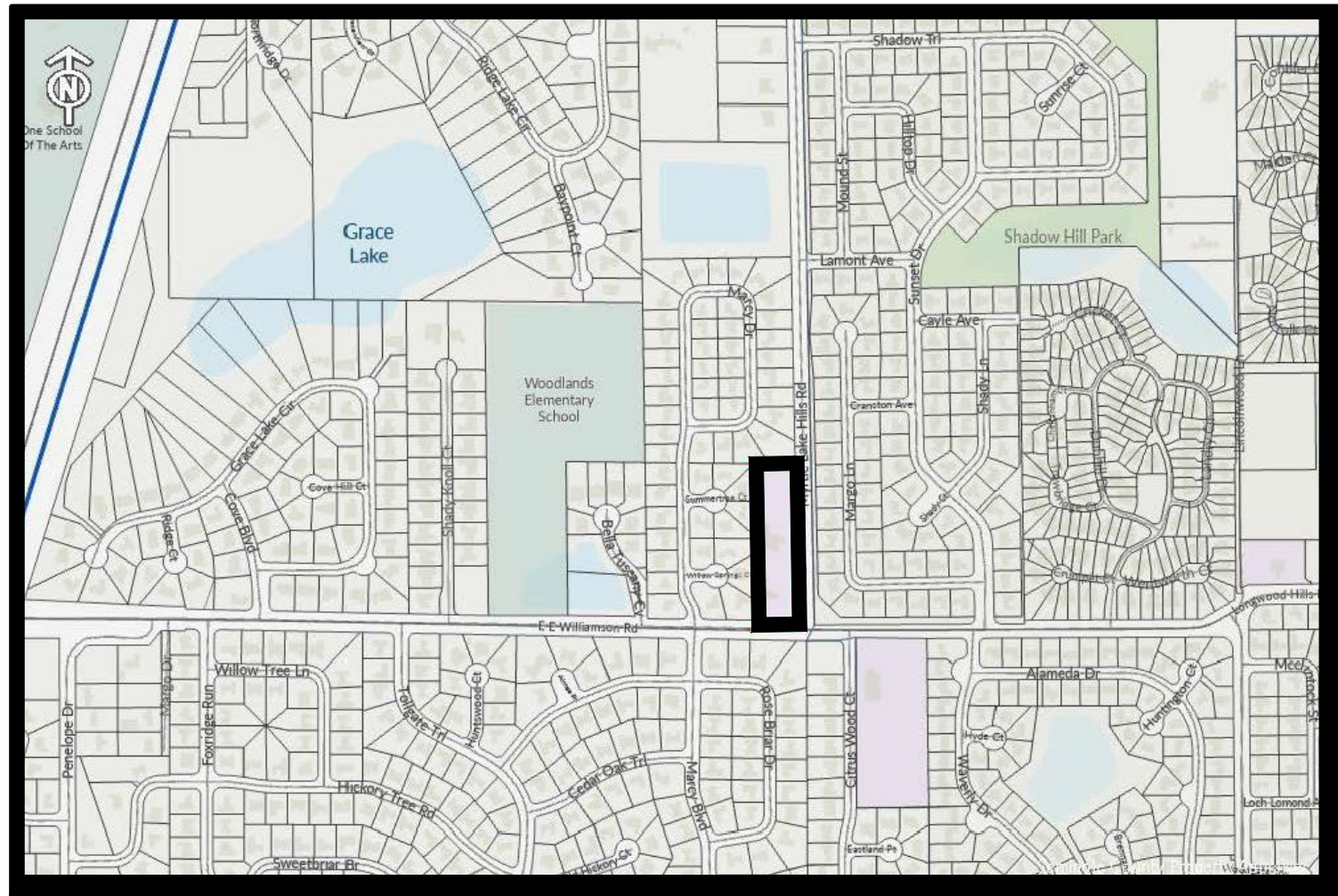
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, AND/OR THE SIGNATURE AND/OR THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAFAEL ESCOBAR, P.S.M. NO. 7167 ON THE SURVEY DATE NOTED HEREON.



SIGNED
RAFAEL ESCOBAR
PSM # 7167
AUGUST 8, 2023



1140 EE Williamson Road, Longwood, FL
PID # 25-20-29-300-0170-0000
Location Map



1140 EE Williamson Road, Longwood, FL
PID # 25-20-29-300-0170-0000
ZONING MAP

A-1 (SINGLE FAMILY RESIDENTIAL)



ZONING DATA



June 12, 2025

Client:	Life Point Christian Church	
Address:	1400 EE Williamson Road 1470 Myrtle Lake Hills Road Longwood, FL 32750 Parcel # 25-20-29-300-0170-0000 Seminole County	
Territory:	A-1 Agriculture	
Zoning Classification:	A-1 Agriculture	
Zoning Setbacks:	1 Acre 150 Ft NONE 50 Ft 50 Ft 50 Ft 30 Ft 10 Ft 35 FT or 3 Stories 35% 75% N/A YES YES	
Min Lot Sqft :	1 Acre	East Front - 50 Ft
Min Lot Width Ft	150 Ft	South Front - 50 Ft
Min Lot Dept Ft	NONE	North Side - 10 Ft
Min Front Yard Ft	50 Ft	West Side - 10 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 masonry wall.	
Accessories 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.

DATE:
06-25-25

**ANDERSON
DIXON**
ENGINEERING · PLANNING · PERMITTING
PHONE: (386) 428-5834 - FAX: (386) 409-3781

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.

REV. DATE: NOTES:
DRAFTER: DBA
CHECKED BY: RD
CLIENT: LIFE POINT CHRISTIAN CHURCH
1140 EE WILLIAMS ROAD
LONGWOOD, FL.
PROJECT NO. 25-1459

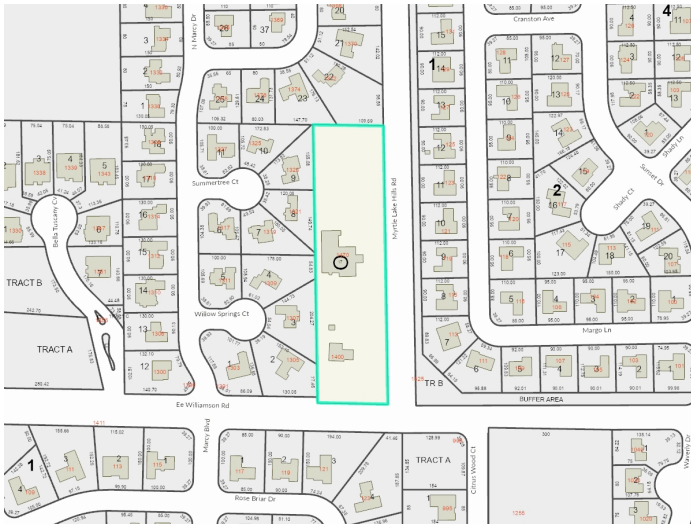
SHEET NO.
EX-1

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

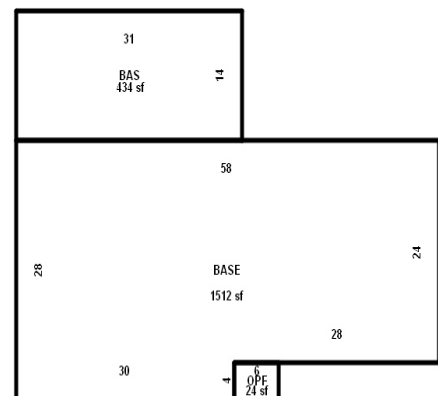
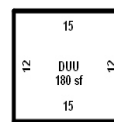
LandA

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

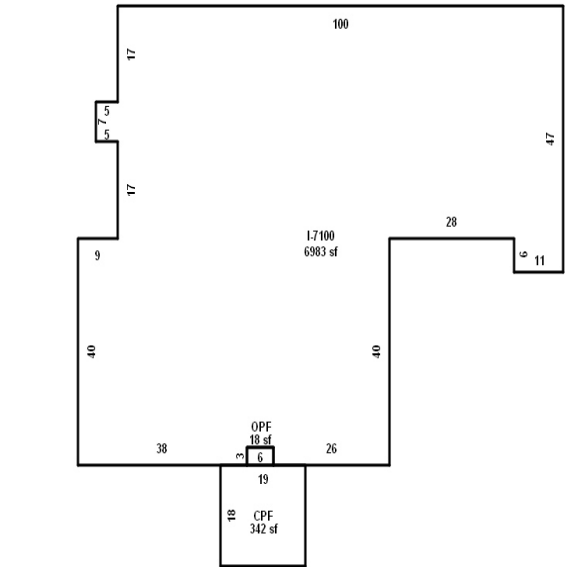
AppendagesA

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



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

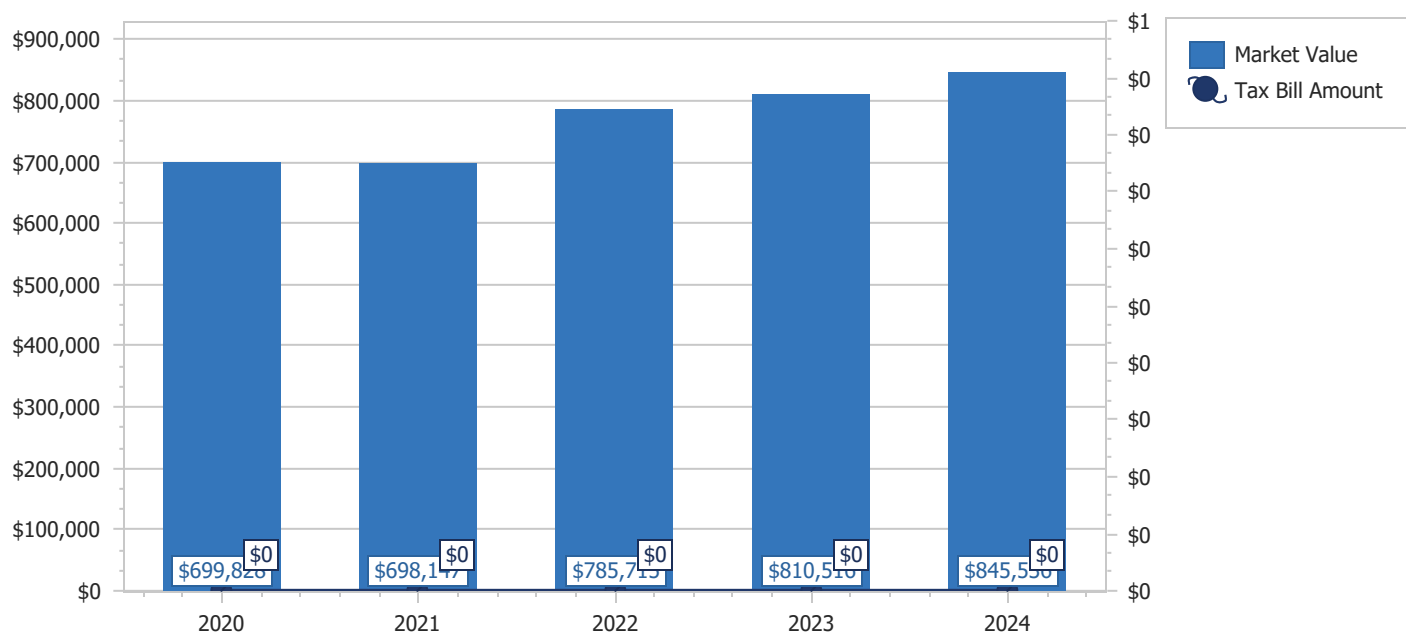
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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



Copyright 2025 © Seminole County Property Appraiser



**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