

# **Community Meeting Minutes FOR SPECIAL EXCEPTION APPLICATION:**

LifePoint Christian Church  
1470 Myrtle Lake Hills Rd.  
Longwood, FL 32750  
(02-09-2026; started at 6:35pm, ended at 7:40pm)

Presentations started at approx. 6:32 pm.

## **List of Speakers:**

- Phil Ayres-Lead Pastor, LifePoint Christian Church

Summary of comments:

Welcome and explanation of the purpose of tonight's meeting, as well as ground rules for the presentation, Question & Answer time, and comments.

Brief overview of LifePoint Christian Church (LPCC): our story, our mission, and our community involvement. Overview of other churches and businesses that use this facility.

- Matt Clark-Family Pastor, LifePoint Christian Church

Summary of comments:

Explanation of our Building Strong Families program and mention of upcoming Daddy Daughter Dance. Shared video of various family events held here at LPCC and last year's Daddy Daughter Dance.

Explanation of why LPCC is proposing this project (church growth and need for family ministry space).

- Rick Dixon P.E.- Anderson-Dixon LLC, New Smyrna Beach, FL.
- Don Anderson C.E. was also in attendance.

Summary of comments:

Shared preliminary concept plans: included building size, height and location, intended use, no need for zoning change, the Seminole County required Special Exception process, new building in relation to existing structures, and site elements.

Shared timeline: anticipated start time-frame, estimated duration, general construction phases.

## Questions Asked/Comments Made:

Name (if provided): Question Comment

1. Q: Will there be a concrete privacy wall between the LPCC property and the residential properties?  
A: Yes – described the materials and size.
2. Q: Will the retention water always hold water?  
A: The pond and drainage will be designed once the geotechnical exploration will be done. It may be a dry type pond (only water after rains) or permanently have water in it depending on the existing water table.
3. Q: Which direction will the water drain into?  
A: Not 100% sure yet but should follow the natural grades. Drainage will be directed towards retention ponds using grading and pipes and inlets.
4. Q: Will there be asphalt parking?  
A: Handicapped spaces will either be paved or concrete.
5. Q: Will there be some percolation in other parking?  
A: Yes, some throughout the parking surface that is not paved.
6. Q: Will the concrete wall affect the water drainage?  
A: Yes and We will make sure that our grading will direct the flow away from any neighboring houses.
7. Q: We have a problem now with rain water pooling, (From resident that lives west of the site) some use French drains and some don't have any issues. (He did not attribute the drainage problems in that neighborhood to our property) I used to live next to this property (does not currently) and was flooded one time with water that drained from this property (app. 34 years ago). Where will the new building be?  
A: Between the two existing buildings. We will also have pipes throughout the property to drain into the retention pond, and the privacy wall will also keep water contained on our property. The St Johns Water Management District will review our plans and Seminole County will also require us to comply with thorough plans for water drainage control.
8. Q: Where will the proposed office area be? Is that the building that is there now?  
A: In the front house, where there are offices now.
9. Q: When you mention having to be prepared for 13 inches of rain fall, will that retention pond and the drainage plan handle all that?

A: Yes, the standards we have to meet for grading, draining and water retention will be sufficient to handle it. The exact rainfall amount and design procedure will be determined once design has begun.

10. Q: How close with the retention pond be to the existing fencing?

A: At least 10 feet away

11. Q: Will there be sediment testing?

A: Yes, we will be doing thorough geological testing.

12. Q: Will trees be taken out?

A: There will be some laurel oak trees (which get brittle over time. Any trees in the retention pond will have to be taken out. We will retain Live Oak trees, unless they are in the retention pond.

13. Q: Could the retention pond and building be switched in locations?

A: Depending ON the results of testing, Design alternatives will be developed that meet the the St. John's Water Management District and Seminole County criteria.

14. Q: Could the retention pond be put at the front of the property along EE Williamson rather than the proposed parking?

A: Yes. That will be one of the alternatives reviewed during the design phase.

15. Q: How tall will the building be?

A: No taller than the current building, except for the façade, possibly.

16. Q: Do you have to get a special exception in order to build?

A: yes. Seminole County requires a special exception for the LPCC expansion. There is no specific zoning category for churches so the county grants what is called a special exception for church uses.

17. Q: There is no drainage issue right now in the NW corner of the property so why do you have to put in a retention pond?

A: The pond serves to HOLD the storm water before it drains off or sinks in. The conceptual plan includes the proposed components of the site work but the locations of these components will be reevaluated.

18. Q: Can the grading be done toward Myrtle Lake Road and EE Williamson?

A: Not without the retention pond component being included. We have to have a plan that protects the neighboring houses and keeps the water from draining onto the roads.

19. Q: How deep will the retention pond?

A: As deep as we can make it without hitting the water table.

20. Q: Do the residents that have fences along the property, will the fence around the retention pond and/or privacy wall allow the residents to eliminate their fence?

A: We don't see why there would be any need to have a fence against a wall or existing fence.

21. Q: Will the privacy wall be like 6 inches into LifePoint's property?

A: Yes, or whatever distance requirement we have to meet from the county.

22. Q: If we end up getting flooded from this property, do we sue the church, the engineers or the property?

A: That will not happen, that is why we are doing all the diligence to keep that from happening.

23. Q: What kind of school is operated here and how often does it meet, and will that change in the future?

A: We have a home-school resource program that meets two days a week.

24. Q: Are you doubling the capacity of the church? Will it double in size?

A: No, the new building will serve as the auditorium with just a little bit more seating capacity than the current auditorium, and this current building will then serve as more classroom space. The current auditorium has seating for 200 and the new auditorium will have seating for 250.

25. Comment: My concerns are the additional noise and the fact that this project will end up building out the whole property. But the only problem I've ever had living in this neighborhood was when the motor homes were here, and that stopped right away.

26. Q: Church asked if the noise here been disruptive?

A: Answer from closest neighbor - No, not objectionable. The noise on the weekends is nothing at all. Just concerned if the school doubles in size and expands to more days. Church explained that our school model is just to supplement homeschooling two days a week and not to double in size.

27. Q: How much mechanical will end up on the roof?

A: The A/C will be on the ground. Current buildings have A/C down on the ground.

28. Q: Regarding the wall, what is the construction materials?

A: Concrete block with stucco on both sides and painted on both sides.

29. Q: What is the next step and when will we see more definite plans?

A: Once the county approves this zoning special exception, then we can finalize the site plans.

30. Q: Can you let us know when the final plans are available to review if we put our email addresses on the sign-in sheet?

A: The site plan design plans will be submitted to the county once the special exception is approved and the design has commenced and been completed. Life Point church staff will let these attendees know when the plans have been submitted to the county.

When church staff commented that they hoped there were a good neighbor, all neighbors nodded in confirmation, and none expressed any contrary opinions.

The forum was an open discussion, and neighbors did not individually identify themselves while asking specific questions. All attendees participated.

- James Graumlich, LPCC partner

Summary of Comments: Thank you for coming and sharing your thoughts, concerns and questions. Provided church phone number for additional questions and to check for updates on the site plans.

Total number of attendees: 14 including presenters. One neighbor attendee did not share his information or sign in.

Questions ceased at approximately 7:40 and the facility remained open until after 8pm.