



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

PROJ. #: 24-80000138
 PM: Joy
 REC'D: 12-11-24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

PROJECT

PROJECT NAME: LifePoint Christian Church	
PARCEL ID #(S): 25-20-29-300-0170-0000	
TOTAL ACREAGE: 2.53	BCC DISTRICT:
ZONING: A-1	FUTURE LAND USE:

APPLICANT

NAME: Ryan Hoffman		COMPANY: Hoffman & Adams Construction LLC	
ADDRESS: 13509 Greentree Drive			
CITY: Tampa	STATE: FL	ZIP: 32750	
PHONE: 423-963-8220	EMAIL: Ryan@haconstructions.com		

CONSULTANT

NAME:		COMPANY:	
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

PROPOSED DEVELOPMENT

Brief description of proposed development: <u>Remodel of existing building and attaching a new building</u>	
<input type="checkbox"/> SUBDIVISION <input type="checkbox"/> LAND USE AMENDMENT <input type="checkbox"/> REZONE <input checked="" type="checkbox"/> SITE PLAN <input type="checkbox"/> SPECIAL EXCEPTION	

STAFF USE ONLY

COMMENTS DUE: <u>12/20</u>	COM DOC DUE: <u>12/27</u>	DRC MEETING: <u>1/8</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>LDR</u>	LOCATION: on the west side of Myrtle Lake Hills Rd, north of E E Williamson Rd
W/S: <u>Sunshine</u>	BCC: <u>4: Lockhart</u>	

Hoffman & Adams Construction
13509 Greentree Drive
Tampa, FL 33613

Seminole County Planning & Development

Pre-Application Narrative for LifePoint Christian Church

Description of Proposed Construction

We propose to renovate the existing building as detailed in the attached layout. The renovation will include the following updates to the existing building:

1. **Exterior Improvements:**
 - Install new stucco, windows, siding, soffit, and fascia to enhance the building's appearance and functionality.
2. **New Construction:**
 - Construct an **80x80 metal building** to complement the existing structure. This building will match the existing building in design and materials to ensure uniformity across the site.
 - Add a pavilion for additional use by the church community.
3. **Fire Suppression System:**
 - Install a fire suppression system in both the existing and new buildings, adhering to code requirements.

Utility Considerations

- **Septic System:**

The property is currently on a septic system. We propose to remove the existing septic system and install a new, updated septic system. This approach ensures compliance with environmental standards and accommodates the updated facilities.
- **Water System:**

The property is currently connected to city water. However, we aim to transition to a well system with a **2 HP pump** and a **holding tank** to support daily operations. An additional holding tank will be installed to serve the fire suppression system. If the well system is not feasible, we are willing to remain on city water but understand a lift station may be required in that scenario. Please confirm if this is the case.

Road and Parking Considerations

We would like to avoid paving the site's roads and propose using **crushed concrete or gravel** instead, which would be more cost-effective. We understand, however, that a paved area will be required for ADA compliance and are prepared to pave as needed for ADA accessibility. If full paving is necessary, please advise on the specific requirements and the number of parking spots required.

Conclusion

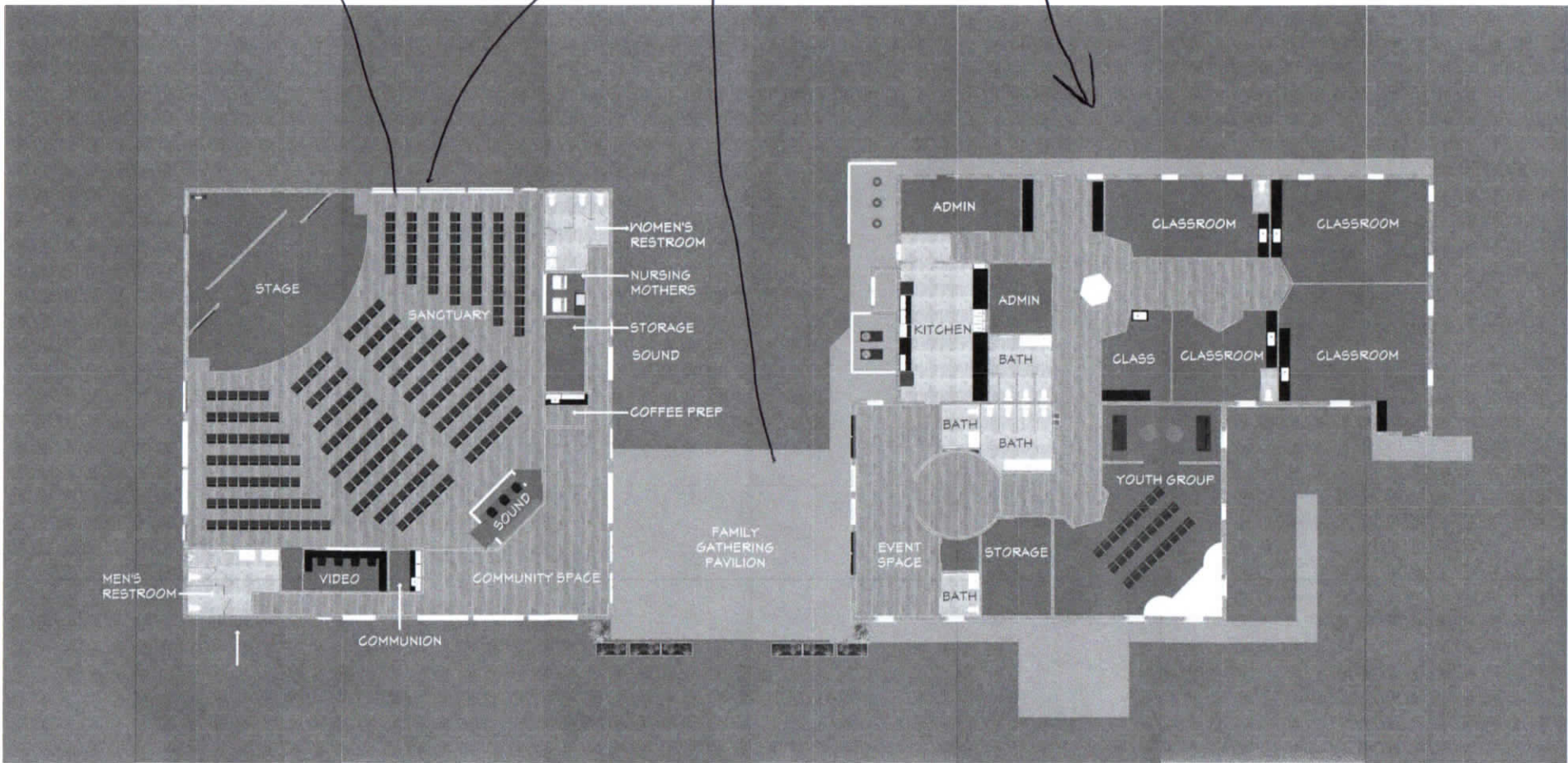
This project aims to enhance the LifePoint Christian Church facilities to better serve the community while adhering to Seminole County's regulations and standards. We look forward to your guidance and feedback on the outlined proposal.

Sincerely,
Ryan Hoffman
Hoffman & Adams Construction
13509 Greentree Drive, Tampa, FL 33613
Office: 407-984-5591 or 423-963-8220
Email: Ryan@haconstructions.com

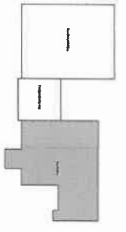
* Also any landscaping requirements

Metal
New

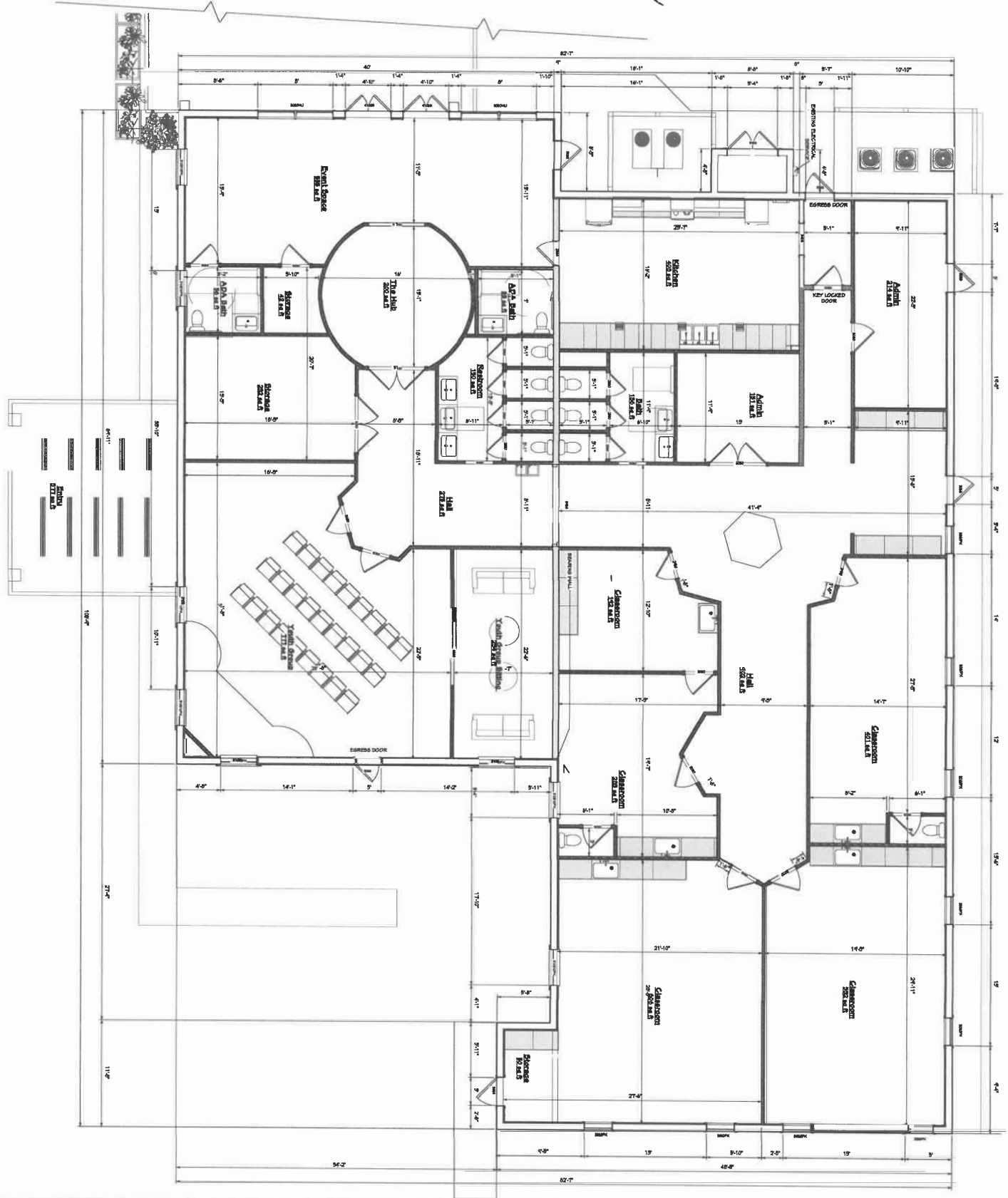
Existing buildings



KEY PLAN



*Existing
ceilings
to be
removed
to new
layout*

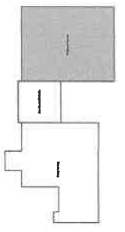


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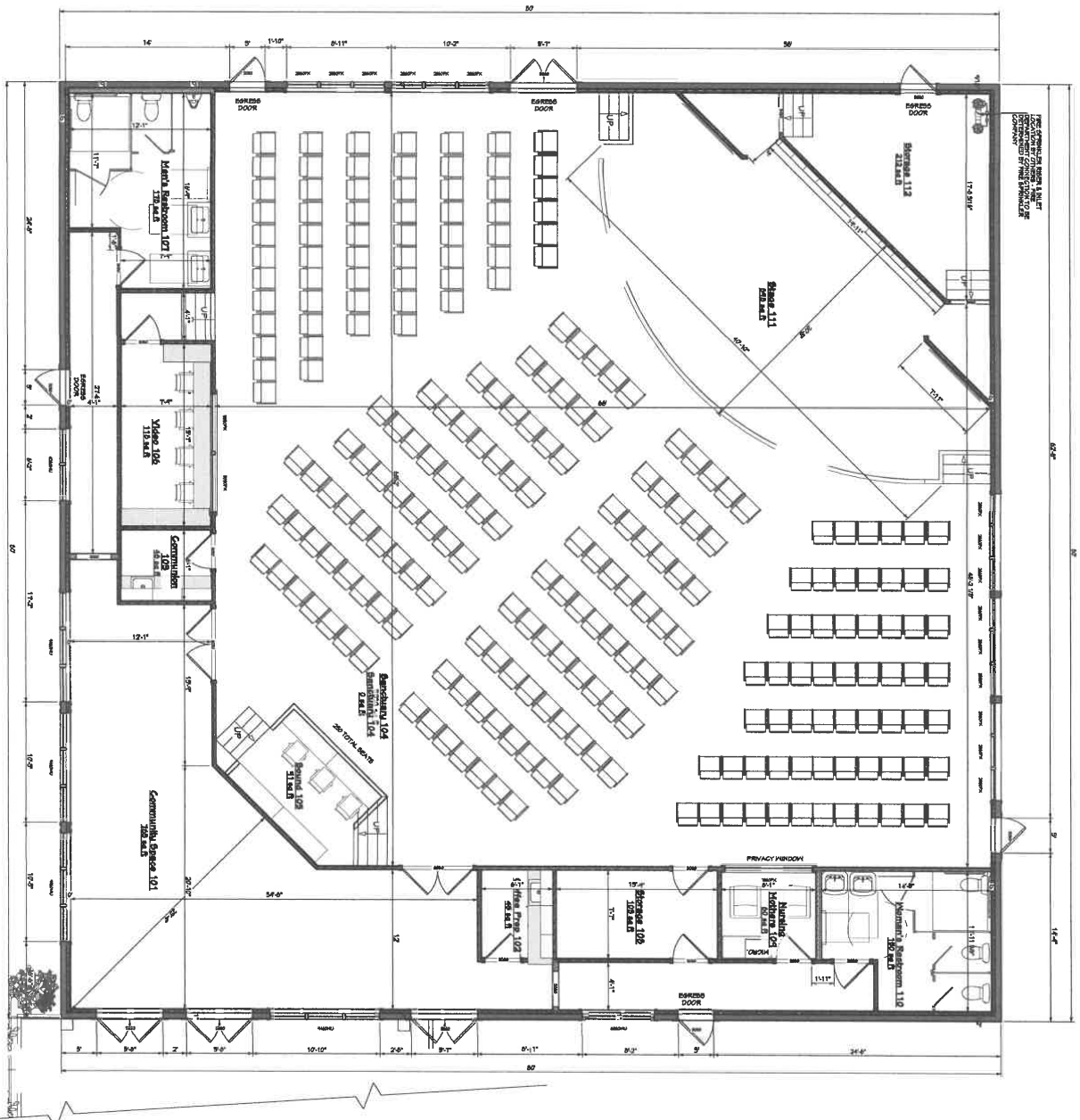
<p>A-105</p> <p>SHEET:</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DATE: 1/11/2024</p>	<p>DRAWINGS PROVIDED BY:</p> <p>Southern Inheritance Enterprises, Inc.</p> <p>1940 Athens Dr. NE Palm Bay, FL 32901 (888) 605-1294 www.southerninheritance.com</p>	<p>Enlarged Floor Plan</p> <p>Lifepoint Christian Church 1470 Myrtle Lake Hills Road Longwood, FL 32750</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NUMBER</th> <th>DATE</th> <th>REVISION TABLE</th> <th>REVISOR</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION										
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KEY PLAN



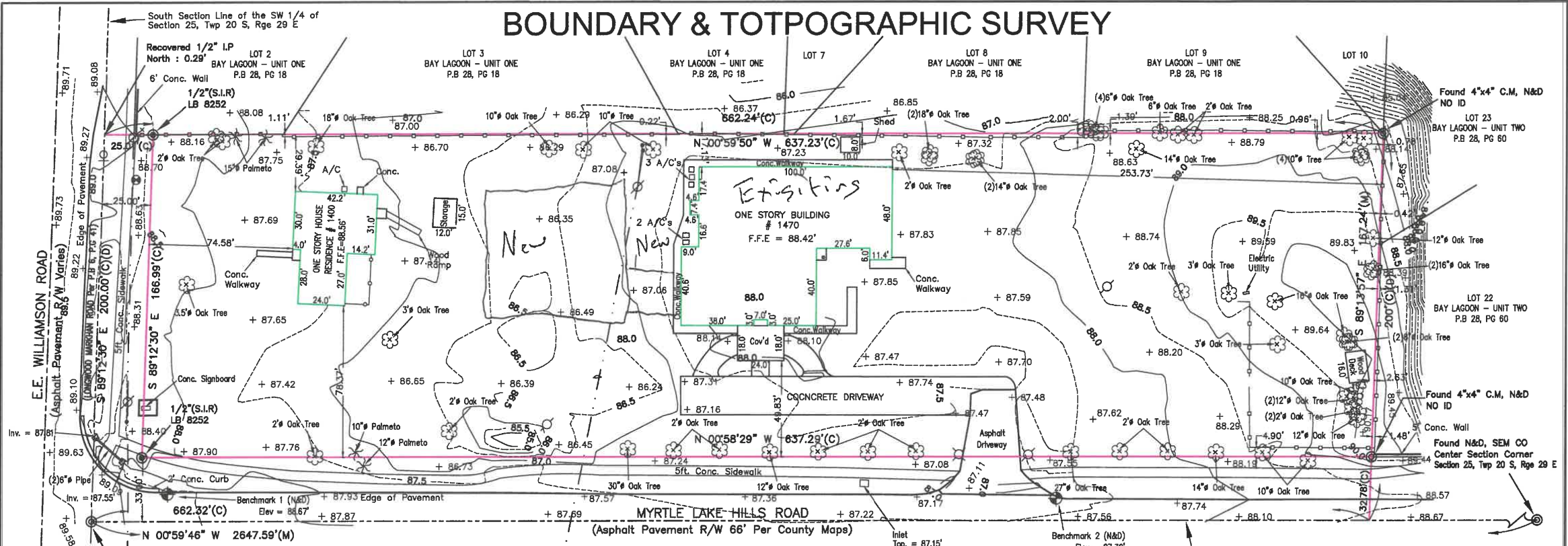
New Metal
Buildings
80 x 80



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<p>A-103</p> <p>SHEET:</p>	<p>SCALE: 1/4" = 1'-0"</p> <p>DATE: 11/15/2024</p>	<p>DRAWINGS PROVIDED BY:</p> <p>Southern Integra Enterprises, Inc. 1540 Adrenaline Dr. NE Palm Bay, FL 32901 (888) 695-1294 www.southernintegrainhomes.com</p>	<p>Lifepoint Christian Church 1470 Myrtle Lake Hills Road Longwood, FL 32750</p>	<p style="text-align: center;">Enlarged Floor Plan</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">REVISION TABLE</th> </tr> <tr> <th style="text-align: center;">NUMBER</th> <th style="text-align: center;">DATE</th> <th style="text-align: center;">REVISED BY</th> <th style="text-align: center;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION TABLE				NUMBER	DATE	REVISED BY	DESCRIPTION													
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BOUNDARY & TOPOGRAPHIC SURVEY



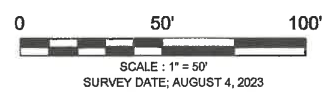
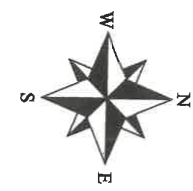
Found N&D, SEM CO
South 1/4 Section Corner
Section 25, Twp 20 S, Rge 29 E

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.

- 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 Dedications, 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) Underground portions of footings, foundations or other Improvements were not 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.

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

East Section Line of the SW 1/4 of Section 25, Twp 20 S, Rge 29 E

SURVEYOR'S NOTES:
1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NGS BENCHMARK PID: DM3962, WITH ELEVATION 78.35 (NAVD89).

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.



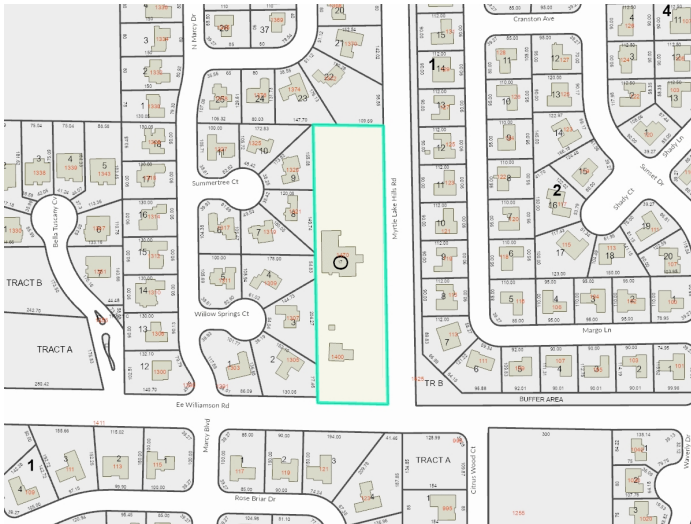
SIGNED
RAFAEL ESCOBAR
PSM # 7167
AUGUST 8, 2023

Property Record Card



Parcel: **25-20-29-300-0170-0000**
 Property Address: **1400 EE WILLIAMSON RD LONGWOOD, FL 32750**
 Owners: **LIFEPOINT CHRISTIAN CHURCH INC**
 2025 Market Value \$863,249 Assessed Value \$863,249
 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 Location



Site View



25202930001700000 02/20/2024

Parcel Information

Parcel	25-20-29-300-0170-0000
Property Address	1400 EE WILLIAMSON RD LONGWOOD, FL 32750
Mailing Address	1400 EE WILLIAMSON RD LONGWOOD, FL 32750-7132
Subdivision	
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2014)
AG Classification	No

Value Summary

	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)	\$178,744	\$178,744
Land Value Agriculture	\$0	\$0
Just/Market Value	\$863,249	\$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	\$863,249	\$845,536

2024 Certified Tax Summary

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

Owner(s)

Name - Ownership Type

LIFEPOINT CHRISTIAN CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$863,249	\$863,249	\$0
Schools	\$863,249	\$863,249	\$0
FIRE	\$863,249	\$863,249	\$0
ROAD DISTRICT	\$863,249	\$863,249	\$0
SJWM(Saint Johns Water Management)	\$863,249	\$863,249	\$0

Sales

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

Land

Units	Rate	Assessed	Market
2.57 Acres	\$69,550/Acre	\$178,744	\$178,744

Building Information

#	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 Media™

Building 1

Appendages

Description	Area (ft ²)
BASE	434
DETACHED UTILITY UNFINISHED	180
OPEN PORCH FINISHED	24

Building Information

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



Sketch by Apex Media™

Building 2

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
CARPORT FINISHED	342
OPEN PORCH FINISHED	18

Permits

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 Features				
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

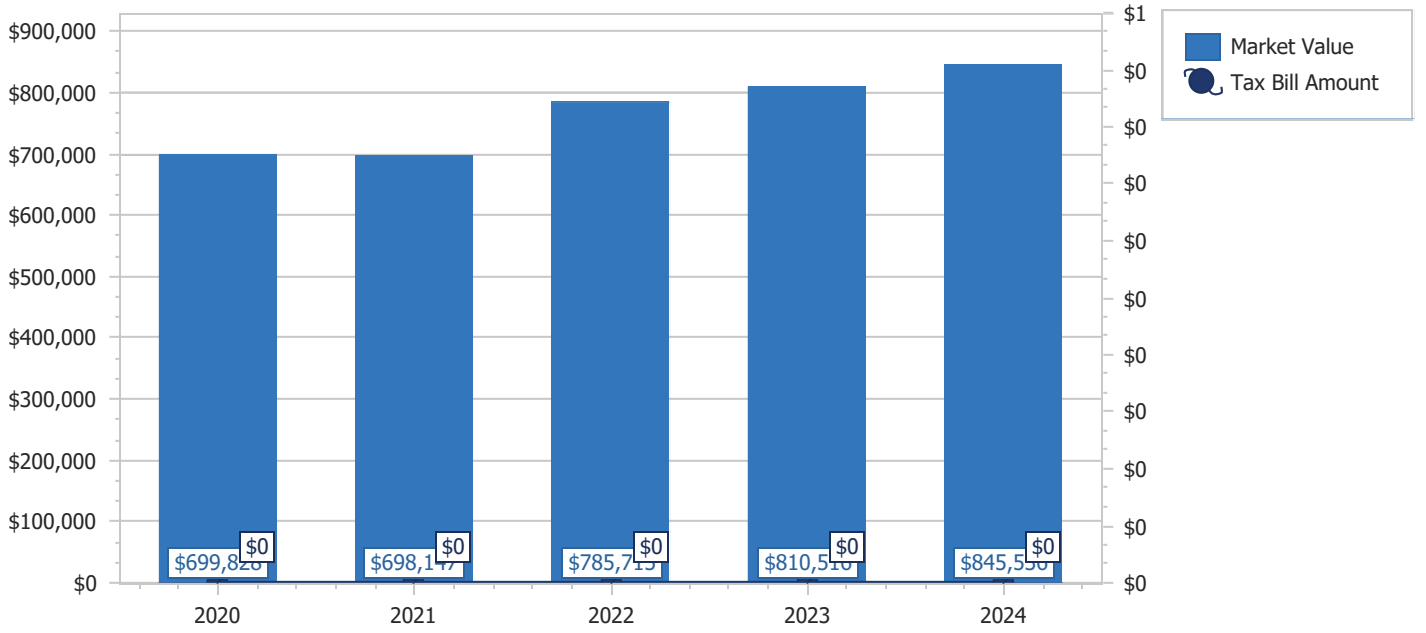
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
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 Districts	
Elementary	Woodlands
Middle	Rock Lake
High	Lake Mary

Utilities	
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 History



Copyright 2025 © Seminole County Property Appraiser

*

12/11/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 14:54:03
PROJ # 24-80000138 RECEIPT # 0347509

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	<u>50.00</u>		
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AMOUNT RECEIVED.....:		<u>50.00</u>	
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* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
----------------------	-------------------	-----

CHECK NUMBER.....: 000000007788

CASH/CHECK AMOUNTS...: 50.00

COLLECTED FROM: LIFE POINT CHRISTIAN

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE