



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

PROJ. #: 26-80000036
Received: 3/26/26
Paid: 3/27/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: Columbarium - Iglesia Presbiteriana El Redentor	
PARCEL ID #(S): 16-21-31-5CA-0000-095A	
TOTAL ACREAGE: 4.40	BCC DISTRICT: 1
ZONING: A-1	FUTURE LAND USE: LDR

APPLICANT

NAME: Luis Pagan	COMPANY: AP Construction Contractor LLC	
ADDRESS: 212 Live Oaks Blvd.		
CITY: Casselberry	STATE: FL	ZIP: 32707
PHONE: 407-821-7259	EMAIL: [REDACTED]	

CONSULTANT

NAME: JD Salazar	COMPANY: Barrios Engineering	
ADDRESS: 7575 Dr. Phillip Blvd, Suite 260		
CITY: Orlando	STATE: FL	ZIP: 32819
PHONE: 407-906-7428	EMAIL: [REDACTED]	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<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
Description of proposed development: <u>Addition of a 20' x 20' columbarium on the property.</u>				

STAFF USE ONLY

COMMENTS DUE: 4/3	COM DOC DUE: 4/9	DRC MEETING: 4/15
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the south side of Red Bug Lake Rd, west of Mikler Rd
W/S: Seminole County	BCC: 1: Dallari	



PRE-APPLICATION REQUEST

March 26, 2026

**PLANNING & DEVELOPMENT DIVISION
SEMINOLE COUNTY**

1101 East First Street, Room 2028
Sanford, Florida 32771
(407) 665-7371

**RE: Columbarium – El Redentor
6971 Red Bug Lake Road, Oviedo, FL 32765**

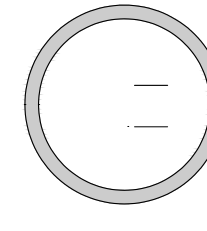
As shown in the attached site plan, El Redentor Presbyterian Church is proposing to construct a 20 foot by 20 foot columbarium on their existing church property. No changes to the existing church building are proposed. The site is zoned A-1 with a LDR future land use. No changes to the existing church building are proposed.

If you have any questions or need additional information, please contact me directly at (407)-906-7428 or [REDACTED]

Sincerely,

JD Salazar

JD Salazar
Urban Planner
BARRIOS ENGINEERING, LLC

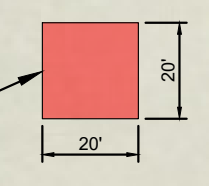


Red Bug Lake Rd

Pine Bark Pt

PARCEL ID: 16-21-31-5CA-0000-0950
OWNER: 1818 MAGIC OVIEDO PROPCO LLC
ZONING: A-1
USE: 74:HOMES FOR THE AGED/ALF

PROPOSED 20'X20'
COLUMBARIUM



PARCEL ID: 16-21-31-5CA-0000-0960
OWNER: 7015 RED BUG LAKE ROAD OWNER LLC
ZONING: PD
USE: 74 - HOMES FOR THE AGED/ALF

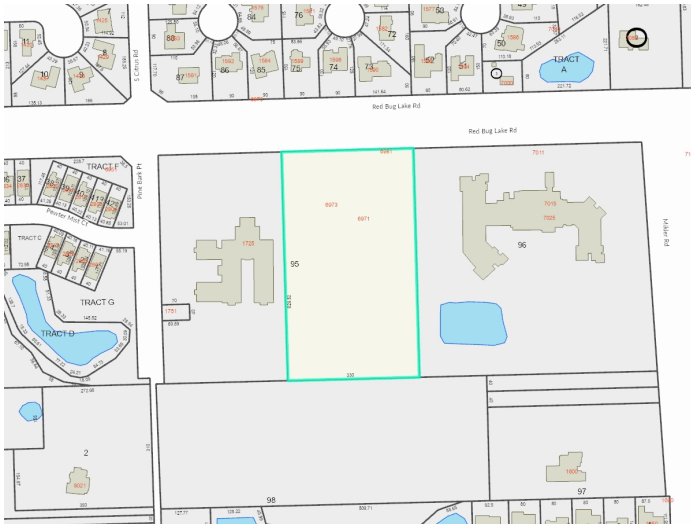
PARCEL ID: 16-21-31-5CA-0000-097B
OWNER: TRINH, PHILLIPS B & TRINH, MICHELLE N
ZONING: A-1
USE: 00 - VACANT RESIDENTIAL

Property Record CardA



Parcel: **16-21-31-5CA-0000-095A**
 Property Address: **6971 RED BUG LAKE RD OVIEDO, FL 32765**
 Owners: **CENTRAL FLA PRESBYTERY INC**
 2026 Market Value \$2,373,807 Assessed Value \$2,089,163 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$30,677.37
 Churches property w/1st Building size of 6,159 SF and a lot size of 4.40 Acres

Parcel LocationA



Site ViewA



1621315CA0000095A 02/15/2022

Parcel InformationA

Parcel	16-21-31-5CA-0000-095A
Property Address	
Mailing Address	924 N MAGNOLIA AVE STE 110 ORLANDO, FL 32803-3852
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$540,944	\$409,799
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,832,863	\$1,832,863
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,373,807	\$2,242,662
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$284,644	\$343,423
P&G Adjustment	\$0	\$0
Assessed Value	\$2,089,163	\$1,899,239

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$30,677.37
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$30,677.37

Owner(s)A

Name - Ownership Type
 CENTRAL FLA PRESBYTERY INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

BEG NE COR LOT 95 RUN S 629.52 FT W 330 FT
 N 629.52 FT E 330 FT TO BEG (LESS RD) SLAVIA
 COLONY COS SUBD PB 2 PG 71

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,089,163	\$2,089,163	\$0
FIRE	\$2,089,163	\$2,089,163	\$0
SJWM(Saint Johns Water Management)	\$2,089,163	\$2,089,163	\$0

SalesA

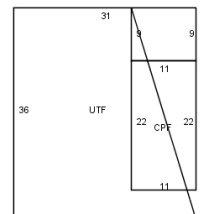
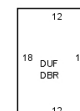
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/1992	\$300,000	02473/1643	Improved	No
WARRANTY DEED	3/1/1979	\$95,000	01216/0607	Vacant	No

LandA

Units	Rate	Assessed	Market
188,179 SF	\$9.74/SF	\$1,832,863	\$1,832,863

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	1995
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	6159
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$813,449
Assessed	\$540,944



Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
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PermitsA				
Permit #	Description	Value	CO Date	Permit Date
13019	6971 RED BUG LAKE RD: OTHER BUILDING COMMERCIAL- [SLAVIA COLONY COS SUBD]	\$5,000		10/9/2023
12987	SIGN	\$25,000		8/23/2018
14796	REROOF	\$27,719		10/26/2017
10586	REPLACE FIRE ALARM PANEL DUE TO LIGHTNING STRIKE	\$2,649		9/17/2015
10847	LED GROUND SIGN; PAD PER PERMIT 6981 RED BUG LAKE RD	\$22,342		9/21/2006
09374	REROOF	\$2,750		5/10/2005
11974	REDENTOR; PAD PER PERMIT 6983 RED BUG LAKE RD	\$3,270		10/23/2003
11151	INSTALL FIRE ALARM SYSTEM	\$1,400		11/1/2002
10213	INSTALL FIRE SPRINKLERS/MAIN	\$7,620		10/1/2002
08292	REROOF	\$2,400		8/1/2002
07023	PAD PER PERMIT:6975 RED BUG LAKE RD ERECT & KNOCKDOWN	\$510		7/1/2001
03170	CENTRAL FAL PRESBYTERY CHURCH	\$250,000		4/1/2001
01673	FIRE PROTECTION	\$13,995		3/1/1995
00080	FL REDENTOR PRESBYTERIAN	\$10,000	12/18/1997	1/1/1995
00100	CHURCH FACILITIES THIS IS NOT AN EXEMPT PARCEL	\$340,800	12/7/1995	1/1/1995
07799	DEMOLITION 6855 RED BUG LAKE RD	\$0		12/1/1994

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed

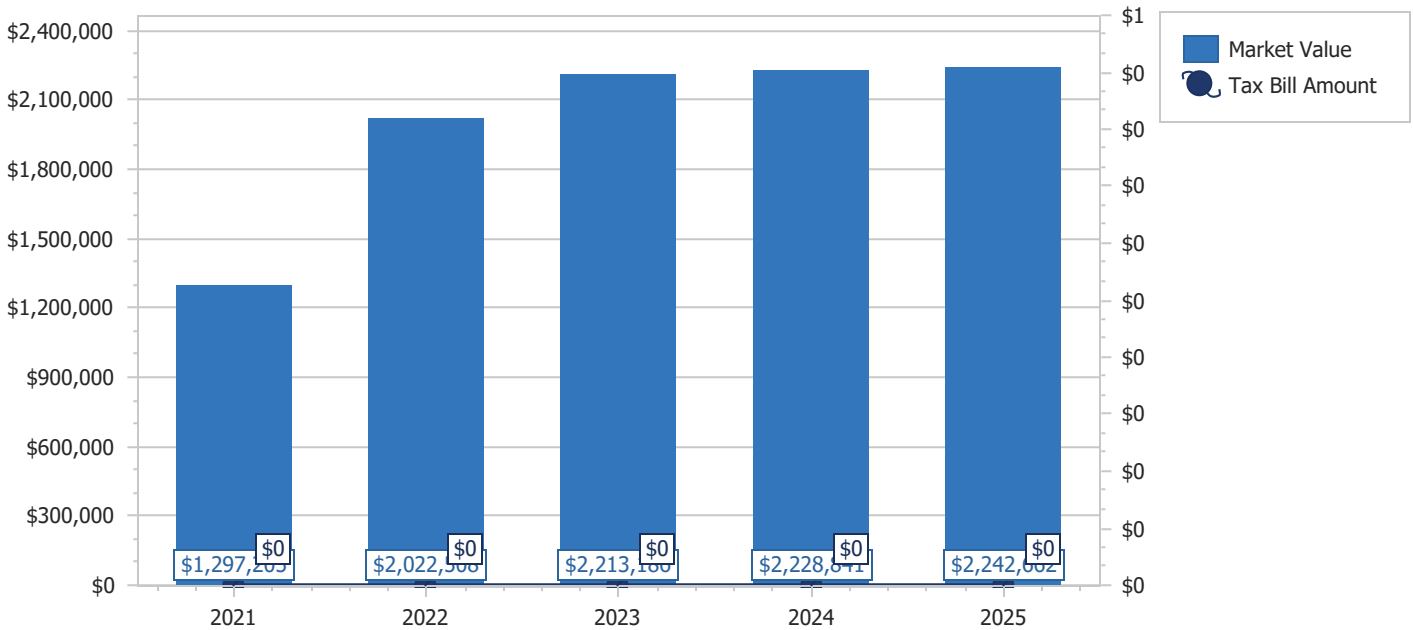
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA	
Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

UtilitiesA	
Fire Station #	Station: 27 Zone: 273
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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**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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 3/27/2026 11:45:11 AM
Project: 26-80000036
Credit Card Number: 49*****6894
Authorization Number: 214627
Transaction Number: 27032602D-FD1F67BC-7190-43CE-BA2D-3AF5CF7FCB4E
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50