



**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

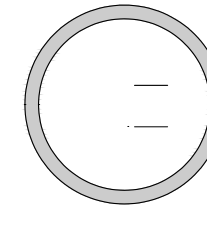


Existing Conditions - El Redentor

David Johnson, CFA
Seminole County Property Appraiser

Date: 3/24/2026

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.

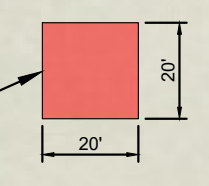


Red Bug Lake Rd

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

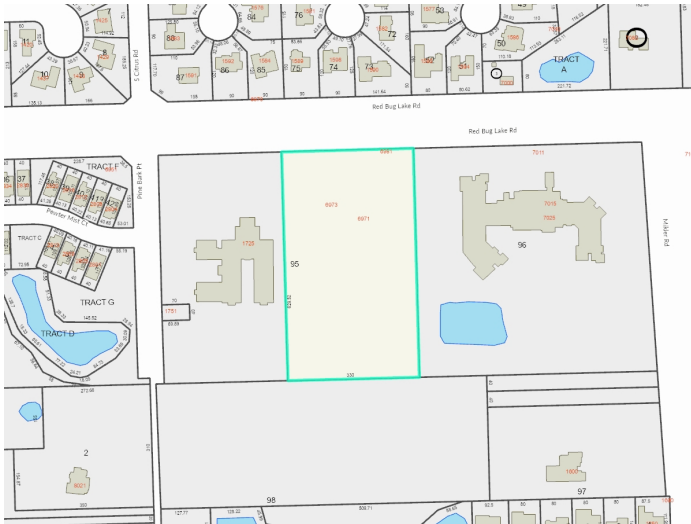
PARCEL ID: 16-21-31-5CA-0000-097B
OWNER: TRINH, PHILLIPS B & TRINH, MICHELLE N
ZONING: A-1
USE: 00 - VACANT RESIDENTIAL

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

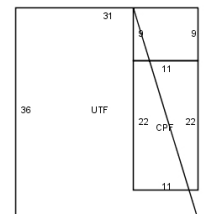
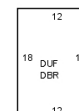
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/1992	\$300,000	02473/1643	Improved	No
WARRANTY DEED	3/1/1979	\$95,000	01216/0607	Vacant	No

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

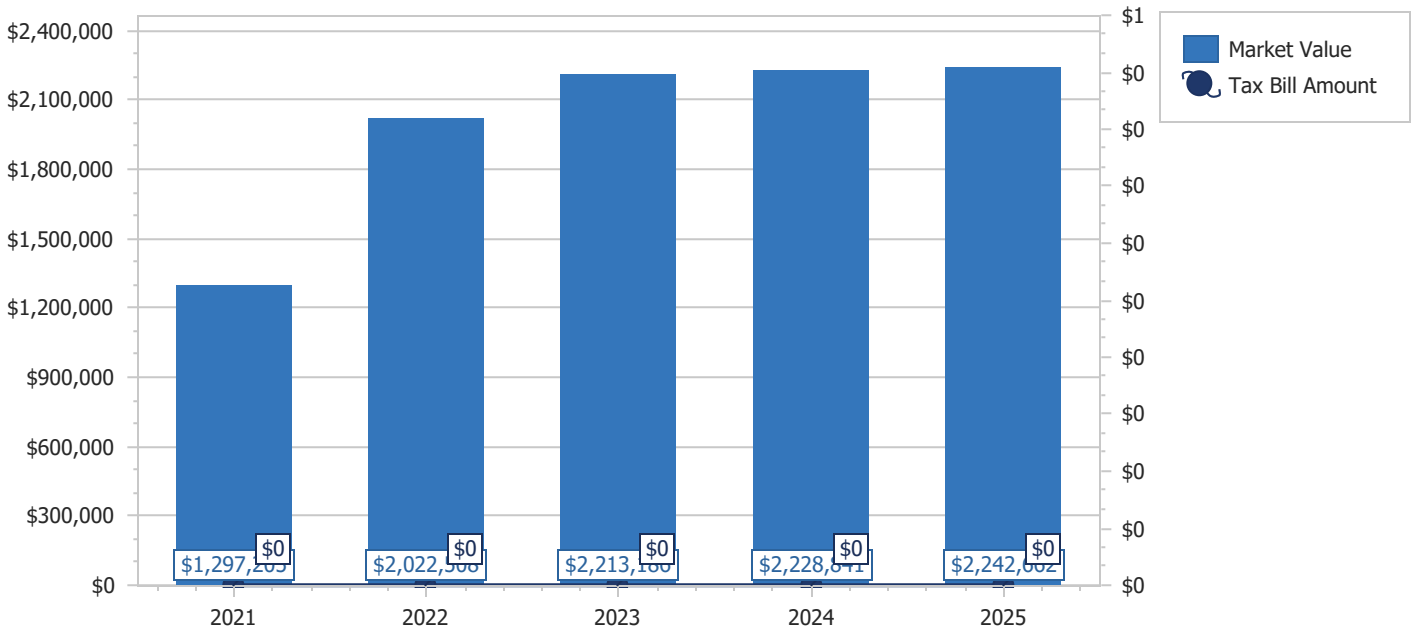
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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