



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

PROJ. #: 26-80000084

Received: 7/10/26

Paid: 7/10/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: PANDAL EVENTS CENTER

PARCEL ID #(S): 26-19-30-SAF-0800-0000 AND 26-19-30-SAF-0700-0000

TOTAL ACREAGE: 11.10

BCC DISTRICT: ~~SEMINOLE~~ 5: Herr

ZONING: A-1

FUTURE LAND USE: ~~Planned Development~~ LDR

APPLICANT

NAME: RAMACHANDRAN BALARAMAN COMPANY:

ADDRESS: 1785 ALAQUA DR.

CITY: LONGWOOD

STATE: FL

ZIP: 32779

PHONE: 407-376-6418

EMAIL: [REDACTED]

CONSULTANT

NAME: COMPANY:

ADDRESS:

CITY: STATE: ZIP:

PHONE: EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☒ SITE PLAN ☒ SPECIAL EXCEPTION

Description of proposed development: Indoor and outdoor event facility for wedding and traditional cultural performances

STAFF USE ONLY

COMMENTS DUE: 7/24

COM DOC DUE: 7/30

DRC MEETING: 8/5

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION:

W/S: City of Sanford

BCC: 5: Herr

on the north side of Vihlen Rd,
 east of Upsala Rd

Agenda: 7/31

07/10/2026

Seminole County Planning and Development Services
1101 East First Street
Sanford, FL 32771

Re: Pre-Application Submission – Proposed Indoor and Outdoor Cultural Event Venue

Property: 1550 Freer Ln, Sanford, FL 32771 and 1570 Freer Ln, Sanford, FL 32771

Parcel Nos.: 26-19-30-5AE-0800-0000 and 26-19-30-5AE-0700-0000

Total Site Area: Approximately 11.10 acres

Dear Seminole County Staff:

We respectfully submit this pre-application packet for review of a proposed indoor and outdoor cultural event venue located on two adjacent parcels totaling approximately 11.10 acres in unincorporated Seminole County. The site is presently zoned **A-1** and is proposed for development as a cultural event facility to host Indian weddings, traditional family ceremonies, Indian classical music concerts, classical dance performances, and related cultural gatherings. The current property data identifies the parcels as A-1 zoning and a combined acreage of approximately 11.10 acres in the listing source, while some online listing provided parcel acres total 5.48 and 5.62 acres, respectively; the final survey should confirm the exact gross acreage for submittal.

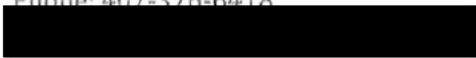
The proposed use is intended to be a controlled, reservation-based, family-oriented venue rather than a nightclub, general party hall, or late-night entertainment establishment. The project will be designed with strict operational controls, including managed event hours, on-site parking, stormwater management, landscape buffering, and traffic circulation designed to minimize impacts to surrounding properties and public infrastructure.

We respectfully request staff guidance regarding zoning compatibility, approval path, parking standards, stormwater requirements, utility service requirements, traffic analysis thresholds, landscape buffering, lighting standards, and any special review or conditional use procedures that may apply to this proposed use.

Sincerely,



Ramachandran Balaraman
1785 Alaqua Drive
Longwood, FL 32779
Phone: 407-376-6418



1. Project Overview

Project Name: Pandal Events Center

Project Type: Indoor and outdoor event facility for weddings and traditional cultural performances

Site: 1550 Freer Ln and 1570 Freer Ln, Sanford, FL 32771

Zoning: A-1, Seminole County

The proposed development is an indoor and outdoor cultural event venue designed to host Indian weddings, religious and ceremonial gatherings, classical music performances, dance recitals, heritage festivals, and similar traditional cultural events. The facility is not intended to operate as a nightclub, party hall, banquet hall for general entertainment, or late-night social venue. The project is conceived as a respectful, family-oriented, and culturally significant gathering place that supports organized events with scheduled attendance, controlled access, and professional site management.

The development will be located on approximately 11.1 acres comprised of two adjacent parcels of approximately 5.5 acres each. The concept includes a main building with flexible indoor hall space, covered verandas, landscaped outdoor ceremonial areas, parking, service access, stormwater management facilities, and supporting utilities. The design will emphasize compatibility with the surrounding area, architectural quality, noise control, traffic management, and preservation of natural features where feasible.

2. Project Purpose

This project is intended to serve the cultural needs of the Indian-American community and other users seeking formal, traditional, non-nightlife event space. The venue will support weddings, engagement ceremonies, vow renewals, receptions held within regulated hours, cultural programs where permitted by code and management policy, classical music concerts, and other traditional dance performances, poojas, naming ceremonies, and related family events. The venue will not market itself for general entertainment, alcohol-driven functions, or open-ended public party rentals.

The project is designed to provide a purpose-built alternative to adapting residential, banquet, or industrial spaces for culturally significant events. By offering a regulated, professionally designed venue, the proposal supports orderly event management, better traffic circulation, controlled parking, and improved noise mitigation. The project will also contribute to local economic activity through construction, maintenance, hospitality services, landscaping, and event-related employment.

3. Site and Land Use Description

The proposed development consists of two contiguous parcels totaling approximately 11.10 acres in unincorporated Seminole County, identified as Parcel No. 26-19-30-5AE-0800-0000 at 1550 Freer Ln and Parcel No. 26-19-30-5AE-0700-0000 at 1570 Freer Ln. The project will be planned as an indoor and outdoor cultural event venue with the principal structure located with appropriate setbacks from property lines and with sufficient land area allocated for parking, circulation, landscaped buffering, open space, stormwater management, and service access. The final site design will be coordinated with the applicable zoning, future land use designation, drainage conditions, environmental constraints, and utility availability confirmed during County review.

4. Proposed Development Program

Site Data Summary

Property Address:

1550 Freer Ln, Sanford, FL 32771

1570 Freer Ln, Sanford, FL 32771

Parcel IDs:

26-19-30-5AE-0800-0000

26-19-30-5AE-0700-0000

Zoning:

A-1, Seminole County

Gross Acreage:

Approximately 11.10 acres based on your parcel sizes, subject to survey confirmation.

Proposed Use:

Indoor and outdoor cultural event venue.

Existing Use:

Vacant/undeveloped land, subject to survey and due diligence.

Jurisdiction:

Unincorporated Seminole County;

Proposed Development

The proposed development program includes the following components:

- Main indoor event hall.
- Covered entry, lobby, and guest arrival area.
- Flexible indoor space for weddings, ceremonies, concerts, and cultural performances.
- Outdoor ceremonial lawn and landscaped gathering areas.
- Bride/groom preparation rooms or private suites
- Separate catering/service support area.
- Restrooms sized to event occupancy.
- Administrative office and event coordination space.
- Loading/service access for vendors and equipment.
- Surface parking appropriate to peak event demand.
- Stormwater retention/detention areas designed to meet local requirements.
- Landscape buffers along perimeter edges and preserved natural areas where feasible.

The building design should reflect a traditional, elegant, and timeless appearance, using materials and forms that are compatible with the surrounding context while still providing a distinctive cultural identity. The outdoor spaces should be designed for scheduled ceremonial use rather than open recreation or casual entertainment.

5. Operational Model

The proposed cultural event venue will be operated as a reservation-based facility with advanced booking, formal event contracts, and on-site management throughout each function. Events will be time-limited and scheduled to provide controlled arrival, activity, and departure periods, with staff oversight of guest check-in, parking, vendor operations, waste removal, and post-event cleanup. The project's operational framework will include defined event hours, maximum occupancy control, parking management, lighting and noise control measures, security procedures, and emergency response protocols to ensure orderly and professional site operation.

6. Traffic and Parking

The proposed development will provide sufficient on-site parking to accommodate the maximum anticipated event occupancy, staff, vendors, and service vehicles, so that guest parking does not overflow into public streets or neighboring properties. The site will be designed with clear and orderly ingress and egress, internal circulation aisles, designated passenger drop-off and pick-up areas, fire lane access, and

separated service access where practical. Parking demand will be evaluated based on peak event attendance, guest arrival and departure patterns, staff requirements, vendor operations, and any overflow contingencies identified during design review. If a traffic impact study is required by Seminole County, the applicant will provide analysis addressing trip generation, queueing, intersection impacts, and driveway operations.

7. Stormwater and Environmental Compliance

The project will be designed with stormwater detention and treatment facilities prepared by a Florida-licensed engineer, with grading and drainage improvements sized to serve the proposed development and to comply with Seminole County standards. The site plan will preserve mature trees and natural vegetation where feasible, avoid or buffer environmentally sensitive areas, and incorporate erosion and sediment control measures during construction. Permanent drainage, detention, retention, and landscape features will be maintained in accordance with final approved engineering plans. A stormwater narrative and supporting calculations will address grading, runoff routing, detention volume, outfall conditions, and maintenance responsibility, and any identified wetlands or protected environmental areas will be documented and addressed through the required survey and environmental review process.

8. Architectural and Site Character

The proposed development will be designed as a distinctive cultural event venue with architecture and site planning that convey permanence, dignity, and cultural authenticity. The main building will feature a refined form with a sturdy roof profile, high-quality exterior materials, landscaped arrival areas, shaded pedestrian connections, and coordinated site lighting. Outdoor lighting will be fully shielded and directed to minimize glare and light spillover, while landscape buffers and careful orientation of outdoor event spaces will reduce visual and noise impacts to adjacent properties. The site will be planned as a cohesive and professionally managed cultural venue, with the architectural expression and site layout reinforcing its formal event use.

9. Community Compatibility

The project is intended to be compatible with surrounding uses through careful planning, limited hours, controlled attendance, and robust site management. Traditional Indian weddings and cultural concerts are typically scheduled, structured, and family-oriented, which makes them more manageable than many high-noise entertainment uses. The venue is not intended for general parties, loud nightlife, or unregulated public assembly.

Community benefits may include job creation, cultural enrichment, local vendor use, and a purpose-built venue that reduces pressure on nearby residential areas that might otherwise host such events in less appropriate settings. The project can be framed as a cultural facility serving a legitimate and underserved community need.

Requested Action:

The applicant respectfully requests pre-application review and guidance from Seminole County for the proposed development of an approximately 11-acre cultural event venue designed for indoor and outdoor Indian wedding ceremonies, traditional cultural gatherings, classical music performances, and dance concerts.

Project Intent:

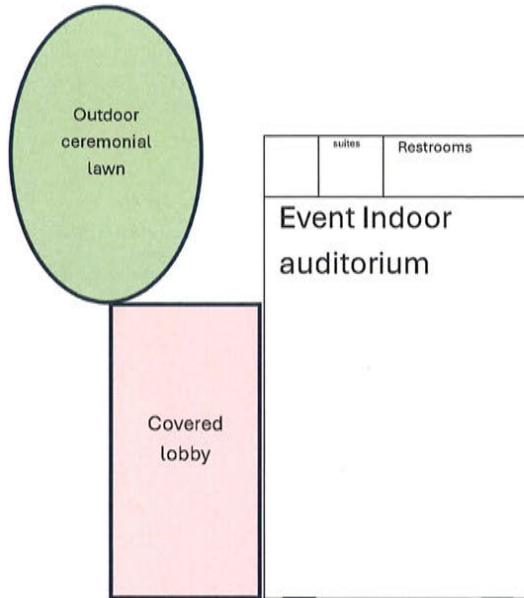
The project is intended as a regulated, reservation-based cultural facility with controlled access, limited event hours, professional management, and full compliance with applicable land development, stormwater, traffic, fire, utility, and environmental requirements.

Requested County Feedback:

The applicant seeks guidance on zoning compatibility, required approvals, site plan submittal requirements, parking standards, traffic study needs, stormwater requirements, buffering, lighting, noise mitigation, and any special use or conditional use approvals that may apply to this type of facility.

Site sketch of proposal

1550 Freer Lane
Preserved natural areas and landscape
buffer



Drive
way

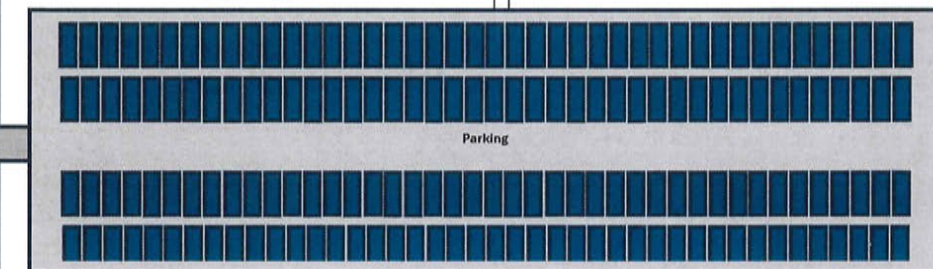
Lawn/landscape

Event Indoor
auditorium

Covered
lobby

suites

Restrooms



1570 Freer Lane
Preserved natural areas and landscape
buffer

Restrooms

suites

Food Service Area

Admin
office

Preserved natural areas

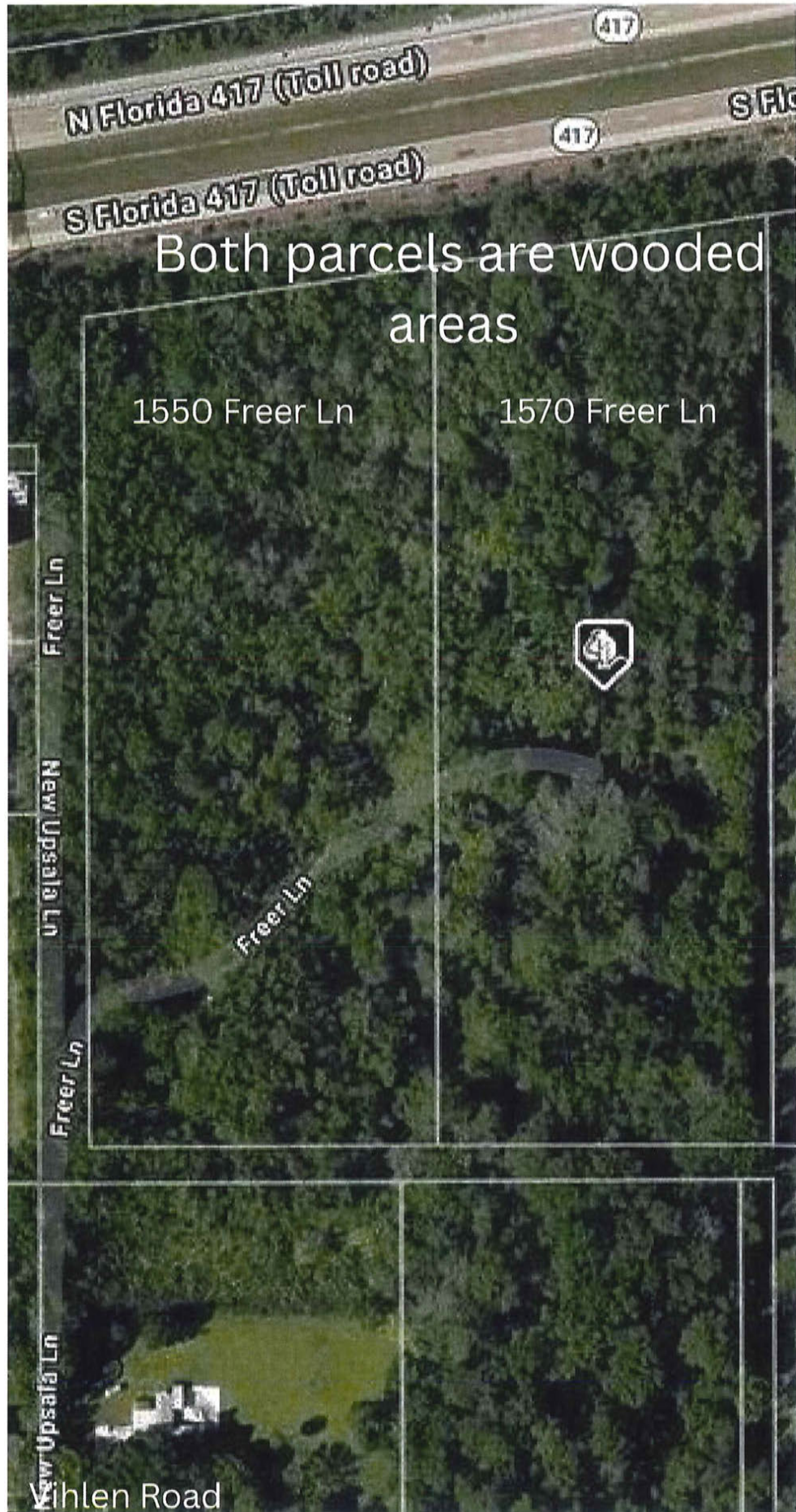
Preserved natural areas and landscape
buffer

Storm
Water
Retention

Parking

Vihlen
Road

Site Map of existing conditions



2026 Property Record Card



Parcel: 26-19-30-5AE-0800-0000
 Property Address: FREER LN SANFORD, FL 32771
 Owners: HEMANN, BRADLEY E
 2026 Market Value \$159,256 Assessed Value \$159,256 Taxable Value \$159,256
 2025 Tax Bill \$2,178.46
 Vacant Residential property has a lot size of 5.55 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	26-19-30-5AE-0800-0000
Property Address	FREER LN SANFORD, FL 32771
Mailing Address	551 VIHLEN RD SANFORD, FL 32771-7735
Subdivision	SMITHS M M
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$159,256	\$159,256
Land Value Agriculture	\$0	\$0
Just/Market Value	\$159,256	\$159,256
Portability Adjustment	\$0	\$0
Homestead Exemption	\$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	\$159,256	\$159,256

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,178.46
Tax Bill Amount	\$2,178.46
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 HEMANN, BRADLEY E

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 1/2 OF BLK 7 S OF RR R/W (LESS
NLY 200 FT FOR RD) & W 1/2 OF BLK 8
M M SMITHS SUBD
PB 1 PG 55

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$159,256	\$0	\$159,256
SCHOOLS	\$159,256	\$0	\$159,256
FIRE	\$159,256	\$0	\$159,256
ROAD	\$159,256	\$0	\$159,256
WATER MANAGEMENT DISTRICT	\$159,256	\$0	\$159,256

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2018	\$149,900	09157/1457	Vacant	Yes
SPECIAL WARRANTY DEED	12/1/2010	\$20,000	07509/0358	Vacant	No
CERTIFICATE OF TITLE	8/1/2008	\$100	07044/0975	Vacant	No
WARRANTY DEED	11/1/2005	\$234,500	06056/0530	Improved	No
FINAL JUDGEMENT	7/1/2001	\$100	04137/0610	Improved	No
WARRANTY DEED	12/1/1985	\$100	01698/1376	Improved	No
QUIT CLAIM DEED	12/1/1985	\$100	01698/0870	Improved	No
WARRANTY DEED	3/1/1979	\$100	01215/1391	Improved	No

Land

Units	Rate	Assessed	Market
5.55 Acres	\$41,000/Acre	\$159,256	\$159,256

Permits

Permit #	Description	Value	CO Date	Permit Date
05812	COS 60 AMPS-200 AMPS	\$150		7/1/1998

Extra Features

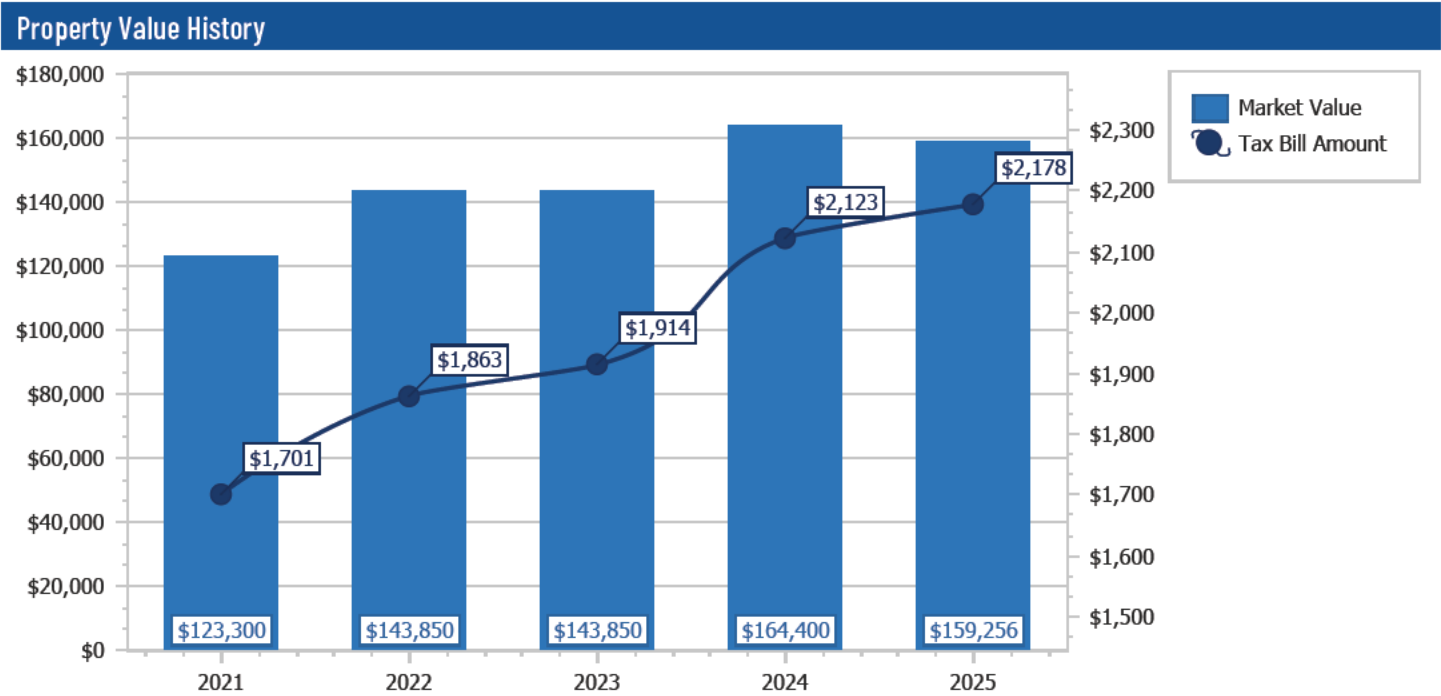
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 5

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	38
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

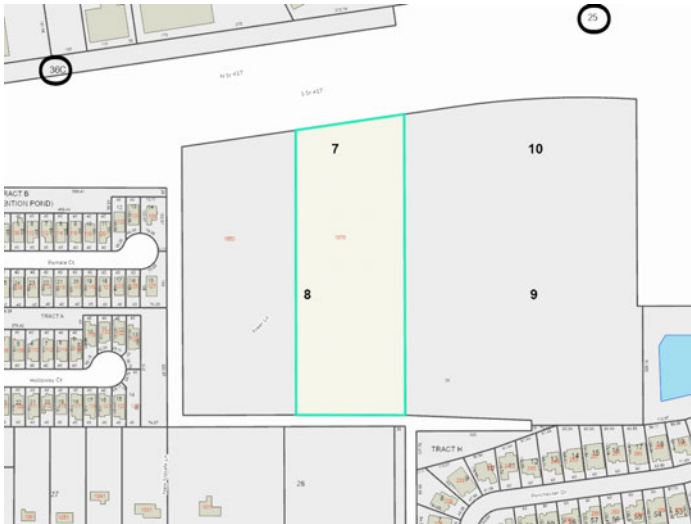


2026 Property Record Card



Parcel: 26-19-30-5AE-0700-0000
 Property Address: FREER LN SANFORD, FL 32771
 Owners: NGUYEN, THOA N; LE, SI VAN
 2026 Market Value \$115,169 Assessed Value \$86,822 Taxable Value \$86,822
 2025 Tax Bill \$1,269.89 Tax Savings with Non-Hx Cap \$305.51
 Vacant Residential property has a lot size of 5.62 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	26-19-30-5AE-0700-0000
Property Address	FREER LN SANFORD, FL 32771
Mailing Address	1000 MEADOW LARK LN MERRITT IS, FL 32953-7855
Subdivision	SMITHS M M
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$115,169	\$115,169
Land Value Agriculture	\$0	\$0
Just/Market Value	\$115,169	\$115,169
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$28,347	\$36,240
P&G Adjustment	\$0	\$0
Assessed Value	\$86,822	\$78,929

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,575.40
Tax Bill Amount	\$1,269.89
Tax Savings with Exemptions	\$305.51

Owner(s)

Name - Ownership Type

NGUYEN, THOA N - Tenants in Common :50
 LE, SI VAN - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 1/2 OF BLK 7 S OF RR (LESS NLY
200 FT FOR RD) & E 1/2 OF BLK 8
M M SMITHS SUBD
PB 1 PG 55

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$86,822	\$0	\$86,822
SCHOOLS	\$115,169	\$0	\$115,169
FIRE	\$86,822	\$0	\$86,822
ROAD	\$86,822	\$0	\$86,822
WATER MANAGEMENT DISTRICT	\$86,822	\$0	\$86,822

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	8/1/2013	\$78,000	08112/0001	Improved	No
CERTIFICATE OF TITLE	5/1/2013	\$100	08042/1588	Improved	No
WARRANTY DEED	11/1/2005	\$234,500	06056/0504	Improved	No
QUIT CLAIM DEED	12/1/1985	\$100	01698/0871	Vacant	No

Land

Units	Rate	Assessed	Market
5.62 Acres	\$41,000/Acre	\$115,169	\$115,169

Permits

Permit #	Description	Value	CO Date	Permit Date
99907	.75 ARCH MOD IS FOR NEEDED BLDG REPAIRS	\$0		3/10/2014
05813	COS 100 AMPS-150 AMPS	\$485		7/1/1998

Extra Features

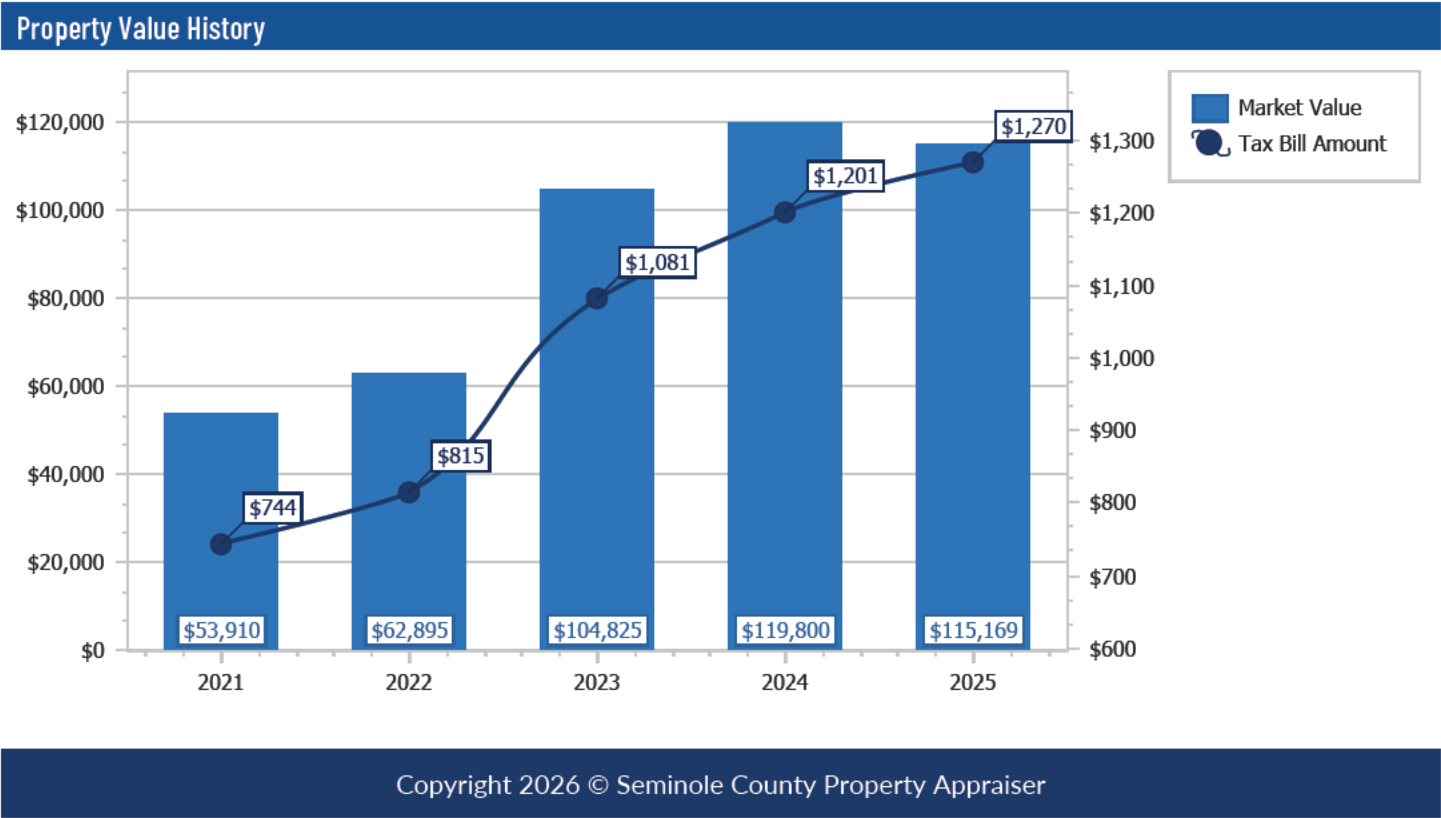
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	A-1
Description	Agricultural-1Ac
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Political Representation	
Commissioner	District 5 - Andria Herr
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State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 5

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	38
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro



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

Receipt Details

Date: 7/10/2026 5:32:42 PM
Project: 26-80000084
Credit Card Number: 37*****2000
Authorization Number: 220461
Transaction Number: 100726C49-3012695F-68C3-4CBA-98FE-24D4D1B45968
Total Fees Paid: 52.50

Fees Paid

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