

Community Meeting for Future Land Use Amendments

Lutheran Haven

1070 West Chapman Road

October 10, 2022

Meeting was called to order at 7:01pm.

There were 21 individuals in attendance (see attached attendance sheet).

Jerry Griffing, CEO and Raleigh Sims presented the preliminary demonstrative concept plans, development schedules and specifications of the proposed project (see attached PowerPoint presentation). Upon completion of the presentation, the floor was opened for questions from those in attendance.

Questions from and answers to individuals in attendance included the following:

- Prior owner told others that property flooded. What is plan for water retention? Water retention will be in an underground vault that will meet 100 year storm requirements.
- Pre and post development pervious and impervious is not evident, and residents of Mayfair Oaks asked to see results of studies and management of outfall. These will be made available to the board of Mayfair Oaks.
- Wall shows landscape buffering. There should be new landscaping, as the current site is unsightly. Would the Mayfair Oaks board be able to review the landscape plan? This will be made available to the board of Mayfair Oaks.
- Proposed setbacks are less than in Mayfair Oaks. Can the preliminary grading plan be made available? These will be made available to the board of Mayfair Oaks.
- Will trees be saved? As many of the existing trees that can be retained will be.
- Development of fence between Mayfair Oaks and Lutheran Haven may require temporary screening? There will be temporary screening during construction as needed.
- Has ERP been applied for? The ERP application will take place after zoning.

With no further questions identified, those in attendance responded favorably to the project, mentioning that Lutheran Haven had always been a responsive neighbor and an integral part of the community.

Raleigh Sims identified himself as the contact individual from Lutheran Haven for any additional questions. He can be contacted at RSims@LutheranHaven.org.

The meeting adjourned at 7:36pm



WELCOME

Community Meeting

PROPOSED REZONING OF

1070 West Chapman Road

PRESENTED BY:

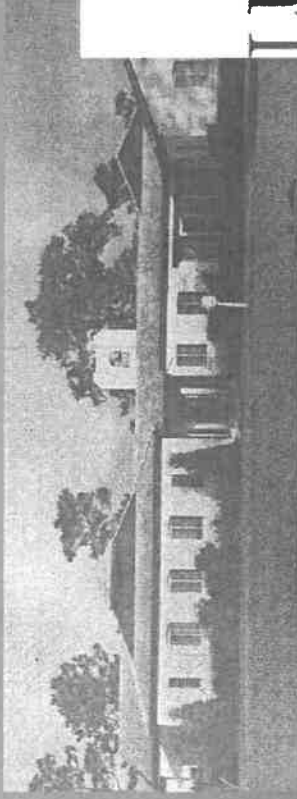
JERRY GRIFFING – CEO, LUTHERAN HAVEN

**RALEIGH SIMS – RESIDENTIAL LIVING
ADMINISTRATOR, LUTHERAN HAVEN**



The mission of Lutheran Haven is to provide a quality, Christ-centered haven of care to older adults

The Haven story is one of caring and compassion and we trust our founding “settlers” would be proud of the development of the Haven over the last 75 years and support our efforts to carry on our mission for another 75!



HOW DID THE HAVEN GET HERE?

- ▶ Seeking freedom to practice the Lutheran religion and own and farm their own land, groups of immigrants sail from Slovakia (or Austria-Hungary) to Cleveland, Ohio.
- ▶ In the early 1900's religious life centered around family and friends and Holy Trinity Slovak Lutheran Church.
- ▶ With the financial support and knowledge of the members of that church, the Slovak immigrants dream for this new life became reality with the formation of the Slavia Colony.
- ▶ 1,200 acres were purchased for \$17,400, stock was issued, and the move to Florida began. Among those moving south was Haven benefactor Andrew Duda, Sr.

ANDREW DUDA, SR.



- ▶ 1909 came to America
- ▶ 1912 came to Slavia
- ▶ Summer of 1912 his wife and 4 children join him
- ▶ Undercapitalized and moved family back to Cleveland to earn money to return and did in 1926
- ▶ Able to keep their original 40 acres
- ▶ God blessed their efforts

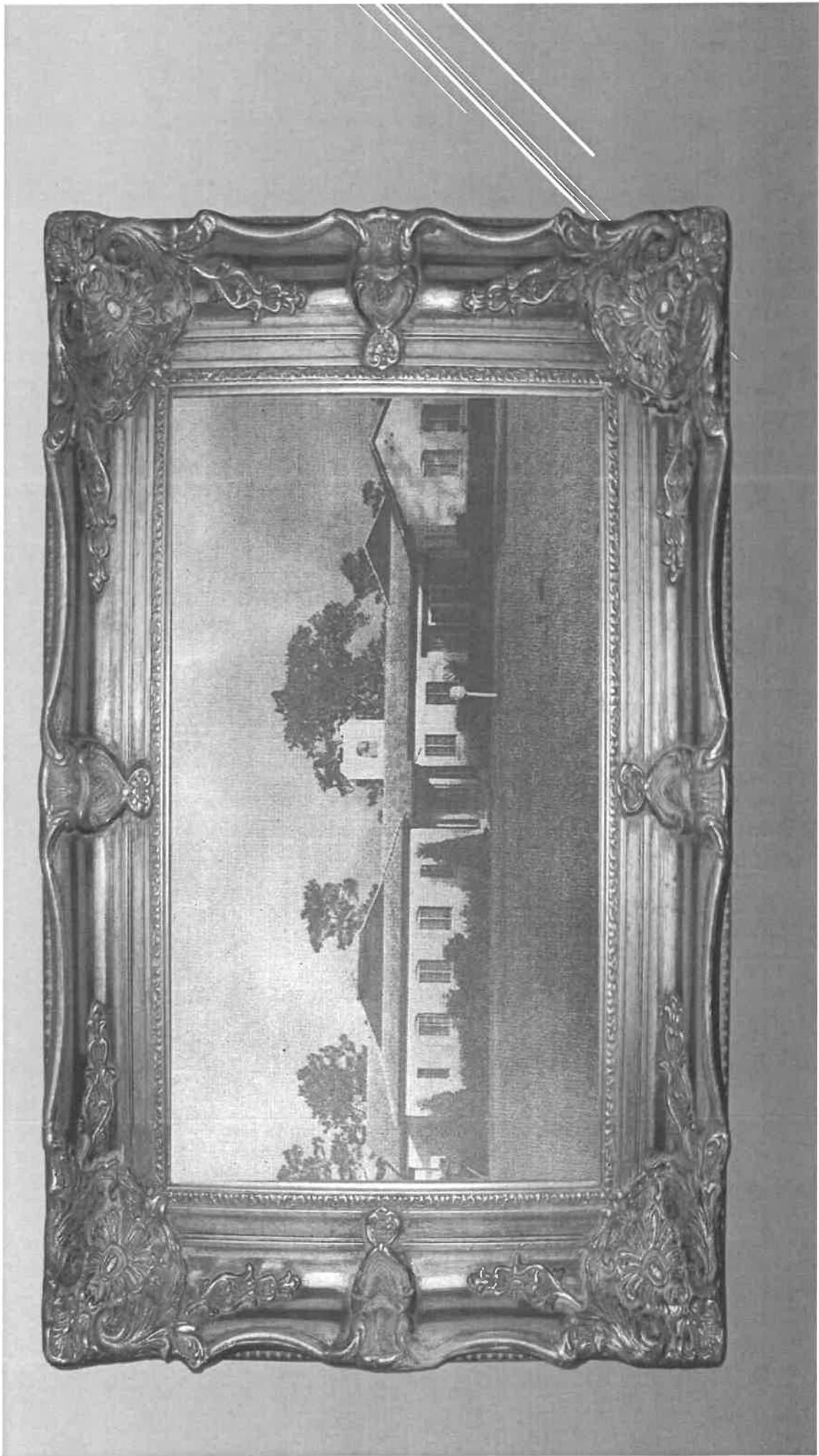
THE DREAM OF ANDREW DUDA

- Establish a church in Slavia
- Create a haven for orphaned children and pastors with limited income to live
- 1937 Andrew Duda Sr., in gratitude to the Lord for his many blessings, donated 40 acres of land and \$90,000 to the SELC District of the Lutheran Church for the establishment of a haven of care for children and older adults.
- The gift was accepted, Articles of Incorporation were approved, the board of trustees was elected and in 1948 the doors to the orphanage and the old folks home were opened--Lutheran Haven ministry began.



Over the next 20 years, the two buildings met the needs of residents.





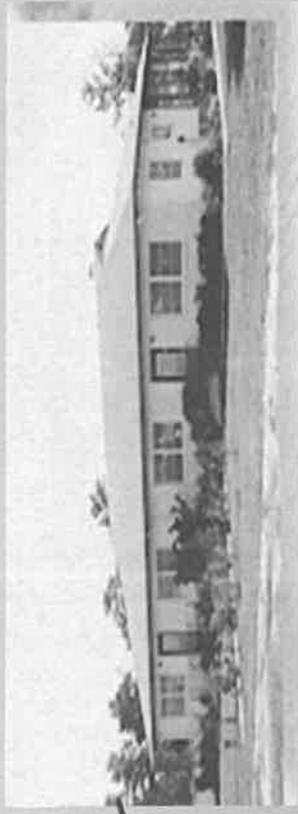
CHILDREN'S HOME



- ▶ Grew to 2 Children's Homes
 - ▶ Present Administration Building was for Older Children
 - ▶ Site of Current Lodge was for Younger Children
- ▶ Reasons for Closing Children's Homes
 - ▶ Changes in Government Policies
 - ▶ Shift from "Orphanages" to Foster Homes
- ▶ Replaced Children's Home with Childcare/Daycare
- ▶ In 1998 Replaced Childcare/Daycare Building
- ▶ Eventually, closed Childcare/Daycare and transitioned children to St. Luke's Lutheran Preschools
- ▶ In 2015 the Childcare/Daycare was converted into a memory care support facility.

Through the years

- ▶ In the 1960s' the need for housing of independent older adults was recognized and Phase 1 was developed.
- ▶ Ever mindful of the needs of those we serve, different types of housing were created in Phases 2, 3 and 4
- ▶ A hall for fellowship was added in 1976



The Landings



- ▶ In early 2019, the earliest independent living homes were replaced when the Landings, a 2-story congregate living complex opened
- ▶ Offering 48 homes and 6 different floor plans, the Landings includes a spacious common area which includes a library, a full service dining area, a bistro and salon and clinic services.
- ▶ Fellowship Hall was also then remodeled

TODAY, A LIFE PLAN COMMUNITY



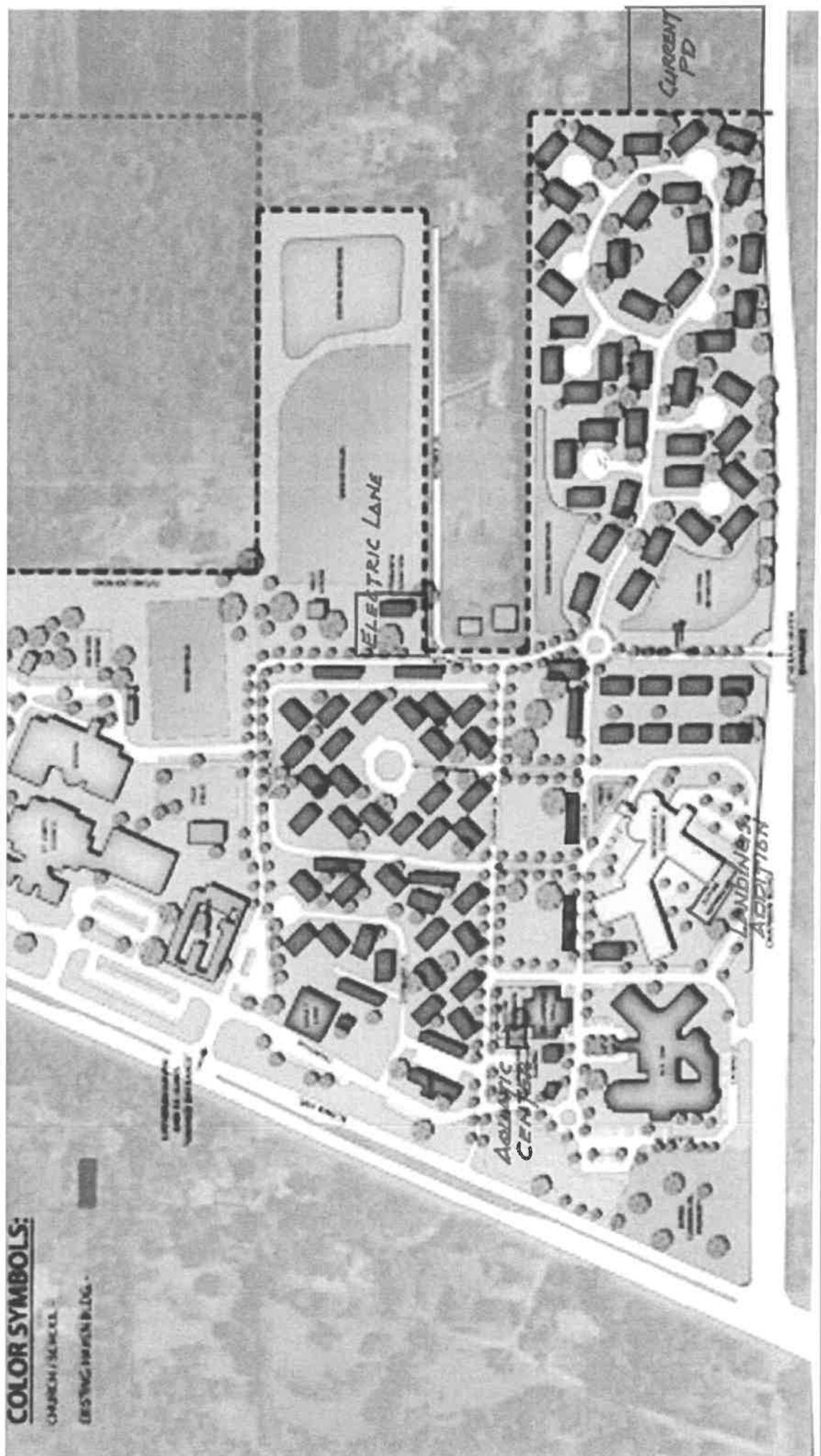


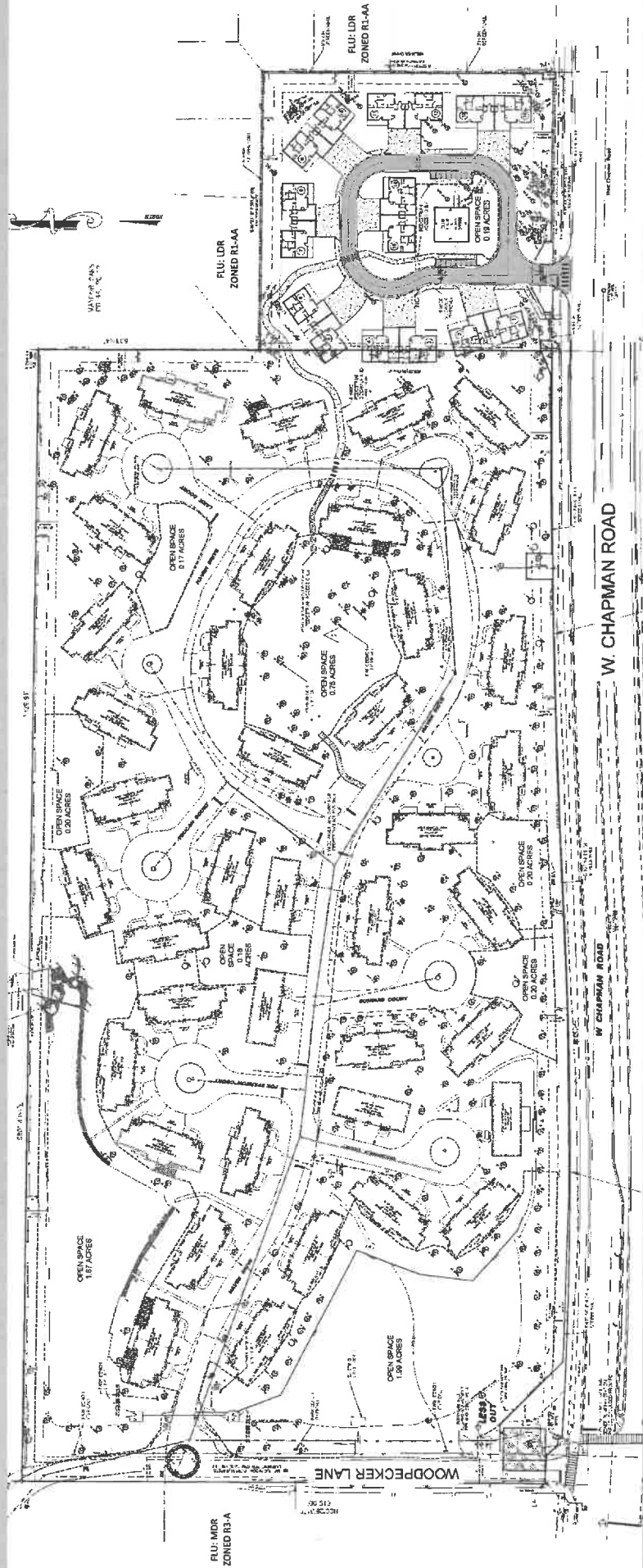
**PROPOSED REZONING from R-3B & A-1 TO
PLANNED DEVELOPMENT (PD)
AND THE
ADDITION OF 8 DUPLEX BUILDINGS
& LUTHERAN HAVEN CLUB HOUSE
1070 West Chapman Road**

COLOR SYMBOLS:

CHURCH / SCHOOLS

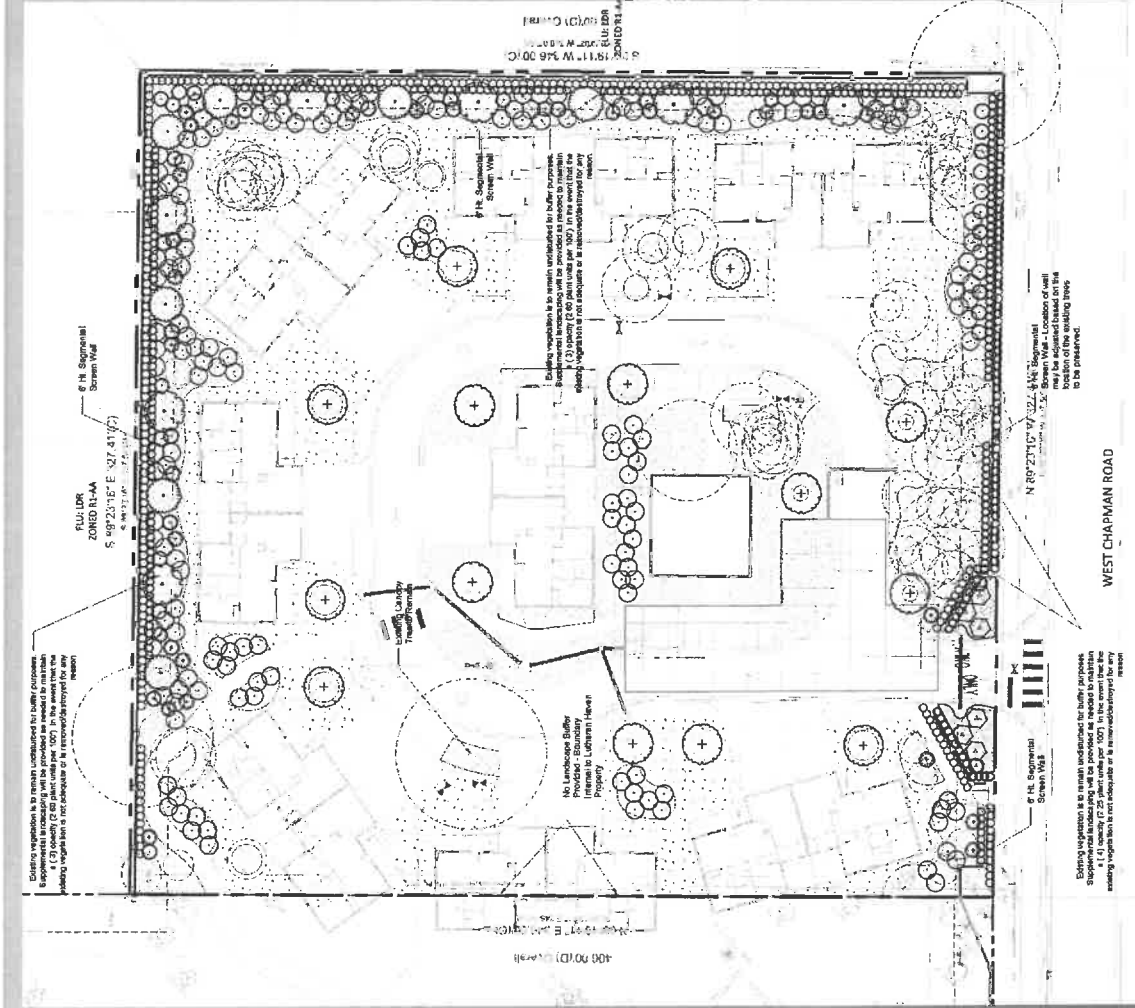
EXISTING HOUSE BLDG.





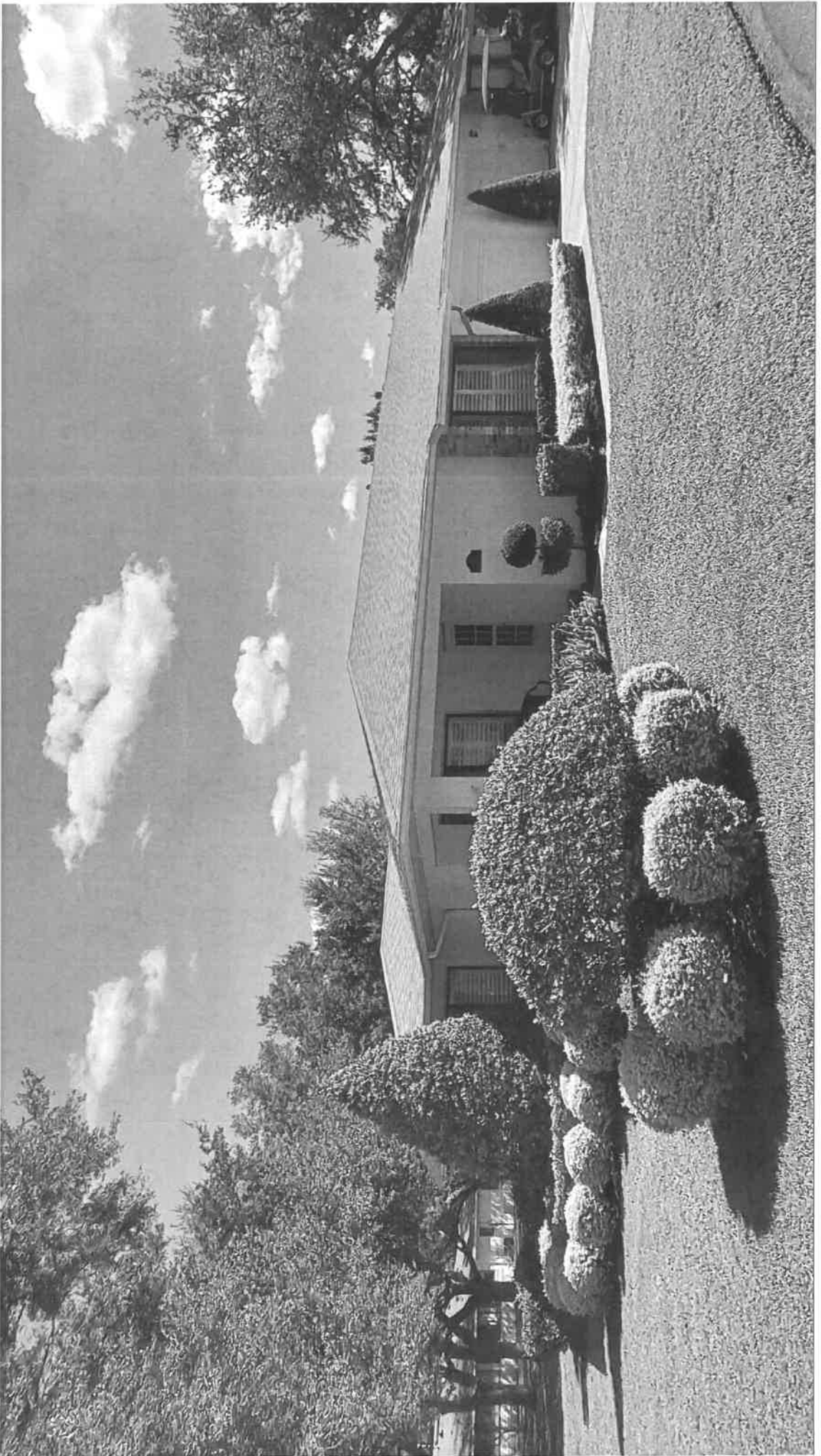
MASTER DEVELOPMENT PLAN FOR THE PD

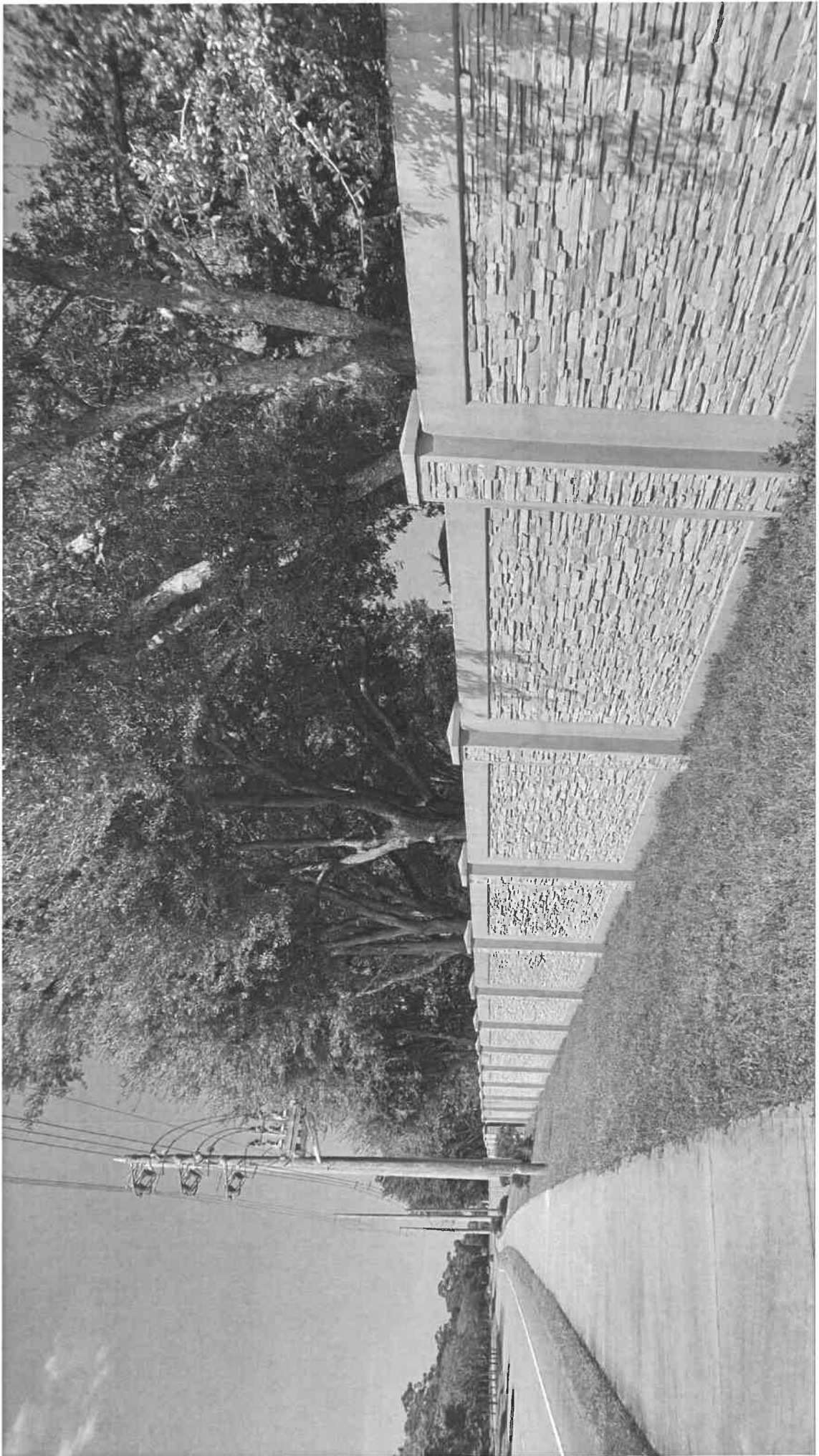
LANDSCAPE PLAN FOR NEW DUPLEX VILLAGE



PRELIMINARY DEVELOPMENT SCHEDULE

- **PLANNING & ZONING COMMISSION & BOARD OF COUNTY COMMISSIONERS MEETING:
DECEMBER 2022 – JANUARY 2023**
- **PLANS & PERMITTING:
JANUARY 2023 – JULY 2023**
- **CONSTRUCTION:
JULY 2023 – FEBRUARY 2024**







QUESTIONS & ANSWERS

THANK YOU!
LUTHERAN HAVEN