

GROWING *our*
MINISTRY.

AUGUST 23
11:45a | Founders' Hall



GROWING *our*
CAMPUS.





SEEKING GOD'S *design* TOGETHER.

St. Luke's has been awakening hearts for more than 114 years through the Lord's blessings. With our additional land purchases over the last few years, we are expanding our driveways, parking and security. With over 50 acres, Seminole County is watching our growth and wants to know what the future plans are for our campus!

We know that our church office arrangement and Sunday morning gathering spaces need to change. We know our enrollment is overflowing and additional school spaces are needed. We know that we have old buildings on campus.

We see that we have been blessed to continue updating and growing our campus in order to bring the Gospel to this community and beyond.



TIMELINE

In 2023, we began surveying the congregation to evaluate our campus. Through the surveys, small groups and personal interviews, we processed more than 300 comments. Many of the operational and general comments were acted upon by our staff, boards and committees. The report presented (in no particular order) the following capital improvements to the board of directors in 2024:

- Church Offices & Facilities
- Parking & Traffic (including covered drop offs)
- Additional School Amenities
- Planning for Future Worship Experiences
- Preschool Facility – Repair / Replace
- School Expansion K-8
- Chapel – Repair / Replace
- Signage & Circulation Improvements
- Campus & Worship Security
- New High School
- Miscellaneous

In February, we heard you at our first meeting. We know you want responsible growth. We know our parking and accessibility needs improvement. We must update our security and safety, especially our pedestrian circulation. We have places we need to modernize and we know a covered drop off would be great! And we're growing with a constant demand for more space.

In 2025, the Board of Directors sent out a Request for Proposals for a Master Planning process. LandDesign was awarded the contract in late 2025. Over the last ten months, the Master Planning Committee has worked through:

- Feasibility and Due Diligence for our campus
- Pre-Design
- Planning and Design
- Conceptual Master Plan
- Refinement

This work has resulted in the product that you will see on Sunday, August 23. Initial information is available on the website at sllcs.org/MasterPlanning



FREQUENTLY ASKED QUESTIONS:

Why are we doing this?

All properties need updates and improvements at some point. Our congregation has continued to grow and change over these 114 years with regular land purchases and building programs. Our last update was ten years ago with the addition of the gym and Family Life Center. In 2018, we improved Founders' Hall for our contemporary worship. The school and preschool buildings are at capacity and the LCMS Genesis Report showed strong interest for expanding our opportunities.

From 2017 to 2025, we purchased an additional 21 acres of land surrounding our campus. Seminole County has requested that we present a Master Plan for our now 50+ acre campus. This will most likely involve a rezoning designation, as we are no longer a small church property. This Master Plan will help to inform the county so that any permitting for future remodeling and building projects can proceed more smoothly.

Why did we buy so much land?

The north five acres has been our goal since 2002 when we realized the new school traffic issues. This property has given us access to the Slavia Road/SR 426 stoplight. A new entrance is in the works with Seminole County and FDOT. The east 16 acre parcel is land that the church has considered since 1989 and made multiple offers on over the years. Owning this property allows for us to better secure our campus and provides the acreage we need for expansion. (In 2016, Seminole County expressed that our current campus was 'built out' after the new gym and Family Life Center were added.)

Is this a building plan?

No, this is a conceptual view of what our campus could look like in the future. It considers driving traffic, foot traffic, building flow for worship and school programs, athletics, gathering spaces, utilities, Once the Master Plan is completed, we will start a process to decide what we want to build, how much we can afford, and when to build. Architects and contractors will be selected to help us with this process.

**Text "Master Planning" to 833-365-1333
to sign in or use the app!**



FREQUENTLY ASKED QUESTIONS:

Are we building anything right now?

Yes. We have an active permit with Seminole County to build a new entrance at the intersection of Slavia Road. This entrance will work with the stoplight to provide us with a much safer entrance to our campus, especially for those who come from the north and west. *(We have actually been working to get a stoplight entrance to our campus since the school was built in 2001.)*

What is happening with the church?

Since the 1993 church was built, we have added quite a few staff positions. Our offices need to be remodeled so that we can work more efficiently. With worship now in three locations, we do not have a large, convenient gathering place for our members to greet, meet and spend time together. Many guests and visitors are confused about where our main entrance actually is. We are planning to create a new front entrance for our church with new office spaces to accomplish these things.

What is happening with the preschool?

Our preschool's oldest building is now 79 years old. There are plumbing, hvac and other building concerns. We have a drainage issue in the outdoor classroom and had classrooms flooded during recent hurricanes. A detailed evaluation will need to take place to determine whether remodeling is a viable option or whether a new building should be built.

What is happening with the school?

Our school was built with triple classrooms for K-5 and double classrooms for 6-8. We have used every available space and expanded into the church back hallway to hold the classrooms for our 637 students. With more homes being built around us and the availability of new scholarships, we could expand to four classrooms per grade.

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FREQUENTLY ASKED QUESTIONS:

Are we going to build a high school?

The Master planning process has evaluated the space needed for a high school. The options include, but are not limited to: a small Christ-centered education, a small academic education, or a full service education including not only academics, but sports, music, and art services. A study determined the average acreage required to make each of these scenarios possible and it was determined that this decision was beyond the scope of the 2025 contract and should be assessed at a point in later planning endeavors.

Will we be tearing down the chapel?

In 2014, we hired an architect with historic knowledge to evaluate the chapel. The study showed that the mortar is breaking down and should be repointed. He studied the mortar for possible solutions and a contractor estimated the cost would exceed \$300,000. The 2026 estimate would more than double that. More building repairs will be needed in addition to the mortar. We know and understand the importance of the chapel to our history. If that would happen, we would plan to use as many elements (stained glass, brick, tower, ...) to retain this piece of history in the best possible way. Our future remodeling will consider our needs and the best stewardship of our dollars to improve the sharing of the Gospel for future generations. At this time, no decision is being made about whether or not that is the best solution.

What happens next?

The first step is our new traffic entrance at the intersection of 426 and Slavia Rd. The permit is in process with Seminole County and Florida Department of Transportation. We will be working with Seminole County on any rezoning process and evaluating these projects for Phase I, Phase II, etc. We will begin a Capital Campaign so that we can appropriately and responsibly plan for the finance of our building projects. As these items are completed, we will look for architects and contractors to begin Phase I for buildings.

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