

**RESOLUTION NO. 97-110**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SUPPORTING THE FLORIDA MEMORIAL COLLEGE GRANT APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the Florida Memorial College has a long history of involvement and participation with St. Johns County, Florida, by providing sites for recreation and fire protection; and

WHEREAS, the college wishes to develop the former campus consisting of more than 300 acres into a retirement village; and

WHEREAS, there is a substantial need for housing for the elderly with convenient commercial facilities and access to various services; and

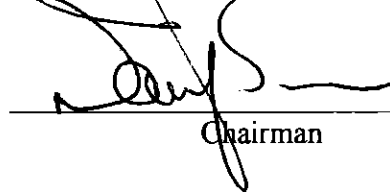
WHEREAS, St. Johns County has received a Community Development Block Grant from the U.S. Department of Housing and Urban Development administered through the Florida Department of Community Affairs in the amount of \$750,000 to improve Holmes Boulevard which is adjacent to and serves this site; and

WHEREAS, the proposed development is in conformance with the County's Comprehensive Land Use Development Plan.

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners of St. Johns County, Florida, that the application for a planning grant to begin the first phase of the development is endorsed and supported by St. Johns County. The type of development proposed for this location would greatly enhance the area and would be in accordance with the Comprehensive Development Plans for that section of the County.

PASSED AND ADOPTED this 22<sup>nd</sup> day of July by the Board of County Commissioners of St. Johns County, Florida.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

  
Chairman

ATTEST: CHERYL STRICKLAND, CLERK

  
Deputy Clerk

# **Florida Memorial College**

## **PROPOSAL TO DEVELOP THE FLORIDA MEMORIAL COLLEGE RETIREMENT VILLAGE AT SAINT AUGUSTINE**

### **Background**

Florida Memorial College (FMC), one of 117 Historically Black Colleges and Universities (HBCU's), is rooted in the Baptist Church tradition and is one of the oldest academic centers in Florida. The private, coeducational, baccalaureate degree-granting college has its origins in the Florida Baptist Institute, founded in 1879 in Live Oak ( Florida) and in the Florida Baptist Academy, founded in 1872 in Jacksonville, Florida. These two institutions merged in 1941 to form the Florida Normal and Industrial Memorial Institute in St. Augustine, Florida. The institution became a four- year college in 1945. The present name, Florida Memorial College, was adopted in 1963. The institution moved to its present South Florida location in Miami, Florida in 1968.

The College has never forgotten its roots. It has never forgotten where it came from in St. Augustine. Thus, the Board of Trustees and the President of the College, with a vision not unlike that of the late Henry Flagler who transformed St. Augustine with a variety of building and beautification projects, propose to develop on the Florida Memorial College site in St. Augustine a mixed-use Retirement Village. The village will be developed primarily for the benefit of low-and moderate income retirees. The following section discusses more specifically the purpose and objectives of the proposed project.

## **Purpose and Objectives**

The purpose of this proposal is to obtain a planning grant in the amount of **\$400,000** from the U.S. Department of Housing and Urban Development (HUD) to conduct the first phase (planning phase) of the development of a Florida Memorial College Retirement Village on a 350 acre site in Saint Augustine, FL. The 350 acre tract of land, owned by the College, has been vacant for nearly 30 years.

The proposed development of the FMC Retirement Village on the St. Augustine site enables the College to take advantage of HUD's national program objective "to assist HBCU's in addressing community development needs in their localities". It also enables the College to address particular and specific needs identified in the local HUD - approved Consolidated Plan.

Specific objectives are as follows:

- 1.) To conduct a feasibility study and market analysis (consultant) ;
- 2.) To perform a preliminary site engineering study to assess infrastructure needs (consultant) ;
- 3.) To develop a preliminary housing development master plan and cost estimates (architect and engineer);
- 4.) To plan, design and construct between 1,500 - 2,000 one/two bedroom apartment units for low-and moderate income retirees (developer/construction contractor);
- 5.) To plan, design and construct 500 extended care facilities (developer/general contractor)
- 6.) To plan, design and develop a Health and Wellness Center (developer/ general contractor )
- 7.) To plan design and construct a Gerontology / Community Education Center (developer / general contractor)
- 8.) To provide academic programs in gerontology and the health - related professions, leading to a baccalaureate degree.

## **Retirement Village Development**

- A. **Locality Defined:** Since HUD puts considerable emphasis on local development activities, it's important to define the terms "locality" and "locality development" as these terms are used in the proposed development.+

First, it should be noted that HUD concedes that “the term locality [ and locality development as well ] will differ for each HBCU, depending on its location.” With this understanding, the terms “locality” and “locality development” are broadly defined in this proposal in light of their synergistic quality as follows:

- Locality - a place, neighborhood or community in relationship to its surroundings or connections to significant jurisdictions or entities;
- Locality development - the development of a place, neighborhood or community whereby the actions and cooperative efforts of different jurisdictions produce results greater than the results of the jurisdictions acting separately.

These definitions are essential and hopefully will satisfy any concerns there may be regarding the College's eligibility to engage the proposed development project under the HUD/HBCU initiative.

**B. Apartment Units:** The one-and-two bedroom apartment units to be constructed will have the following features:

- Fully-screened patios
- Wall-to-wall carpeting
- All electric kitchen with dishwasher, frost-free refrigerator, and oven  
Garbage disposal
- Full bathrooms with ceramic tile
- Central air-conditioning and heating
- Washer and dryer
- Smoke detectors
- Individually assigned parking
- Emergency medical security systems
- Pre-wired cable TV and telephone outlets
- Twenty-four-hour police and safety protection

**C. Management:** The Retirement Village will be under the authority of a 13 member board of directors appointed by the Florida Memorial College Board of Trustees. The President and Vice President of Business and Fiscal Affairs of Florida Memorial College shall serve on the Board of Directors and shall employ a professional staff to manage the Retirement Village.

- D. **Tenant Selection and Rental Fees:** Tenant selection and rental fees shall be based on criteria established by the Board of Directors.
- E. **Academic Programs:** The development of the Retirement Village in St. Augustine, Florida will enable the College to initiate programs of study in gerontology and certain areas of the health related-professions. Degree seeking students will be utilized to assist in providing experience that will make their studies more meaningful. In addition, continuing education courses under the director of the College Division of Extension and Continuing Education will be offered to Village residents.
- F. **Planning Process:** Under the authority of the Florida Memorial College Board of Trustees, the President and staff of Florida Memorial College shall manage all aspects of the planning process. The experience and expertise of professionals shall be secured as needed.

## **Budget Request**

Florida Memorial College is requesting funding in the amount of \$400,000 to conduct the necessary planing activities for the proposed development of the Retirement Village in St. Augustine.