



SMALL TOWN, BIG BEACH™

DATE: 05/6/2019

ISSUE: Council consideration for the acceptance of deed of gift from the Erie Hall Meyer Charitable Fund Inc. The approximately 11,733 square feet will facilitate a westbound leg of a new proposed signalized intersection being constructed for a medical campus being planned for the City's 11 acres on the east side on Highway 59 and the recently purchased (former) Sacred Heart medical building.

RECOMMENDATION: Accept the land donation

BACKGROUND: In 2014 the City adopted the 2025 plan for sustainability. In adopting the plan the City Council included 5 strategies, one of which included encouraging quality public health / medical services for our residents and visitors.

PREVIOUS COUNCIL ACTION: The approval of the 11 acre property acquisition from the Airport Authority in 2015, the purchase former Sacred Heart Building in 2018.

BUDGET IMPLICATIONS: The traffic signal warrant study, \$9,700, was previously appropriated from the public works operating budget in April 2019. It is estimated that traffic signal installation and the intersection improvements will cost approximately \$1,600,000. Funding can be provided / budgeted from the City's \$25,000,000 transportation line of credit.

ATTACHMENTS: The Erie Hall Meyer Charitable Fund Inc. donation documents, medical campus access plan.

DEPARTMENT: Executive

STAFF CONTACT: Steve Griffin, City Administrator

**RECEIPT OF GRANT AND DEED OF GIFT
BY
THE CITY OF GULF SHORES
FROM
THE ERIE HALL MEYER CHARITABLE FUND, INC.**

Date: , 2019

Grantor / Donor Organization: **The Erie Hall Meyer Charitable Fund, Inc.**

Grantee / Donee Organization: **The City of Gulf Shores, a municipal corporation**

Grantor's Valuation of Grant and Deed of Gift: **\$140,796.00**

The Parcel of real property located in the City of Gulf Shores referred to as "Erie's Hwy 59 / West 34th Avenue Parcel" donated by Grant and Deed of Gift from The Erie Hall Meyer Charitable Fund, Inc. is for the purpose of: In honor and memory of Mrs. Erie Hall Meyer, and so the City of Gulf Shores can better serve and provide necessary and safe services to the community, businesses and families of south Baldwin County and Gulf Shores, Alabama.

By acceptance of the Grant and Deed of Gift, the City of Gulf Shores ("City") represents to The Erie Hall Meyer Charitable Fund, Inc. that the City has received and acknowledges receipt of the Grant and Deed of Gift of "Erie's Hwy 59 / West 34th Avenue Parcel," that the City is a municipal corporation, that the City holds an exemption letter, unrevoked, that the City qualifies as an IRC Section 501(c)(3) organization under the Internal Revenue Code, and IRC Section 509(a)(1), (2) or (3) as "a public charity" or qualifies as "a government unit."

CITY OF GULF SHORES, a municipal corporation

As the Grantee/Donee Organization

By: _____
As Mayor of the City of Gulf Shores

Date: _____

RESOLUTION NO. _____

**A RESOLUTION
ACCEPTING THE GRANT AND DEED OF GIFT
OF REAL PROPERTY KNOWN AS
“ERIE’S HWY 59 / WEST 34TH AVENUE PARCEL” FROM
THE ERIE HALL MEYER CHARITABLE FUND, INC.
AND EXPRESSING THE GRATITUDE OF THE CITY**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON _____, 2019, as follows:

Section 1. That on _____, 2019, the Board of Directors of The Erie Hall Meyer Charitable Fund, Inc. approved the grant of real property known as “Erie’s Hwy 59 / West 34th Avenue Parcel” to the City of Gulf Shores; and

Section 2. That the Grant and Deed of Gift for the real property known as “Erie’s Hwy 59 / West 34th Avenue Parcel” from The Erie Hall Meyer Charitable Fund, Inc. be and it is hereby ACCEPTED; and

Section 3. That the description of the parcel of real property is as follows:

[INSERT property description here]

The “Erie’s Hwy 59 / West 34th Avenue Parcel” is also known as the colored parcel on the drawing attached hereto and made a part hereof as **Exhibit A**.

MEYER EXCEPTS AND RESERVES in perpetuity for Meyer and for Meyer’s successors in interests and assigns, all of Meyer’s interests, if any, in and to all oil, gas, associated hydrocarbons and other minerals and mineral rights of every kind and character, including byproducts thereof such as sulfur and geothermal waters, below 300 feet of the surface of the Erie’s Hwy 59 / West 34th Avenue Parcel, or that may be produced below 300 feet of the surface, and all rights of ingress and egress to fully enjoy the same, explore for and produce the same, which are owned by Meyer on date hereof; **provided, however**, Meyer shall not disturb, drill or excavate the surface of any of the Erie’s Hwy 59 / West 34th Avenue Parcel, and exploration, drilling for, producing or other means of removal of the oil, gas, associated hydrocarbons and minerals from under the surface of the Erie’s Hwy 59 / West 34th Avenue Parcel (below 300 feet) shall be conducted by directional drilling or other means of removal, entering the Erie’s Hwy 59 / West 34th Avenue Parcel at least below 300 feet from the surface of the Erie’s Hwy 59 / West 34th Avenue Parcel and from land other than the Erie’s Hwy 59 / West 34th Avenue Parcel, unless

the then owner of the surface and the 300 feet from the surface of the Erie's Hwy 59 / West 34th Avenue Parcel and Meyer or Meyer's successors in interest or assigns agree otherwise in writing.

SUBJECT TO the "As Is," "Where Is," and "Present Condition, including Environmental Conditions of the Surface and Subsurface" of Erie's Hwy 59 / West 34th Avenue Parcel; to all matters of public record; to all regulations, rules, laws, and ordinances affecting Erie's Hwy 59 / West 34th Avenue Parcel; to all rights of way, easements, drainage and stormwater conveyances or easements, and to all reservations, or other encumbrances of record in the Office of the Judge of Probate of Baldwin County, Alabama; to all things done by City, or any predecessor, the United States, or any other person, entity or agency, to any of the Erie's Hwy 59 / West 34th Avenue Parcel; to the reservation of Meyer herein; to the rights, including riparian and littoral rights, of the United States of America, the State of Alabama, the City of Gulf Shores; and to any and all rollback, escape, recapture or other ad valorem taxes or assessments of any kind heretofore or hereafter which the City accepts, assumes and agrees to pay by acceptance hereof, if required to do so.

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements thereunto belonging or in anywise appertaining thereto

Section 4. That the appreciation and gratitude of the citizens of Gulf Shores, as well as of the Mayor and Council, are hereby extended to the memory of Mrs. Erie Hall Meyer and the members of the Board of Directors of The Erie Hall Meyer Charitable Fund, Inc. for this generous grant and their continued support of the City of Gulf Shores and their concern for the needs of the City and community.

Section 5. That this Resolution shall become effective upon its adoption.

ADOPTED this _____ day of _____, 2019.

Robert Craft, Mayor

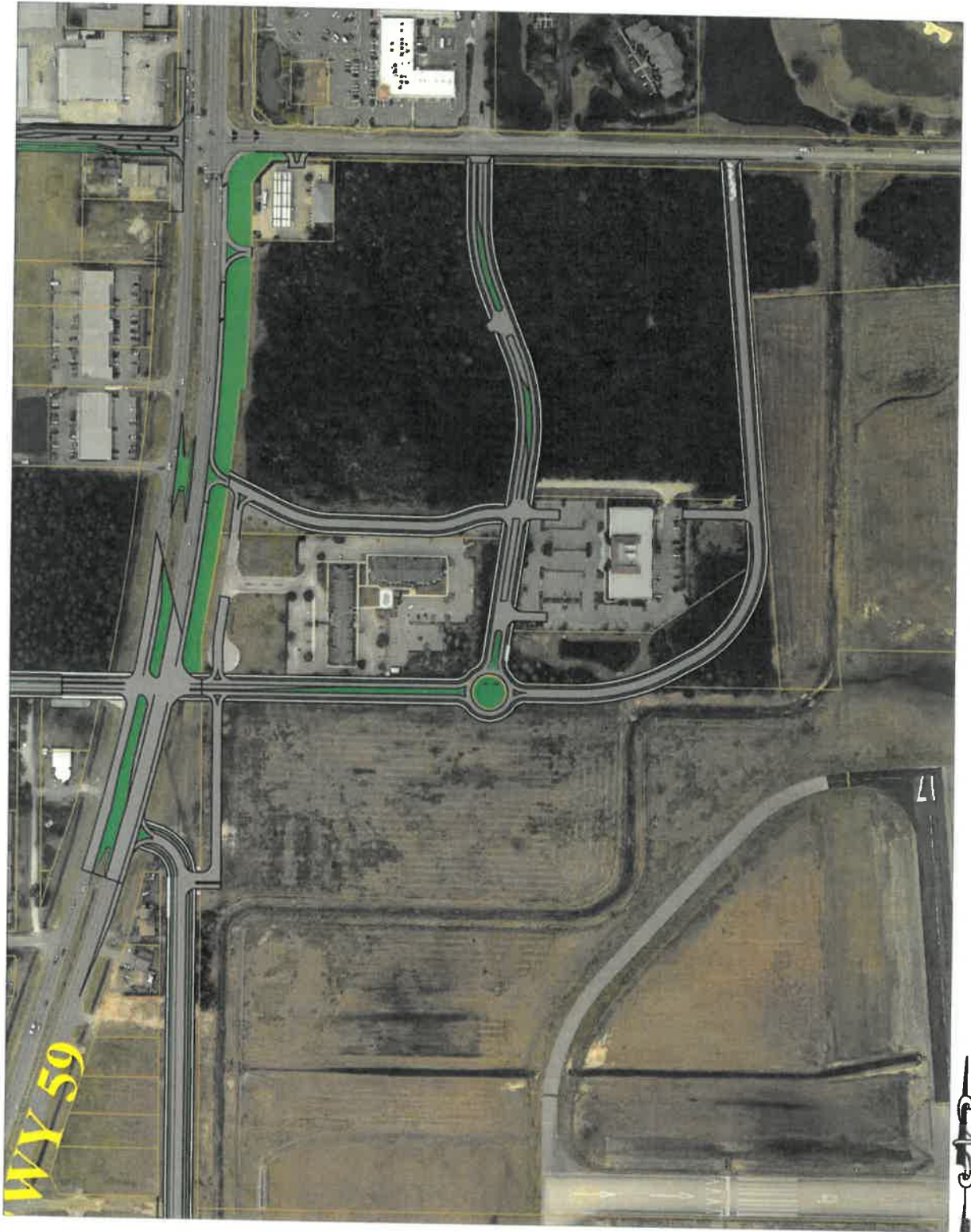
ATTEST:

Wanda Parris, MMC
City Clerk

CERTIFICATE

I, Wanda Parris, MMC, City Clerk of the City of Gulf Shores, Alabama, do hereby certify that the foregoing is a true and correct copy of Resolution No. _____ (Prepared by City Clerk), which Resolution was duly and legally adopted at a regular meeting of the City Council on _____, 2018.

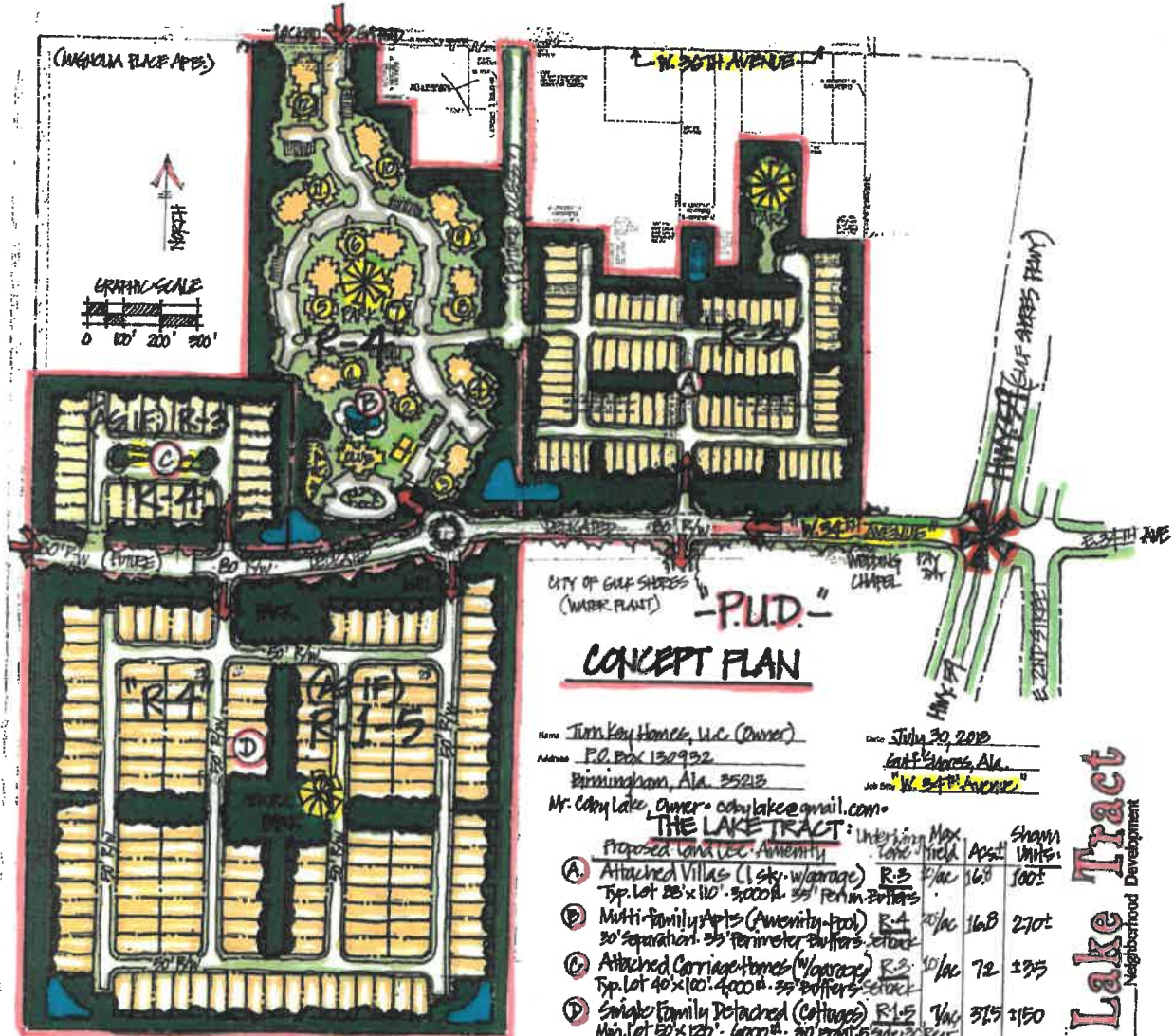
City Clerk



VOLKERT

MEDICAL COMPLEX ACCESS PLAN
SCALE: 1"=300'





CITY OF GULF SHORES (WATER PLANT) **-P.U.D.-**
CONCEPT PLAN

Name: Turn Key Homes, LLC (Owner) Date: July 30, 2018
 Address: P.O. Box 130932 Gulf Shores, Ala.
Birmingham, Ala. 35213 Job No: "W. 24th Avenue"

Mr. Copy Lake, Owner • copylake@gmail.com

THE LAKE TRACT:

Proposed Land Use / Amenity	Underlying Zone	Max. Lot Size	Max. Units/Acre	Acres	Shown Units
A Attached Villas (1 stky w/ garage)	R3	5000 sq ft	16.8	16.8	100±
Typ. Lot 28' x 110' - 3000 sq ft					
B Multi-Family Apts (Amenity Pool)	R4	30' perimeter	16.8	16.8	270±
30' separation, 35' perimeter					
C Attached Carriage Homes (40 garages)	R3	4000 sq ft	7.2	7.2	135
Typ. Lot 40' x 100' - 4000 sq ft					
D Single Family Detached (Cottages)	R1E	30' front	31.5	31.5	150
Min. Lot 50' x 120' - 6000 sq ft					
E Connector: W. 34th Ave. (60' R/W)			4.0	4.0	
F Potential North Access Dr. (60' R/W) if needed			1.1	1.1	20±
P.U.D. PROPOSED TOTALS:					169.4±

The Lake Tract
 Gulf Shores
 Neighborhood Development

* APPLICANT/LAND PLANNER:



DENNIS GLENN DREYER
 REGISTERED LANDSCAPE ARCHITECT, GA #382
 15 WOODRIDGE PLACE • NEWNAN, GA 30024
 (770) 528-3222 • dreyer@dmll.com
 LAND PLANNING • LANDSCAPE ARCHITECTURE • LAND MANAGEMENT & CONSULTATION

REVISION: 7-30-18

HUTCHINSON, MOORE & RAUCH, LLC
 REGISTERED LANDSCAPE ARCHITECT, GA #1234
 1234 MAIN ST. • ATLANTA, GA 30303
 (404) 555-1234 • hmr@hmr.com

TAX PARCELS 05-05-05-1-001-001.000 - 016.001 - 017.000
 TURN KEY HOMES, LLC
 1/3/2018

ORIGINAL (1/30/18) PUD PLAN

LEGEND

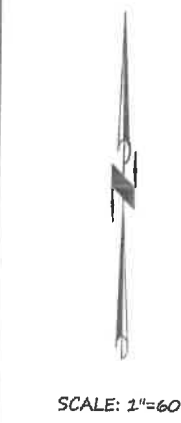
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
Δ	DELTA
MH	MANHOLE
R	RADIUS
R/W	RIGHT OF WAY
S.F.	SQUARE FOOT
A/C	AIR CONDITIONER
●	UTILITY POLE
⊥	ANCHOR
▨	WALL
CONC	CONCRETE
⊡	WATER METER
⊡	SEWER BOX
⊡	IRRIGATION CONTROL BOX
⊡	WATER VALVE
⊡	FIRE HYDRANT
⊡	UTILITY BOX
⊡	LIGHT POLE
FENCE	FENCE
X-X	OVERHEAD UTILITIES

Legal Description as provided by client per Instrument No. 062393:

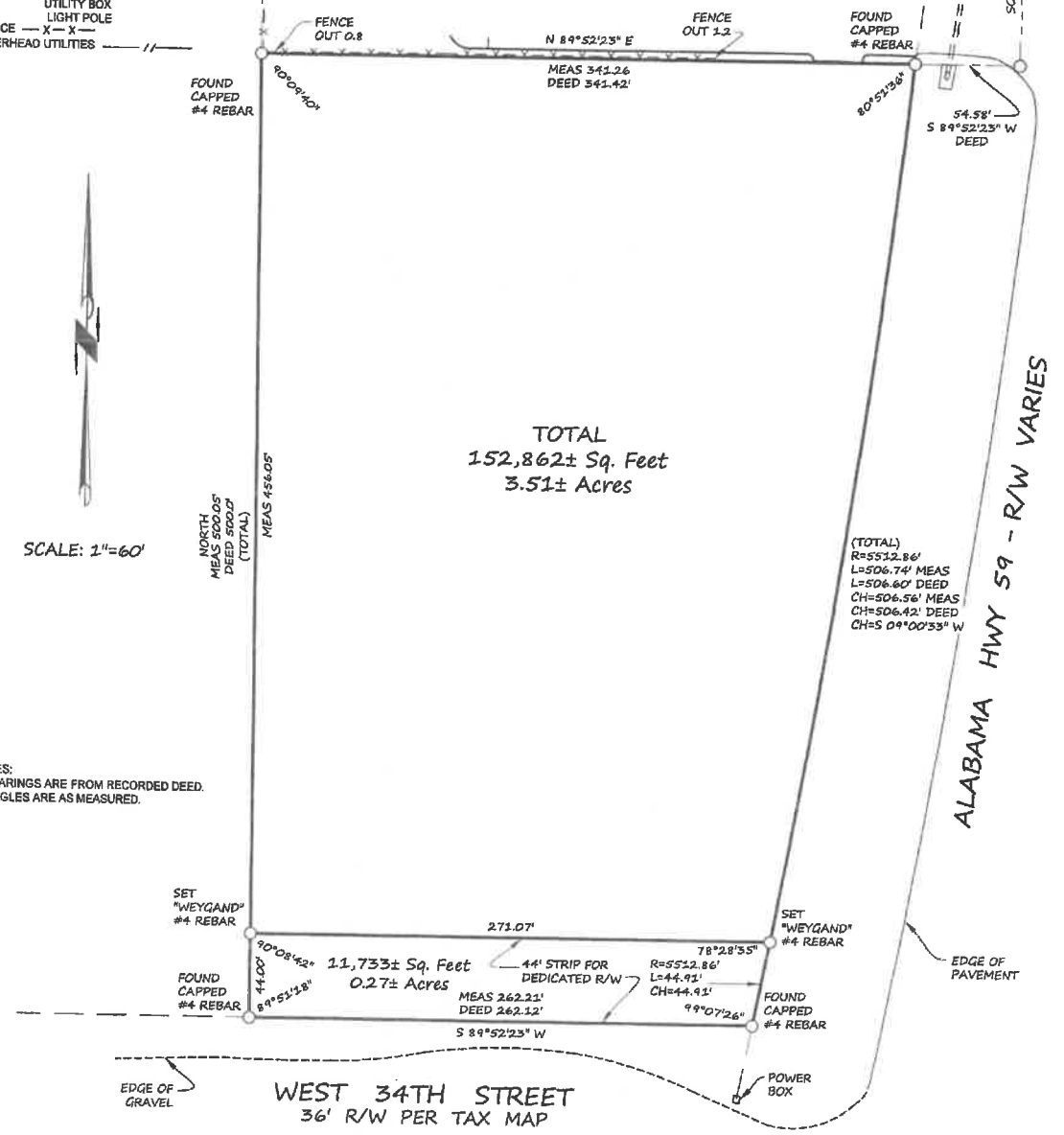
Commence at the Northwest corner of Section 5, Township 9 South, Range 4 East, Baldwin County, Alabama; run thence South for 823.60 feet; run thence South 89°52'23" West for 54.58 feet to a capped rebar set (PCA-00339-LS, Typical) on the West right-of-way of Alabama Highway Number 59 for the Point of Beginning; run thence in a southwesterly direction along said West right-of-way along a curve to the right having a radius of 5512.86 feet for an arc distance of 506.60 feet, a chord of South 09°00'33" West for 506.42 feet to a capped rebar set on the northern right-of-way of 11th Street; run thence South 89°52'23" West along said northerly right-of-way of 11th Street for 262.12 feet to a capped rebar set on the West right-of-way of said Alabama Highway No. 59 and the point of beginning.

Legal Description for Proposed Additional Right of Way:

Commence at the Northwest corner of Section 5, Township 9 South, Range 4 East, Baldwin County, Alabama; run thence South for 823.60 feet; run thence South 89°52'23" West for 54.58 feet to a capped #4 rebar on the West right-of-way of Alabama Highway Number 59; run thence continue South 89°52'23" West for 341.26 feet to a capped #4 rebar; run thence turn an interior angle to the right of 80°09'40" and run South for 485.05 feet to a Weygand #4 rebar and Point of Beginning; thence continue last course for 44.00 feet to a capped #4 rebar on the current North right of way of West 34th Street; thence turn an interior angle to the right of 89°51'18" and run along said North right of way of West 34th Street for 282.21 feet to a capped #4 rebar on the West right of way of Alabama Highway 59; thence turn an interior angle to chord to the right of 89°07'29" and run along an arc of said West right of way of Alabama Highway 59, having a radius of 5512.86 feet; a chord of 44.91 feet; an arc length of 44.61 feet to a Weygand #4 rebar; thence leaving said West right of way turn an interior angle from chord to the right of 79°28'35" run parallel to and 44 feet North of the existing right of way of West 34th Street a distance of 271.07 feet to the Point of Beginning.



NOTES:
1. BEARINGS ARE FROM RECORDED DEED.
2. ANGLES ARE AS MEASURED.



PRELIMINARY SURVEY FOR CLIENT APPROVAL ONLY. THIS IS NOT A PROPERTY BOUNDARY SURVEY.



Trent Wilson Reg. L.S. #34764
Weygand Surveyors, Inc.
229 E. 20th Ave., Unit 12
Gulf Shores, AL 36542
Ph - (251)-978-7655
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