

ORDINANCE NO.

**AN ORDINANCE  
TO AMEND THE BON SECOUR VILLAGE  
PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN  
APPROVING AN INCREASE IN THE NUMBER OF LOTS IN A  
PORTION OF BON SECOUR VILLAGE KNOWN AS  
THE RETREAT AT BON SECOUR WEST**

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON JULY 13, 2020, as follows:

**Section 1.** That GCOF Bon Secour, LLC has submitted to the City documentation which satisfies the requirements of Ordinance No. 1584 (Zoning Ordinance) adopted January 1, 2010, Article 15. Planned Unit Development, Section 15-6, H. Amendments to Approved Master Plan for an amendment to the Bon Secour Village Planned Unit Development Master Plan and more particularly pertaining to a 7.31 acre property located on Waterway West Boulevard by increasing the number of lots from 21 to 28 in a portion of the development to be known as The Retreat at Bon Secour West.

**Section 2.** That the Master Plan of the Planned Unit Development known as The Retreat at Bon Secour West be and the same is hereby amended as submitted and dated July, 2020, in accordance with Article 15, Section 15-6 of the Zoning Ordinance with the following conditions:

1. A waiver is granted to allow the brick paver sidewalks to be 5' in width instead of the standard 6'.
2. The City will not take over maintenance of the brick paver sidewalks.
3. The applicant shall record and reference on the final plat covenants and restrictions with standards for Lots 1-4, requiring architectural treatments so the houses on these lots "front" on the street and Intracoastal Waterway.
4. A separate construction entrance shall be provided from the development to Waterway West Boulevard to prevent construction traffic from traversing Bienville Avenue. The construction entrance from Waterway West Boulevard shall remain in place until 75% of the houses in this phase have obtained a Certificate of Occupancy.

**Section 3.** That the provisions of this Ordinance are severable and a determination of the invalidity of any portion of this Ordinance shall not affect the validity and enforceability of the remainder of the Ordinance.

**Section 4.** That this Ordinance shall become effective upon its adoption and publication as required by law.

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Robert Craft, Mayor