

SANDESTIN OWNERS ASSOCIATION, INC.

Architectural Review Board

Agenda

May 21, 2025

New Construction

- A. **3574 Preserve – NC – Conceptual – Variance for exterior finish to be painted brick, roof pitch, Circular drive-in front setback, pool, spa, fence, equipment, garage corners and pavers in rear setback, fence across left and right setback. Dunkin/Owner/Contractor, Newman Dailey**
- B. **3563 Preserve – NC – Variance for HVAC across right setback line and walkway across front setback. (driveway to be submitted with hardscape plan) Nacarato/Owner, Regal Building Group/Contractor, Newman Dailey**

New Construction Landscape (including modifications to previously approved NC LS)

- A. **1544 Baytowne Ave – NC LS – Salatich/Owner/Contractor, Virtuous**

Exterior Modifications

- A. **183 Fairways – EX MOD – Replace roof, same as existing. Owens Corning, Oak Ridge, Desert Tan. Tatum/Owner, North Fl Roofscapes/Contractor, Virtuous**
- B. **267 Fairways – EX MOD – Replace roof, same as existing. Owens Corning, Oak Ridge, Desert Tan. Saliba/Owner, Swoboda/Contractor, Virtuous**
- C. **3003 Bay Villas – EX MOD – Extend pool deck and add roof to increase size of outdoor kitchen. Add retaining wall. Roof material, tile, and pavers to match existing. Owner/Butcher, Colorscales Home Services/Contractor, Virtuous**
- D. **3023 Bay Estates – EX MOD/ LS DEMO – Variance for 5 car garage and roof overhang across left and right side setbacks. Extensive renovations to all elevations, including windows and doors, addition of 2 car garage at front left elevation with a one-story mother-in-law suite behind new garage, add chimney 2'x6'10". Add 2 story living space on right rear of home, enclose portion of porch at left rear, enclose walkway behind existing garage on right. Remove covered parking at front elevation and modify front entry. Modifying Pool. Demo landscape. Landscape and Hardscape Plan to be submitted within 30 days from EX MOD considerations. McLarty/Owner, Beach Bound Homes/Cont., Virtuous**
- E. **3404 Ravenwood – EX/LS MOD – Paint body SW 7012 Creamy. Landscape to accommodate recently approved exterior modification. Dodge/Owner & Contractor, Newman Dailey**

Landscape Modifications

- A. **188 Fairways – LS MOD – Modify front porch to “square off” and extend steps around three sides, remove part of railing where new steps are being installed. Rear deck: remove deck seating, add rail designed like SOA dock at lake on Audubon. Kennell/Owner, TBD/Contractor, Virtuous**
- B. **318 L'Atrium – LS MOD – Extend pavers at rear patio and add metal roof. Metal roof Sentriclad, Medium Bronze. Pavers Mega Olde Towne, Sierra. Cox/Owner, Pineda Framing & Siding/Contractor, CMA**
- C. **379 Golfview – LS MOD – Variance for pavers in rear setback. Extend pavers to enlarge patio. Add 3 gal podocarpus to soften. Thibault/Owner, Brazilian Pavers/Contractors, ECAM**
- D. **1412 Baytowne – LS MOD – Remove Hawthorn shrubs. Updates beds around house and add softening at left and right elevations along fence. Smith/Owner, Bastide Home & Garden/Contractor, Virtuous**

- E. **2043 Crystal Lake II – LS MOD – Extend pavers rear elevation. Catalina, Color: Napoli. Replace retaining wall at rear. Replace deck on front porch with TimberTech, Mahogany. Malpass/Owner, LGM/Contractor, Virtuous**

Standard Modifications

- A. **1143 Troon – EX MOD - Replace roof, same as existing. Westlake Royal, Saxony 900, Grey. Alonge/Owner, Bel-Mac/Contractor, ProCam**
- B. **1149 Troon – EX MOD to MOD – Add 4'x13' heated/cooled space at right rear elevation. Exterior finishes and roof to match existing. Relocate pool equipment. Giles/Owner, White Sands Construction/Contractor, ProCam**
- C. **1229 Deerwood – EX MOD to MOD – Replace all windows with white PVC. Replace front door with Fiberglass Alpine white with decorative glass and side light. Transom window will be removed. Replace rear door with white, full glass door. Sunroom: Replace 1 sliding glass. Remove 2 sliding glass doors. Install 24" knee wall with vinyl siding (closest match to existing) and install windows. Weatherby/Owner, A&P Vinyl/Contractor, Virtuous**
- D. **1305 Laurel Grove – EX MOD – Paint body Pure White SW7005. Paint doors and shutters Gale Force SW7605. (per HOA color palette) Koertge/Owner, Martin Flores/Contractor, Virtuous**
- E. **2443 Bungalos – EX MOD – Replace roof. Same as existing. GAF Timberline HDZ Pewter Grey. Atkins/Owner, North FL Roofscapes/Contractor, The CAM Firm**
- F. **3202 Bay Estates – LS MOD – Install 7 pathway lights and 10 up-lights. Boren/Owner, Mike Abell/Contractor, Virtuous**
- G. **3577 Preserve – LS MOD – Install gutters and downspout over garage accent roof, and right front and right side elevations. Color of gutter to match existing trim, and downspout to match stucco. Cline/Owner, Destin Gutters/Contractor, Newman Dailey**
- H. **Tuscana HOA – LS MOD – Replace existing mailboxes with 2 cluster boxes. Color: Bronze. Tuscana HOA/Owner/Contractor, ECAM**

Appeal Compromise Ratification

- A. **1834 Tuscana – EX MOD – An appeal compromise meeting was held on May 15, 2025, with the owner, HOA, and ARB representatives to discuss a resolution to the appeal received for the ARB's disapproval for the front door and stucco frame modifications at 1834 Tuscana. All in attendance agreed that an acceptable compromise would be for the stucco framing to be reduced to 6" on both left and right side and top of door (per the original construction plans). The new door may remain installed. The modification of the stucco framing will be complete within 30 days from the date of SOA ARB ratification. Handley/Owner, Chris Jones/Contractor, ECAM**

Miscellaneous

- A. **Deerwood HOA ARB Supplemental Guidelines – Revision to Supplemental Guidelines. Revise exterior color palette and roof materials. Virtuous**