

SANDESTIN OWNERS ASSOCIATION, INC.

Architectural Review Board

Agenda

April 22, 2026

New Construction Landscape

- A. 3563 Preserve – NC/HS LS – Variance for driveway in left side setback, generator and pool equipment in right side setback. (previously approved variances include HVAC right setback, walkway in front setback, stucco retaining wall in left setback) Nacarato/Goff/Owner, Regal Building Group/Contractor, Newman Dailey

Exterior Modifications

- A. 337 L'Atrium – EX MOD – Variance for paint color. Paint house, cedar wood, trim, garage, and gutters White Dove BM OC-17 Alley/Owner, EMCO Painting/Contractor, CMA
- B. 1127 Prestwick – EX MOD – Variance for trim to be used as base color. Paint house Collingwood BM OC-28 and trim BM OC-17. Palma/Owner/Contractor, CMA
- C. 2062 Crystal Lake II – EX/LS MOD – Variance for carport in right setback. Replace carport and storage on right elevation with garage and screened porch with breezeway in between. Remove French door rear elevation screened porch, right side and enclose to match existing. Remove remaining 2 French doors to install sliding glass doors and add window. Replace double window with single at rear elevation. Remove 9 pine trees rear elevation. Replace roof with standing seam silver. Paint house and garage Uncertain Gray SW 6234, all trim Extra White SW7006 (LRV 86), door and garage door Grays Harbor SW6236. Bowman/Owner, TBD/Contractor, Virtuous
- D. 8818 St Andrews – EX/LS MOD TO MOD – Variance for fence to be 54". Request 54" fence around rear yard. (previously approved at 4') Remove rear door and adjacent windows to install 12' slider and 2 fixed windows. White aluminum to match existing. Clark/Owner/Contractor, ProCam

Landscape Modifications

- A. 1825 Tuscana – LS MOD – Variance for pavers in rear setback, gates in right and left setbacks, and artificial turf. Install 32'x10' paver patio rear elevation with 5'x2' built in grill area. Belgard Appian, Napoli. Install gates on left and right elevations, match existing. Install 5'x12' area of artificial turf on left elevation. Install 12 landscape lights around perimeter of rear yard. Brass 2700K. Add landscaping to screen fence. Melancon/Owner, Patriot Landscaping/Contractor, ECAM
- B. 2084 Crystal Lake I – LS MOD – Variance for pavers in front setback. Modify driveway making circular. Expand both existing paver landings at front. Add connecting walkway between driveway and landings. Belgard Appian, Slate with Granite border. Johnson/Owner, Delta Pavers/Contractor, ECAM
- C. 3201 Bay Estates – LS MOD – Replace pine straw with sod right elevation, 80'x 6' to 10', leaving 6-8' wide pine straw bed along golf cart path within property line. Clark/Owner, Patriot Landscaping/Contractor, Virtuous
- D. 8060 Fountains – LS MOD – Install 3' black aluminum fence front elevation between round columns with gate and on right and rear elevations, 24" inside property line, with one gate. Install fence panels on left elevation between a/c enclosure, house, and stucco wall. (Not connecting to wall) Demo landscaping in rear and install Zoysia sod. Install podocarpus to screen fence. McAlexander/Owner, TBD/Contractor, ProCam
- E. 8809 St Andrews – LS MOD Conceptual – Variance for pool in rear setback. Install 18'x8' pool on rear elevation with pool deck. Caughlin/Owner, Blue Haven Pools/Contractor, ProCam

- F. **8842 St Andrews – LS MOD – Variance for spa in rear setback and fence on property line in rear. (Fence previously approved 1’ inside property line.) Install 14’x14’ in-ground spa and decking, rear elevation. Decking and coping Ibiza Lether marble. Thomas/Owner, Aqua Oasis Pool Construction/Contractor, ProCam**
- G. **Northshore HOA - LS MOD TO MOD – Modify previously approved landscape plan to include demo and landscaping building sides. Northshore HOA/Owner, Brightview/Contractor, First Service Residential**

Standard Modifications

- A. **185 Fairways – LS MOD – Install landscaping front elevation. Milton/Owner, Russell Landscaping/Contractor, Virtuous**
- B. **307 Fairways – EX MOD – Replace roof with same as existing. Owens Corning, Oakridge, Desert Tan Muljat/Owner, Timberman Roofing/Contractor, Virtuous**
- C. **496 Linkside – EX MOD - Add roof over existing rear patio, 21’x14’. Roof and paint to match existing. Timberline HDZ, Weathered Wood and Oyster White SW7637. Downs/Owner/Contractor, Virtuous**
- D. **1246 Deerwood – LS MOD – Remove azaleas to install generator front left of home and add podocarpus for screening. Replace fence in rear yard with zero gap fence. Phillips/Owner, Generx Generators/Spud’s Pressure Washing/Contractors, ECAM**
- E. **1450 Baytowne – EX MOD – Paint trim Autonomous SW 9557. Alsentzer/Owner, Bay Florida Roofing/Contractor, Virtuous**
- F. **1462 Baytowne – EX MOD – Paint house and trim Greek Villa SW7551. Faren/Owner, GY Painting/Cont., Virtuous**
- G. **1500 Island Green – EX MOD – Replace roof, Eagle Roofing, Bel Air, Sierra Madre (Charcoal) Kuh/Owner, Cartercraft Roofing/Contractor, ProCam**
- H. **1509 Island Green – LS MOD – Install gutters and downspouts rear and right elevations, bronze half-round. Remove 21 trees: 7 on rear, 4 on right, and 10 on left elevations. Dauzat/Owner, The Gutter Co/SavATree/Contractor, ProCam**
- I. **1831 Tuscana – LS MOD – Install motorized screens rear and left elevation openings, first and second floors. Bosilovic/Owner, Screenmobile/Contractor, ECAM**
- J. **2045 Crystal Lake II – EX MOD – Paint house first floor Waters Edge BM 1635, second floor Big Chill SW 7648, and trim Snowbound SW7004 Aponte/Owner, Carlos Painting Svc/Contractor, Virtuous**
- K. **2071 Crystal Lake II – EX MOD – Paint house and garage Winter Ice BM 866, trim White Dove BM OC-17, and shutter Grenada Villa BM 690. No change to front door. Woodward/Owner, Martin Flores Painting/Contractor, Virtuous**
- L. **3239 Bay Estates – EX MOD – Replace roof. Westlake, Saxony 900, Dark Charcoal Blend. Paint stucco Ashwood BM OC-47 and soffits/garage doors Greek Villa SW7551. Johnson/Owner, Graham Construction Concepts/Contractor, Virtuous**

Ratifications

- A. **251 Fairways – LS MOD – Email approved 4/7/26. Remove 3 pine trees on left elevation. Jones/Owner, Trees4Sure/Contractor, Virtuous**