

SANDESTIN OWNERS ASSOCIATION, INC.

Architectural Review Board

Agenda

April 8, 2026

Exterior Modifications

- A. 173 Fairways – EX MOD – Variance to install vinyl windows on first floor and aluminum frame to remain on second floor. Install shed on left elevation. Finish to match existing. Replace slider on rear elevation with windows. Replace triple window on right elevation with a double window and a glass panel door. Cook/Owner, Portugal Home Improvements/Contractor, Virtuous**
- B. 546 Augusta – EX MOD - Enclose left screened porch for living space, finish to match existing. Install window and door on front elevation. Durrett/Owner, CM Homes/Contractor, FirstService Residential**
- C. 707 Sandpiper – EX MOD – Extend living space at rear elevation under existing roof, finish will match existing. Enclose wing wall at right elevation, finish to match existing. Replace door and add 2 double windows front elevation. Replace 1 single and 3 double windows at rear elevation with 3 sliding doors (one inside screen porch). Replace porch door on rear elevation with slider. Install storm door on porch right elevation. Add 1 double and 2 single windows on left elevation. Remove knee wall from screened porch and fully screen. Jackson/Owner, Bayshore Renovations/Contractor, ProCam**
- D. 1440 Baytowne – EX LS MOD - Add living space to front left elevation. Add 1 window on left elevation looking from courtyard. Square off column at front elevation. Replace windows with white fiberglass without mullions. Triple window on front elevation replaced with one picture window. Replace both rear doors with 6' x 6'8" white aluminum glass French doors. Remove double doors on right elevation and finish with stucco. Remove doors and window from rear elevation patio and finish with stucco (inside screened porch). Paint house and trim Pure White SW7005. Add concrete patio 10'5" x 15'11" front entrance with stucco columns and 4' black aluminum fence. Replace roof with Westlake Royal, Saxony 900, Stone Mountain Blend. Replace front door with black fiberglass double door with mullions. Replace garage door. Remove decorative arches from front elevation. Commander/Owner/Contractor, Virtuous**
- E. 5439 Tivoli Terrace – EX MOD - Replace screens with vertical sliding white vinyl windows with lower transom, first floor rear and side porch. Finishes to match existing. Replace door with full glass and transom. Reid/Owner, Titan/Contractor, The Cam Firm**

Landscape Modifications

- A. 1127 Prestwick – LS MOD – Remove 5 pines from front elevation and 5 from rear. Install approx 500 sq ft of Zoysia sod front elevation. Palma/Owner, Trees4Sure/Contractor, CMA**
- B. 1282 Laurel Grove – LS MOD – Remove 2 sago palms on rear elevation to install a 20'x11' paver patio. Belgard Apian Combo 60 mm Napoli. (10'x10' patio on side elevation previously approved) Smith/Owner, Brazilian Brickpavers/Contractor, Virtuous**
- C. 1924 Villa Logo – LS MOD – Replace current driveway and add 4' on right side of driveway, allowing for 3'x4' landscape bed at porch. Angle to avoid utility box at road. Belgard, Appian, Mojave. Picco/Owner, Colorscares/Contractor, First Service Residential**
- D. 3201 Bay Estates – LS MOD – Variance for pavers in front setback, ROW, and modification of Sandestin Investments property. Remove pine tree and 2 palms front elevation. Remove existing driveway to install circular paver drive. Pavers: Belgard Holland Stone, Grey. Landscape to soften. Replace pine straw with sod on SDI property, left elevation, approximately 12'x100'. Clark/Owner, TBD/ Contractor, Virtuous**

- E. **8018 Legend Creek – LS MOD – Variance for stone slabs, crushed stone, shredded mulch, steel edging, and boulders. Expand pavers rear elevation 19’x23’. Victory, Pewter. Install hardscape and landscape rear elevation** Gardner/Owner, The Turf Tailors/Contractor, CMA
- F. **8024 Legend Creek - LS MOD Conceptual – Install pool, paver pool deck, and privacy wall on rear elevation.** Steensma/Owner, TBD/Contractor, CMA
- G. **8865 Baypine – LS MOD TO MOD – Variance for pavers in left setback. Change stepping stones previously approved in left setback to pavers. Belgard, Holland Stone, Granite, 2pc. No variance form sent, as owner of 8865 owns adjacent parcel.** Irving/Owner, GCCS/Contractor, ECAM

Standard Modifications

- A. **200 Fairways – EX MOD – Replace roof with same as existing. Owens Corning, Oakridge, Desert Tan.** Johns/Owner, Mighty Oak Roofing/Contractor, Virtuous
- B. **715 Sandpiper – EX MOD – Replace roof. GAF Timberline HDZ, Oyster.** Braiotta/Owner, L3 Roofing/Contractor, ProCam
- C. **1164 Troon – EX MOD – Replace roof with same as existing. Westlake, Saxony 900, Charcoal.** Lamb/Owner, John G Gordon Jr Roofing/Contractor, ProCam
- D. **1425 Baytowne – EX MOD – Paint house Alabaster SW 7008 and trim Urbane Bronze SW7048.** Liban/Owner, Barefoot at the Bay/Contractor, Virtuous
- E. **1502 Island Green – EX MOD – Paint house Greek Villa SW7551. Replace outdoor kitchen cabinets and hood, same layout. Paint cabinets Greek Villa.** Turner/Owner, GTZ Painting/Contractor, ProCam
- F. **1604 Genoa - LS MOD to MOD – Expand existing rear paver patio 25’x18’. Pavers to match existing (St Joe Blend). Add landscaping right and rear elevations.** Kuntz/Owner, Shires Homes/Contractor, Virtuous
- G. **1637 Genoa – LS MOD - Install generator and azaleas for screening, left elevation.** Ginn/Owner, Forest Jordan & Associates/Contractor, Virtuous
- H. **2439 Bungalos – EX MOD – Replace roof with same as existing. GAF Timberline HDZ, Pewter Grey.** Schexnayder/Owner, North FL Roofscapes/Contractor, The CAM Firm
- I. **2511 Vineyards – EX MOD – Paint house Neutral Ground SW7568, gutters Great Barrington Green HC122, and gutters Tabac SW2732.** Sims/Owner, Greg Yokel/Contractor, ECAM
- J. **3213 Bay Estates – EX MOD – Remove columns and railing from rear elevation 2nd floor balcony and install cable railing. Install power coated aluminum, Bronze pergola on rear elevation, second floor balcony.** Miller/Owner, Tier 1/Contractor, Virtuous
- K. **3289 Burnt Pine – EX MOD – Replace garage doors, White. Replace shutters: 7 front, 2 rear, 4 right, and 3 left elevations. Remove shutters: 2 rear, 8 right, and 5 left elevations. All aluminum. Paint shutters Olive Grey RAL 7002.** Lacey/Owner, Gulf Coast Shutters/Contractor, Virtuous
- L. **Crystal Cove COA – LS MOD – Enlarge concrete pad and add walkway for bench between building 3 and 4. Approx 18’x17’.** Fate Pavers/Contractor, Virtuous