

**SANDESTIN OWNERS ASSOCIATION, INC.**

**Architectural Review Board Meeting**

**Wednesday, January 15, 2025**

**Agenda**

**New Construction**

- A. **3109 Merion – NC – Variance for HVAC pool equipment in left side setback, Generator pad and golf cart path in right side setback, Fence in rear setback, and 3 garages plus golf cart garage.** Harbour/Owner, TBD/Contractor, Virtuous

**New Construction Landscape Hardscape (including modifications to previously approved plans)**

- A. **3025 Bay Estates – NC Landscape (hardscape and fence previously approved 12.11.24)** Morris/Owner, Shires/Contractor, Virtuous
- B. **3030 Club Dr. – MOD to Previously Approved Plan – Variance for dock to be 16'. Change shape, increase dock 1' larger than approved (6/2023), and add bench seats.** McWhorter/Owner, Carter/Contr., Virtuous

**Exterior Modifications**

- A. **3999 Baytowne – EX MOD – Variance to install Stone coated Steel roof. Decra Shake, Charcoal –** Burtis/Owner, Maison Roofing/Contractor, Virtuous

**Landscape Modifications**

- A. **445 Linkside – LS MOD – Variance for paver style. Replace and extend wood deck with pavers. Existing deck is 12'2" x 24'3", adding 6' x 7'. Flagstone paver, Victory, Color, white/pewter, random pattern.** Bouche'/Owner, Patriot Landscape/Contractor, Virtuous
- B. **447 Linkside – LS MOD – Remove existing concrete driveway and front walkway. Expand existing driveway at the top and right with pavers. St. Joe blend.** Abernathy/Owner, Pablito Landscaping/Contractor, Virtuous
- C. **967 North Shore – LS MOD – Variance to install patio in HOA common area. Install 6' x 9' paver patio at rear elevation. 2-piece, Granite.** Rouse/Owner, Pablito/Contractor First Service Residential
- D. **985 North Shore – LS MOD – Variance to install patio in HOA common area. Install a 6' x 9' and 10' x 17' patio at the rear elevation. 2-piece, Granite.** Strauss/Owner, Pablito/Contractor, First Service Residential
- E. **1141 Troon – EX/LS MOD – Variance for fence on left and right property line. Paint house China White OC-141, Front Door and Shutters, Stoney Brook BM 1566. Replace light fixtures on home. Install 4' black aluminum fence around backyard on left and right-side property line. Landscape Renovation.** Mitchell/Owner, NW FL Outdoor Fence/Contractor, ProCam
- F. **1530 Island Green – LS MOD – Variance to install fence in the right, left and rear setback. Install 4' black aluminum fence in the rear of the home. Landscape to soften.** McAlexander/Owner, ProCam
- G. **1601 Genoa- LS/HS MOD – Variance for 6500 Kelvin lights. Install lights at sides and rear of home.** Ducote/Owner, Virtuous
- H. **3116 Merion – LS MOD – Variance for generator in left setback. Install generator in the left elevation.** Heister/Owner, Forrest Jordan and Assoc/Contractor, Virtuous

- I. **8789 St. Andrews – LS MOD – Add approx. 24-25” to height of existing privacy wall (all sides). Install paver pad in back yard, left side, near pool equipment. Pavers: Sierra. Pomilio/Owner, Delta Pavers/C Improvements/Contractors, Virtuous**
- J. **8865 Baypine – EX/LS MOD – Add carport at front elevation. Enclose rear and front screen porch. Add screen porch in rear. Replace front door. Install wood rear deck, painted to match existing. Enclose portion of 2<sup>nd</sup> floor patio. Exterior finishes to match existing. Replacing concrete driveway with pavers and enlarging. Remove trees in rear to extend deck. Irving/Owner, GCCS/Contractor, ECAM**

### Standard Modifications

- A. **172 Fairways – EX MOD – Replace roof, Owens Corning, Duration Desert Rose. Keith Hughes/Owner, Swoboda/Contractor, Virtuous**
- B. **242 Fairways – EX MOD – Replace roof. Owens Corning, Oak Ridge, Desert Tan. Neal/Owner, K&F Roofing/Contractor, Virtuous**
- C. **253 Fairways – EX MOD – Add 4’ x 3’ of living space at front elevation, removing transom window. Exterior finishes to match existing. Miller/Owner, Portugal Home Improvements/Contractor, Virtuous**
- D. **313 L’Atrium – EX MOD – Remove sliding glass door on the left side elevation, enclose to match existing finishes of home. Install 12” x 72” transom window. Sloss/Owner, On Q Renovations/Contractor, Virtuous**
- E. **493 Linkside – HS MOD to Prev. Approved Plan - Install gate with round top rather than squared. – Booth/Owner, Virtuous**
- F. **1217 Deerwood – EX MOD – Replace all window and 2 sliding glass doors with bronze vinyl. Dudley/Owner, A&P Vinyl Siding/Contractor, ECAM**
- G. **1383 Laurel Grove – EX MOD – Replacing Roof – Owens Corning, Estate Gray – same as existing. Worman/Owner, Holloway/Contractor, Virtuous**
- H. **1823 Del Mar – LS MOD – Landscape Renovation, includes rock #2 in rear yard. Eidson/Owner, Top Notch Lawn & Landscape/Contractor, ECAM**
- I. **1929 Villa Lago – EX MOD – Paint House – SW7004 – Snowbound, Trim remaining the same color. Chenault/Owner, GY Painting/Contractor, First Service Residential**
- J. **2082 Crystal Lake I – EX MOD – Install metal roof – Color – Mill Finish. Alini/Owner, K & F Roo/Contr, xxx**
- K. **3201 Bay Estates – EX MOD – Paint House – Roof – SW7019 – Gauntlet Grey, Siding – SW7671 – On the Rock, Trim- SW7005 – Pure White. Replace front door with double entry black wrought iron. Replace 4 lights at front elevation, 2700 kelvin. Johnston/Owner/Contractor, Virtuous**
- L. **3607 Preserve – EX MOD – Paint House – Body SW6116 Tatami Tan, Trim SW7716 Croissant. No change to the doors. Quinlan/Owner, Martin Green Co/Contractor, Newman Dailey**
- M. **Baytowne HOA – LS MOD – Install Wood Pergola over mailboxes. Two locations. Paint Iron Ore. I’ll Fix It For You/Contractor, Virtuous**
- N. **Inspiration COA - EX MOD – Replace roofs on 20 homes, club house, and 2 garages, same as existing. Shingles: Weather Wood, Drip Edge: White. BelMac/Contractor, Fairmont**

**Misc.**

**A. Villa Lago Supplemental Guideline Revisions – Proposed revisions to Supplemental Guidelines. Virtuous**

**Ratification of Email Approvals**

**A. 415 Linkside - EX MOD – Email Approved 12/16/24 – Replace roof, same as existing, GAF Timberline HDZ color slate. Sturgill/Owner, K&F Roofing/Contractor, Virtuous**

**B. Burnt Pine HOA Entrance – MOD to previously approved MOD – Email Approved 11/22/24 – Revised paint color for Burnt Pine entrance wall to SW 6126 Navajo White. Virtuous**