

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
Architectural and Environmental Control Committee  
May 12, 2026**

**Grand Caribe Room**

**AGENDA**

**5:00 P.M.**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVE April 14, 2026 Meeting Minutes** Pgs 1 - 3
- IV. NEW BUSINESS (9.4 Design Approval Criteria)**
  1. 12 Admiralty Cross – Dock Replacement Pgs 4 - 16

Replacement of an existing 446 sq ft. of floating dock and three concrete marina piles like-for-like and replace gangway with new.

**9.13.3 New or Replacement Dock Requirement**

**9.20.3 Wharfage in Blue Anchor & Green Turtle Cays**
  2. 07 Bridgetown Bend – Major Remodel Pgs 17 - 30

Kitchen remodel, including removal of existing walk-in pantry, remove wall in living area, bathroom remodels, replace sliding doors and front upstairs windows with smart technology French style doors.
  3. 38 Green Turtle Road – Major Remodel Pgs 31 – 57

Install new roof and exterior siding, doors and windows, significantly changing appearance of home. Expand existing two-story residence by 192 sq ft by enclosing ground floor entry way, adding bedroom on second floor.

**CMC 90.06.100 – Yard Requirements**
  4. 13 Blue Anchor Cay – Tear down/reconstruction Pgs 58 - 70

Proposing changes to project approved 4/25: Relocating front entry way, removing two car garage on east side of home and building single car garages on west and east sides on home. Adding spiral staircase. Moving location of laundry and storage. Roof top deck features including mini golf, firepit, swim spa, and BBQ grill area. Demo commenced 10/15/25.

**CMC 90.06.100 – Yard Requirements**

**9.8.2 – New Construction/Teardowns**

5. 54 Half Moon Bend – Major Remodel Pgs 71 - 81

Converting sun room into bedroom with slider and window, removing slider and window and adding bi-fold door on second story balcony, full interior remodel including moving kitchen to upstairs, creating living area, office, and bathroom upstairs, and remodeling downstairs into two primary suites with laundry area.

**CMC 90.10.100 – Yard Requirements**

**9.17.1 Expansions**

**9.17.2 Second Story Additions**

6. 11 Jamaica Village Road – Minor Remodel Pgs 82 - 97

Enclosing and covering outdoor atrium area between garage and main house, adding 253 additional square feet.

**90.12.040 Yard requirements**

7. 21 Bridgetown Bend – Major Remodel Pgs 98 - 113

Proposing changes to project approved 3/25: Adding three windows to second story addition on the non-zero lot line. Removal of full interior wall and installation of pony wall at top of staircase, adding second sink in upstairs bathroom.

**9.17.1 Expansions**

**9.17.2 Second Story Additions**

**V. DISCUSSION**

**VI. ANNOUNCEMENTS**

**VII. ADJOURNMENT**