



PERMIT

PERMIT NUMBER:
BC-ALT-26-0096
PERMIT TYPE:
Commercial Alteration

ISSUED: 04/20/2026

ADDRESS: 3806 GULF OF MEXICO Dr C303, Longboat Key, FL 34228

USE: Commercial

WORK DESCRIPTION: Kitchen Remodel - New cabinets, countertops, new electrical per plan

OWNER: LUND ANDREW

CONTRACTOR: KINGDOM RESTORATION

CONTRACTOR PHONE: **LICENSE:** CGC1536454

STIPULATIONS:

Note: Contractors/owners please contact your community association prior to start of any work.

IT IS THE RESPONSIBILITY OF PERMIT HOLDERS OF EACH PHASE OF WORK TO PROCURE INSPECTIONS AS REQUESTED AND TO VERIFY APPROVALS PRIOR TO PROCEEDING TO NEXT PHASE.

For demolition permits, all required pre-inspections for electrical, plumbing, and NPDES must be scheduled before Demolition begins.

NOTICE (Fla. Statute 553.79(10): In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of the county, and there may be additional permits required from this or other governmental entities such as water management districts, state or federal agencies.

PERMITS FOR DEMOLITIONS OR RENOVATIONS OF AN EXISTING STRUCTURE: This is notification of the owners or owner's representative's responsibility to comply with provisions of s. 469.003 Florida Statutes printed below, regarding Asbestos Abatement and to notify the Department of Environmental Protection of your intentions to remove asbestos, when applicable, in accordance with the state and federal law.

F.S. 469, Asbestos Abatement. 469.003 License Required

- (1)** No person may conduct an asbestos survey, develop an operation and maintenance plan, or monitor and evaluate asbestos abatement unless trained and licensed as an asbestos consultant as required by this chapter.
- (2)** No person may prepare asbestos abatement specifications unless trained and licensed as an asbestos consultant as required by this chapter.
- (3)** No person may contact the department under this chapter as an asbestos contractor, except as otherwise provided in this chapter.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

130.02(C) Unreasonable Sound Prohibited

- (2)(f)** Construction and demolition. Engaging in construction or demolition on Sunday, on any holiday, or between the hours of 5:00 p.m. and 8:00 a.m. Monday through Saturday except for emergency work by a public service utility or by other permit approved by the town This sub section shall not apply to the use of domestic power tools as specified in subsection (i) of this section.

PARKING INFORMATION

For properties along Gulf of Mexico Drive:

Parking along the entire length of Gulf of Mexico Drive is prohibited. Vehicles that are parked along either side of Gulf of Mexico Drive are subject to a \$75 parking citation.

For properties in the Village:

Service Vehicles (a “vehicle with a business sign or logo owned and operated by a person, firm or corporation actively engaged in a service or business activity at the home of Resident within the Resident-Only Parking Permit area”) can park on Village streets that allow Resident-Only Parking. Service vehicles are encouraged to use Resident-Only spaces rather than parking in the limited publicly available parking spaces.

**PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION VIEWABLE FROM ROAD.
INSPECTION REQUESTS REQUIRED AT LEAST 24 HOURS IN ADVANCE.
REQUESTS: 941-316-1966**

Town of Longboat Key - Planning, Zoning & Building - 501 Bay Isles Road, Longboat Key, FL 34228 - 941-316-1966 F: 941-316-1970

3/18/2026 12:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3468173

This space reserved for recording

NOTICE OF COMMENCEMENT

Permit Number _____ Tax Folio # 0002141072

The undersigned hereby gives notice that improvement will be made to certain Real Property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY:

(Legal description of the property and street address, if available).

UNIT C303 BEACH HARBOR CLUB

3806 Gulf of Mexico Drive C303, Longboat Key, FL 34228

2. GENERAL DESCRIPTION OF IMPROVEMENT:

Kitchen Remodel

3. OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:

Name & Address: Joan & Andrew Lund

866 S 2ND AVE, DES PLAINES, IL, 60016-6323

Interest in Property: _____

Fee Simple Title Holder (if different from owner listed above): _____

4. CONTRACTOR: Name: Kingdom Restoration

Phone Number: (941) 483-3800

Contractor's Address: 411 Commercial Ct Suite D Venice FL, 34292

5. SURETY (If applicable, a copy of the payment bond is attached): Amount of bond: \$ _____

Name: _____

Phone Number: _____

Address: _____

6. LENDER'S NAME: _____

Phone Number: _____

Lender's address: _____

7. Persons within the State of Florida designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.

Name: _____

Phone Number: _____

Address: _____

8. In addition, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

Phone number of person or entity designated by Owner: _____

9. Expiration of notice commencement (the expiration date will be 1 year from date of recording unless a different date is specified).

_____, 20____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE SITE OF THE IMPROVEMENT BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

e-Signed by Andrew Lund

Joan & Andrew Lund

(Signature of Owner or Lessee, or Owner's or Lessee's
Authorized Officer/Director/Partner/Manager)

(Print Name and Provide Signatory's Title/Office)

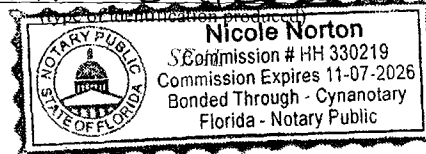
State of Florida County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of March, 2026 by Andrew Lund for _____
(name of party on behalf of whom instrument was executed) (type of authority, ...e.g. officer, trustee, attorney in fact)

Personally Known or ☒ Produced Identification

driver's license

Nicole Norton
(Signature of Notary Public - State of Florida)



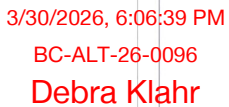
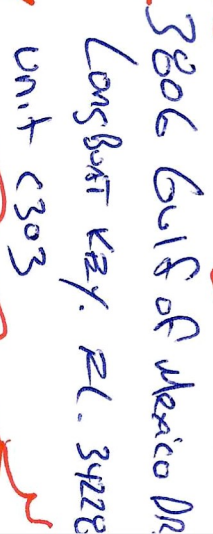
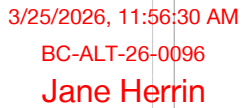
Kingson Restoration

Site D

Venice, RI. 34292

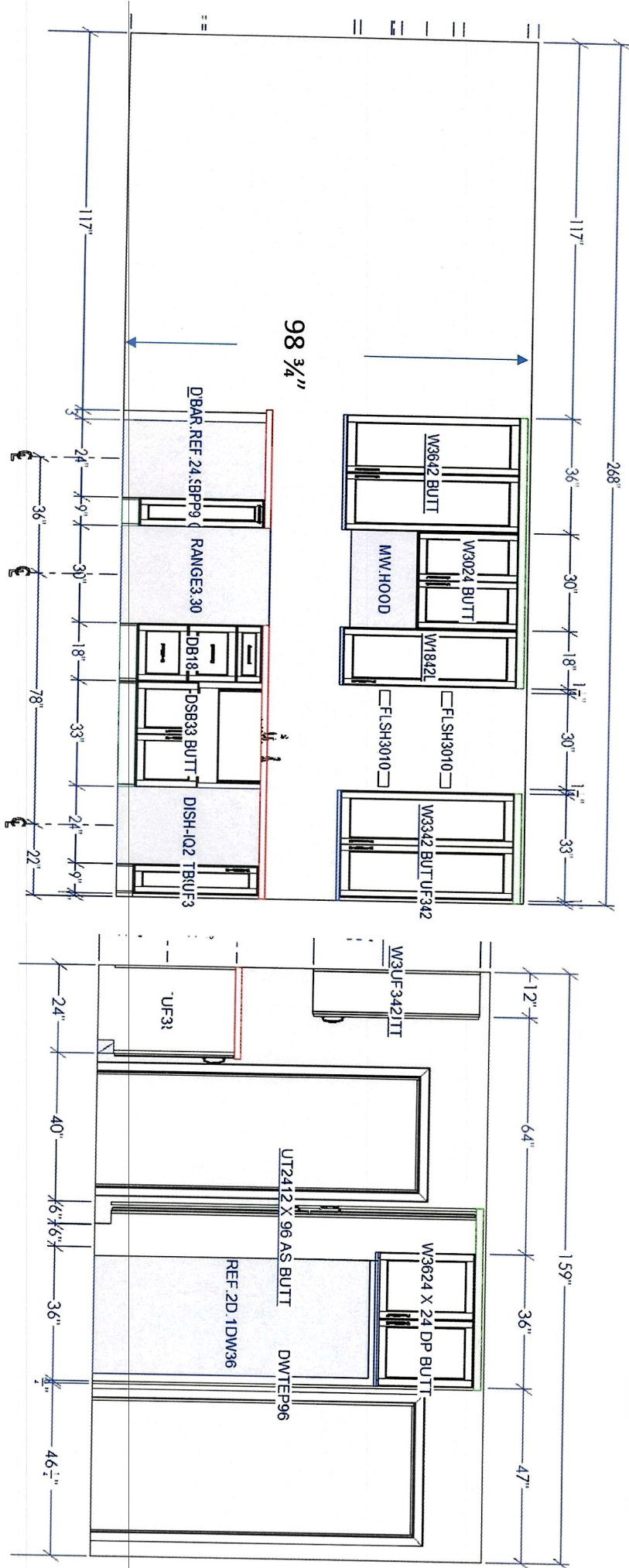
941.483.3300

Email:- repairs@kingr.com



Loud Kitchen - Elevation Plans

3806 Gulf of Mexico Dr
 LBK, RI. 34228
 Unit C303



3/25/2026, 11:56:30 AM
 BC-ALT-26-0096
 Jane Herrin



3/30/2026, 6:06:39 PM
 BC-ALT-26-0096
 Debra Klahr



3/25/2026, 11:56:30 AM

BC-ALT-26-0096

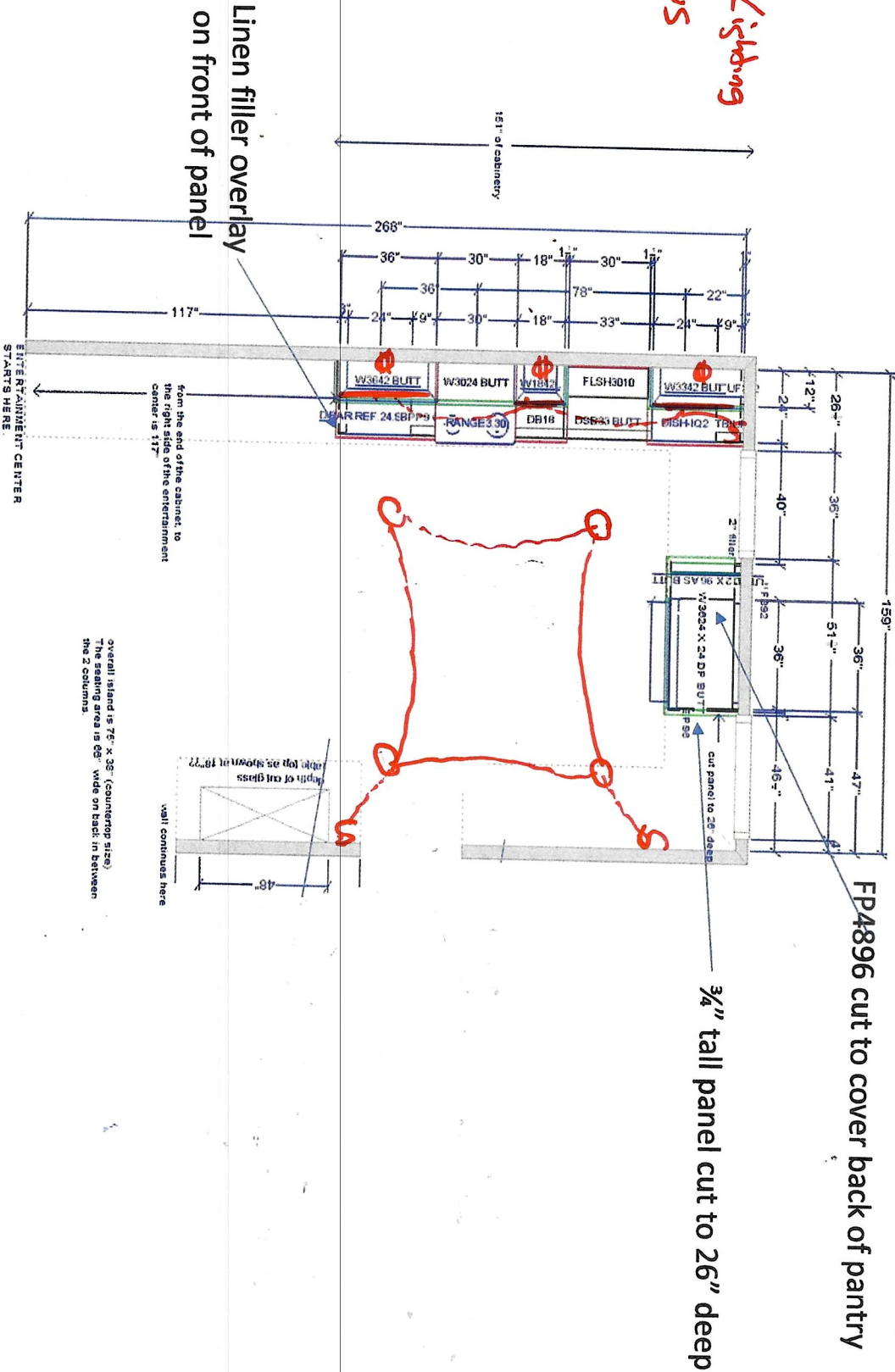
Jane Herrin



3/30/2026, 6:06:39 PM

BC-ALT-26-0096

Debra Klahr



LAND - Kitchen - Electric Plan

3806 Gulf of Mexico Dr
LBR. PL-34228
Unit C303

The Florida Building Code (FBC) 2023 Design Criteria

Wind Load 150 MPH risk factor II

Exposure Category D

Contractor: Tara Sall

CGC1536454

Kingdom Restoration

411 Commercial Ct. Suite D

Venice, FL 34292

941-217-2411

janelle@kingrr.com



3/30/2026, 6:07:47 PM

BC-ALT-26-0096

Debra Klahr

Owners Name: Andrew Lund

Address: 3806 Gulf of Mexico Dr.

C303

Longboat Key, FL 34228



3/25/2026, 11:57:16 AM

BC-ALT-26-0096

Jane Herrin

Low D. Kitchen Plans

Kingdom Restoration

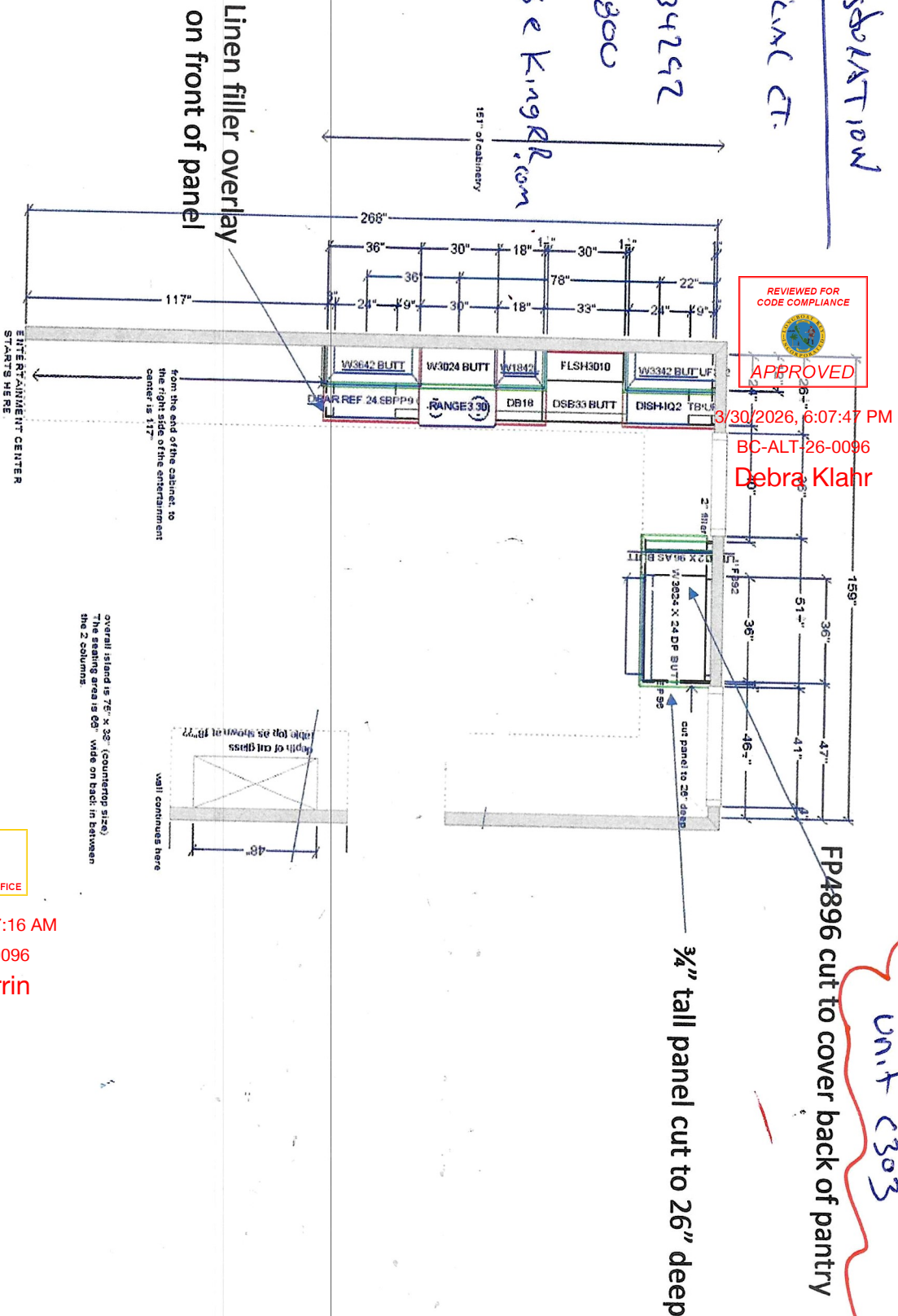
411 Commercial Ct.

Suite D

Venice, FL 34242

41483-3800

email: repairs@kingdom.com



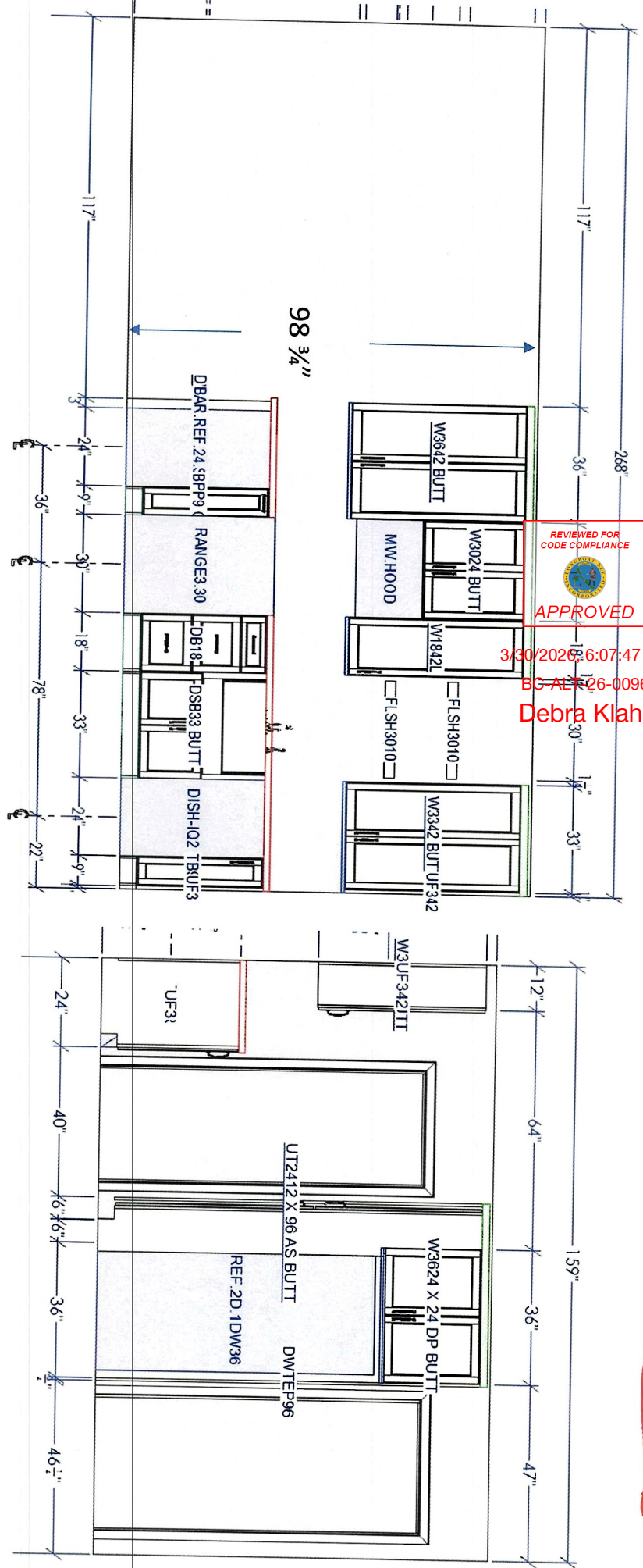
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Longboat Key, FL 34228
Unit C303

Lund Kitchen - Elevation Plans



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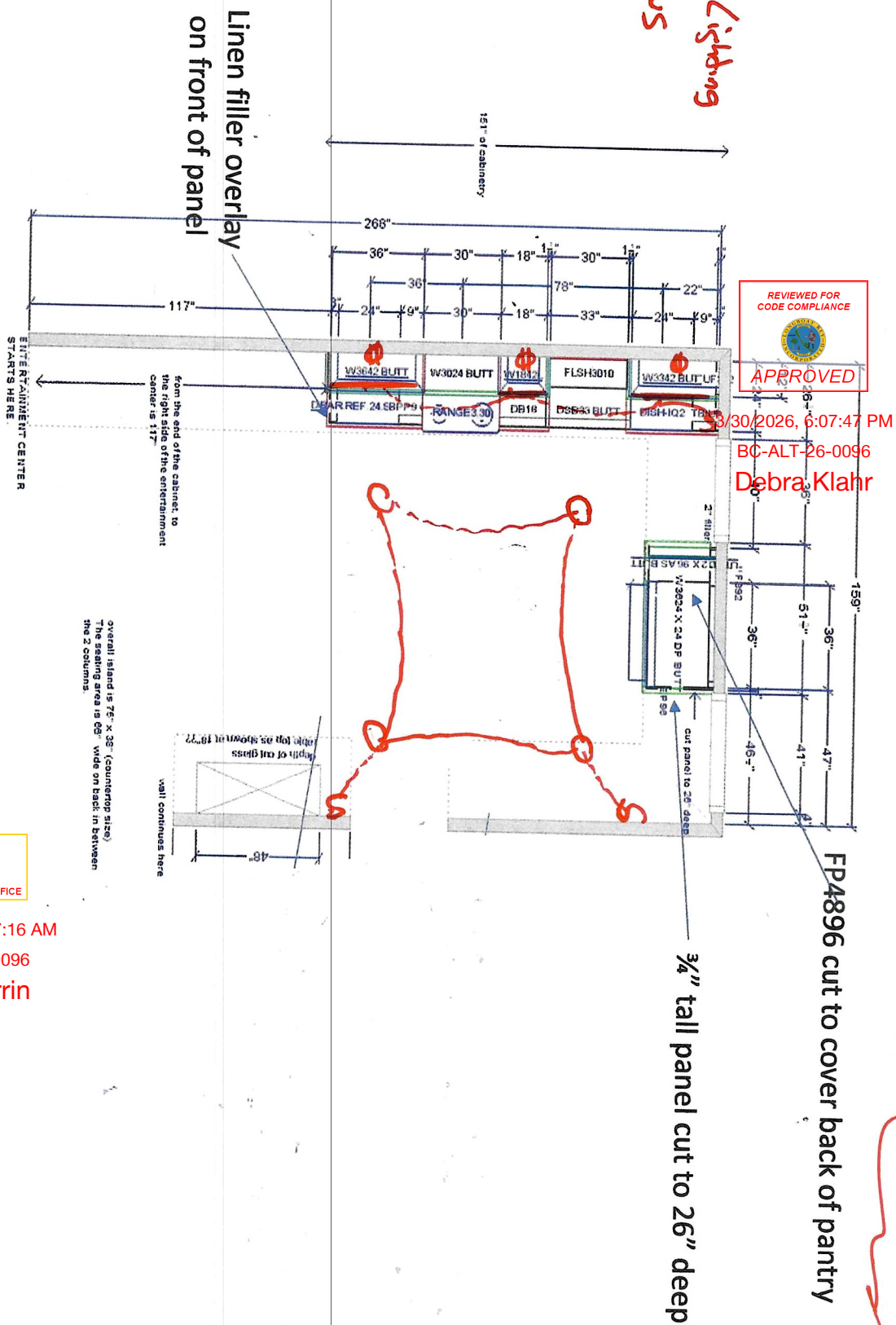


3/25/2026, 11:57:16 AM
BC-ALT-26-0096
Jane Herrin

3806 Gulf of Mexico Dr
LBK, P.C. 34228
Unit C303

3306 Gulf of Mexico Dr
Lbk. PL-3-2228
Unit C303

Under cabinet Lighting



3/25/2026, 11:57:16 AM
BC-ALT-26-0096
Jane Herrin