



Town of Longboat Key
Planning, Zoning and Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
941-316-1966
941-316-1970 FAX

BUILDING PERMIT APPLICATION

Application must be completed in ink or typed. Please submit one copy of application and three copies of supporting documentation. License holder or owner signatures must be notarized. All sections of the application must be accurately completed including the Work Description with a thorough description of all work proposed by this application. All required supporting documents, engineering, plans, etc., must be submitted for the application to be valid for review.

OFFICE USE ONLY:

Permit No. _____ Fees Due _____ Receipt No. _____

REVIEWED UNDER CURRENT FLORIDA BUILDING CODES AND STATE STATUTES
IF PAYING BY CREDIT CARD, PLEASE COMPLETE A CREDIT CARD AUTHORIZATION FORM

Amount of contract: \$ 9000.00 If contract, or price, is \$5,000 or more, a recorded Notice of Commencement is required to be submitted prior to the issuance of the permit.

JOB SITE

PROJECT/COMPLEX NAME (IF ANY): Beach Harbor club

STREET ADDRESS: 3806 Gulf of Mexico Dr UNIT # C303

COUNTY: ☐ MANATEE ☒ SARASOTA LOT(s) # _____ PARCEL ID #: 0002141072

OWNER OF RECORD Andrew Lund

BUILDING PERMIT CONTRACTOR/APPLICANT OR OWNER AS CONTRACTOR

☐ If Property Owner is applicant, please skip to Property Owner Information

LICENSES: STATE # CBC1264088

MANATEE CO: _____ SARASOTA CO: _____

APPLICANT/QUALIFIER NAME: Ron Canterbury

COMPANY NAME: Sarasota Remodeling + Design LLC

STREET/MAILING ADDRESS: 1670 Stockney St

CITY: Sarasota STATE: Florida ZIP: 34231

PHONE #: same CELL #: 9413130263 FAX: # _____

EMAIL ADDRESS: ron@sarasotaremodeling.com

PROPERTY OWNER (Required)

NAME AS ON PROPERTY RECORDS: Andrew Lund

COMPANY NAME: None

STREET/MAILING ADDRESS: 3806 Coon Dr #303
CITY: LBY STATE: FLA ZIP: 34228
PHONE #: — CELL #: 941263077 FAX: # —
EMAIL ADDRESS: ashclownflooring@gmail.com
Scope of Work (describe what you are doing): changing both bathrooms
from tub to shower

Utilizing the categories below, please check one type of work associated with this building permit application. Building Permit Applications that include multiple categories may be best described as an "Other" under miscellaneous.

Building Project: Is this permit to repair damage due to a storm event: Yes ☐ No ☒

Carport ☐ Concrete Repair ☐ Garage ☐

Total Area of new work or affected area 220 (square feet)

Entry Doors ☐	Replacement Sliding Glass Doors ☐
Garage Door ☐	Replacement Windows ☐
Shutters ☐	Deck ☐
Demolition ☐	Lanai/Screen Enclosure/Pool Cage ☐

(must provide Owner's Authorization Form)

Pre-Construction/Pre-Engineered Shed ☐

Structures Over Water:

Residential Dock ☐	Lift (including davit or hoist) ☐
Seawall (Provide EOR) ☐	Pilings ☐

Miscellaneous

Generator ☐	Gutter, Soffits, Siding and Facia ☐
Handrail ☐	Solar Energy Systems ☐
Permanent Free-Standing Sign ☐	Wall Sign ☐
Stairs ☐	

Other Miscellaneous Not Listed: _____

Pools:

New/Replacement Pool/Spa ☐ Pool Safety Barrier ☐ Pool Repair ☐ Resurface Pool ☐

Other Trades Involved:

Electrical ☐	Mechanical ☐	Plumbing ☐	Low Voltage Wiring ☐	Fire Sprinklers ☐
Gas ☐	Alarm Wiring ☐	Other ☐	_____	

DESIGN PROFESSIONAL(s)- Florida Licensed (must be completed for all associated design professionals)

Licensed Architect ☐ Licensed Engineer ☐ Licensed Interior Designer ☐

Florida License No. _____

NAME OF PROFESSIONAL _____

COMPANY NAME: _____

STREET/MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE #: _____ CELL #: _____ FAX: # _____

EMAIL ADDRESS: _____

NEW CONSTRUCTION ☐ ACCESSORY USE ☐ Addition ☐ Alteration ☐

Type of Construction: I-A ☐ I-B ☐ II-A ☒ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☐ V-B ☐

Single-Family ☐ Duplex ☐ Multifamily ☐ Number of Units: _____

Commercial ☐ Number of Units: _____ Other: _____

Total Stories from grade: _____ Fire Sprinklered: Yes ☒ No ☐

Flood Zone for Proposed Building: AE

Total Area of new work or affected area 220 (square feet)

EXISTING PRINCIPAL STRUCTURE – DESCRIPTION OF STRUCTURE (Additions or Alterations Only)

Type of Construction: I-A ☐ I-B ☐ II-A ☒ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☐ V-B ☐

Building is Flood Code: Conforming ☐ Non-conforming ☐ Year Built: 1995

Fire Sprinklered: Yes ☐ No ☐

Flood Zone Designation for Building: AE Total Stories from grade: 3

Building Occupancy: Single-Family ☐ Duplex ☐ Multifamily ☐ Commercial ☐

Other : High Density Mixed Res.

Applicant's Affidavit: I certify that all the information is accurate and complete. I further certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed in accordance with the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for applicable independent trade work associated with the building permit.

Note: If owner is applying for this permit as a contractor under F.S. 489.103 (and applicable Florida Building Code), said owner must personally appear at the Town Planning, Zoning and Building Department to sign this application form and submit a completed Homeowner Affidavit Form.

I hereby acknowledge that I have read and understood the above affidavit on this 21 day of

Sept 2026
Signature [Signature]
Print Name Ron Cantor

NOTARIZATION OF SIGNATURE

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online notarization

☐ this 21 day of Sept 2026 by Ron Cantor

as (type of authority) contractor for (name of party on behalf) Antony's Island

Signature of Notary Public [Signature]

Printed/Stamped Name of Notary Public Radka Kruf

Personally known ☒ OR produced identification ☐ Type of ID. _____



OWNER'S SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this permit application is true and correct.

CONTRACTOR/AGENT/OWNER AFFIDAVIT:

Application is hereby made to obtain a permit to the work and installation as indicated. I certify that all the information is accurate and complete. I certify that where required, all plans have been prepared by, or under the direct supervision of, an engineer registered and licensed by the state. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I further certify that I have entered into a contract with the owner/agent of the subject property to make the specified improvements, i.e., or perform the contracting at, the real property specified in this application. I have also made the owner/agent aware of the provisions of the Homeowner's Protection Act. I certify that all the foregoing information is accurate and that the work will be done in compliance with all applicable laws regulating construction and zoning. I acknowledge and accept responsibility for compliance with the correct Florida Building Code, regulations, and ordinances, as well as the payment of all legally constituted fees regarding this development application including but not limited to ALL REVIEW FEES AND PERMIT FEES. I understand that a separate permit must be secured for applicable independent trade work associated with the building permit. NOTICE: In addition to the requirements for this permit, there may be additional restrictions to this property that may be found in the public records of the county or that may be required from other governmental entities such as water management district, state agencies or federal agencies.

Note: If owner is applying for this permit as a contractor under F.S. 489.103 (and applicable Florida Building Code), said owner must personally appear at the Town Planning, Zoning and Building Department to sign this application form and submit a completed Owner Affidavit Form.

OWNERS AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. I agree to allow any authorized employee of the Town of Longboat Key to enter upon the premises associated with this project for the purpose of ascertaining compliance with the terms and conditions of the application, or permit, and/or permit stipulations.

WARNING TO OWNERS: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENT TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Town of Longboat Key
Planning, Zoning and Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
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CONDOMINIUM ASSOCIATION AUTHORIZATION

Consistent with Florida Statute 718.111(11)(g), this document is required when submitting a permit application for a condominium unit that is part of an association. The President, or a member of the Association Board, is required to sign the document and have it notarized.

DATE: 9-18-2026

Legal Name of Association (Print): Beach Harbor Club Condominium Assoc.

Mailing Address: 3800 Gulf of Mexico Dr.

City: Longboat Key State: Florida Zip: 34228

Email Address (Print): Beachharborclub@comcast.net

Phone Number: 941-383-1200

The Condominium Association noted above owns and controls all the common elements and property at the following location: Unit C-303

Property Street Address: 3500 Gulf of Mexico Dr. Longboat Key FL 34228

Property Tax Parcel Number: 000 214 1072

The Condominium Association named above hereby authorizes and approves the submitting of a Building Permit application for the following:

Owner's Name: Andrew Lund

Unit No.: C-303 Building No. (if applicable) C Phone No.: _____

Work Description: Bathroom Remodel, Shower, tile, vanity

Contractor: Saracda Remodeling + Design / Dan Carter

I certify that I am an Officer of the Condominium Association authorized to execute this document on behalf of the Association.

Signature of Officer: [Signature]

Printed Name of Officer: Beach Harbor Club Paul Magaletta President

NOTARIZATION OF SIGNATURE

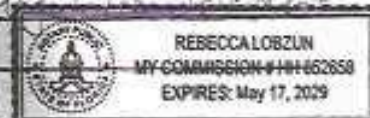
State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence ☐ or online notarization ☒, this 18th day of September 2026 By Paul Magaletta President

Signature of Notary Public: [Signature]

Printed/Stamped Name of Notary Public: Rebecca Lobzun



Personally known ☒ OR produced identification ☐ Type of ID: _____

ESTIMATE

Valiant Ventures Holdings
13136 Merlot Sunstone Cv
Parrish, FL 34219-2490

ashdownflooring1@gmail.com
+1 (941) 726-3077
www.ashdownflooring.com



Bill to
Andy Lund
3806 Gulf of Mexico Dr
#C-303
Long Boat Key, FL 34228 USA

Ship to
Andy Lund
3806 Gulf of Mexico Dr
#C-303
Long Boat Key, FL 34228 USA

Estimate details

Estimate no.: 1353
Estimate date: 05/20/2026



9/29/2026, 5:56:36 PM

BC-ALT-26-0519

Jane Herrin

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Demo and dispose of Guest bathroom tub, wall tile and glass door	1	\$600.00	\$600.00
2.		Services	Durock, install niche, mudbed and slope shower floor, waterproof walls and floor in guest bathroom	1	\$500.00	\$500.00
3.		Materials	Install customer purchased shower wall and shower floor tile in guest bathroom	1	\$2,800.00	\$2,800.00
4.		Services	Install 25 SF of customer purchased guest bathroom floor tile (Includes soundproof)	1	\$350.00	\$350.00
5.		Services	Demo and dispose of master bathroom tub, wall tile and glass door	1	\$600.00	\$600.00
6.		Services	Durock, install niche, mudbed and slope shower floor, waterproof walls and floor in Master bathroom	1	\$500.00	\$500.00
7.		Services	Install customer purchased shower wall and shower floor tile in master bathroom	1	\$2,700.00	\$2,700.00
8.		Services	Install 25 SF of customer purchased master bathroom floor tile (Includes soundproof)	1	\$350.00	\$350.00
9.		Services	Demo guest bath vanity and bathroom floor.	1	\$300.00	\$300.00

Total

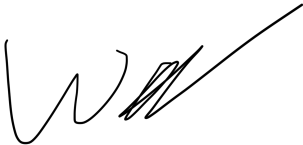
\$9,000.00

Note to customer

Customer to purchase 35 SF of guest bathroom floor tile
Customer to purchase 35 SF of master bathroom floor tile
Customer to purchase 110 SF of desired shower wall tile for each bathroom
Customer to purchase 18 SF of desired shower floor tile for each bathroom
Ashdown Flooring to provide all setting materials
Customer to purchase new shower trim
Ashdown Flooring warranties the work for one year from the date of completion

Accepted date 09/21/2026

Accepted by Wayne

Signature 

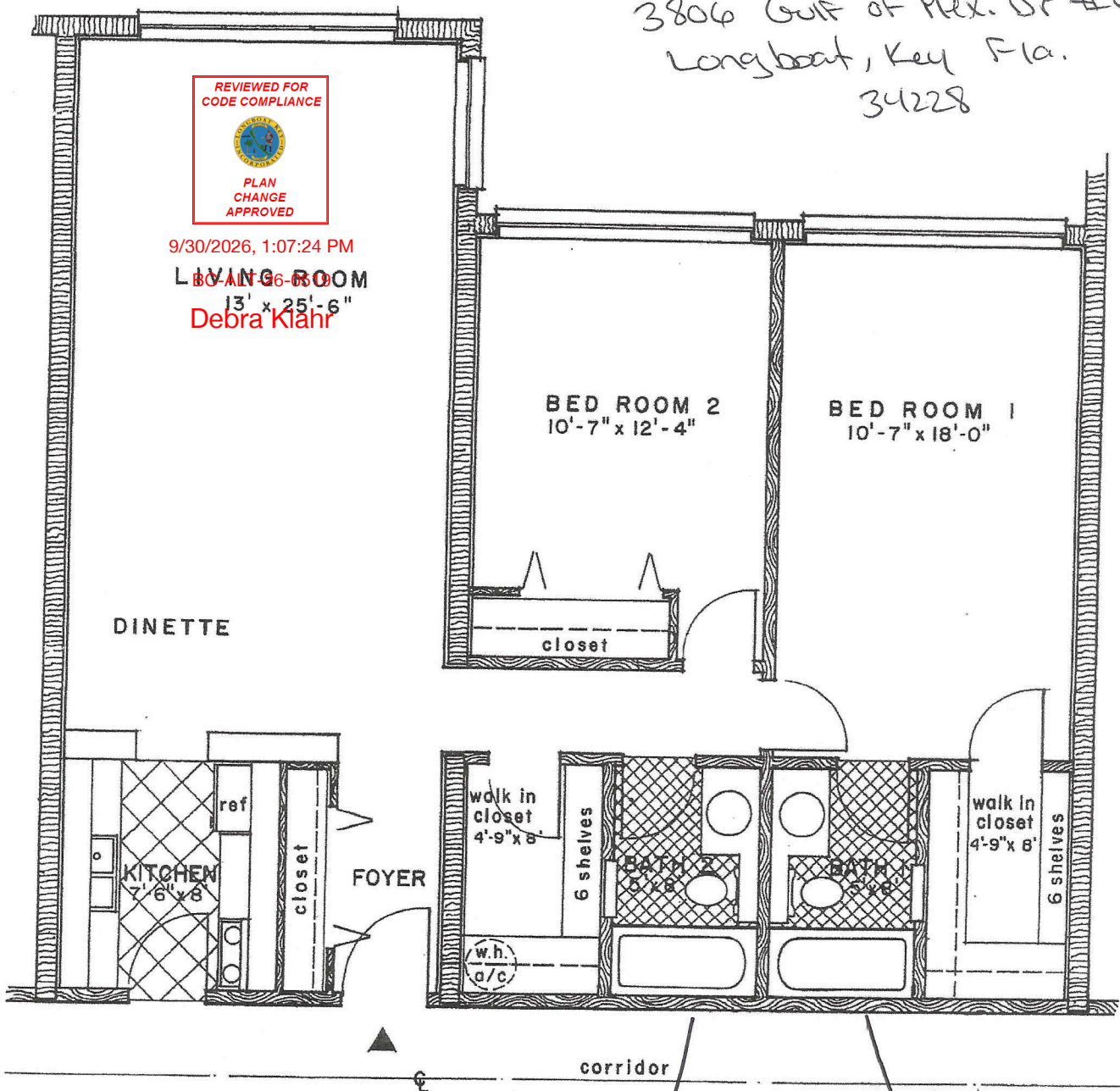


9/29/2026, 5:56:36 PM

BC-ALT-26-0519

Jane Herrin

Andrew Lund
3806 Gulf of Mex. Dr #C303
Longboat, Key Fla.
34228



Changing Both Baths
From Tub to Shower.
new vanity in Bath. no
Plum moved, new Fixtures.

No electrical,
No mechanical.

A P T " C " 2 - BR, 2 - B



9/29/2026, 5:55:42 PM

BC-ALT-26-0519

Jane Herrin

FBC 2023 8th Ed.
2020 NEC
Wind load 130 mph
Risk Factor # all
Wind EX D

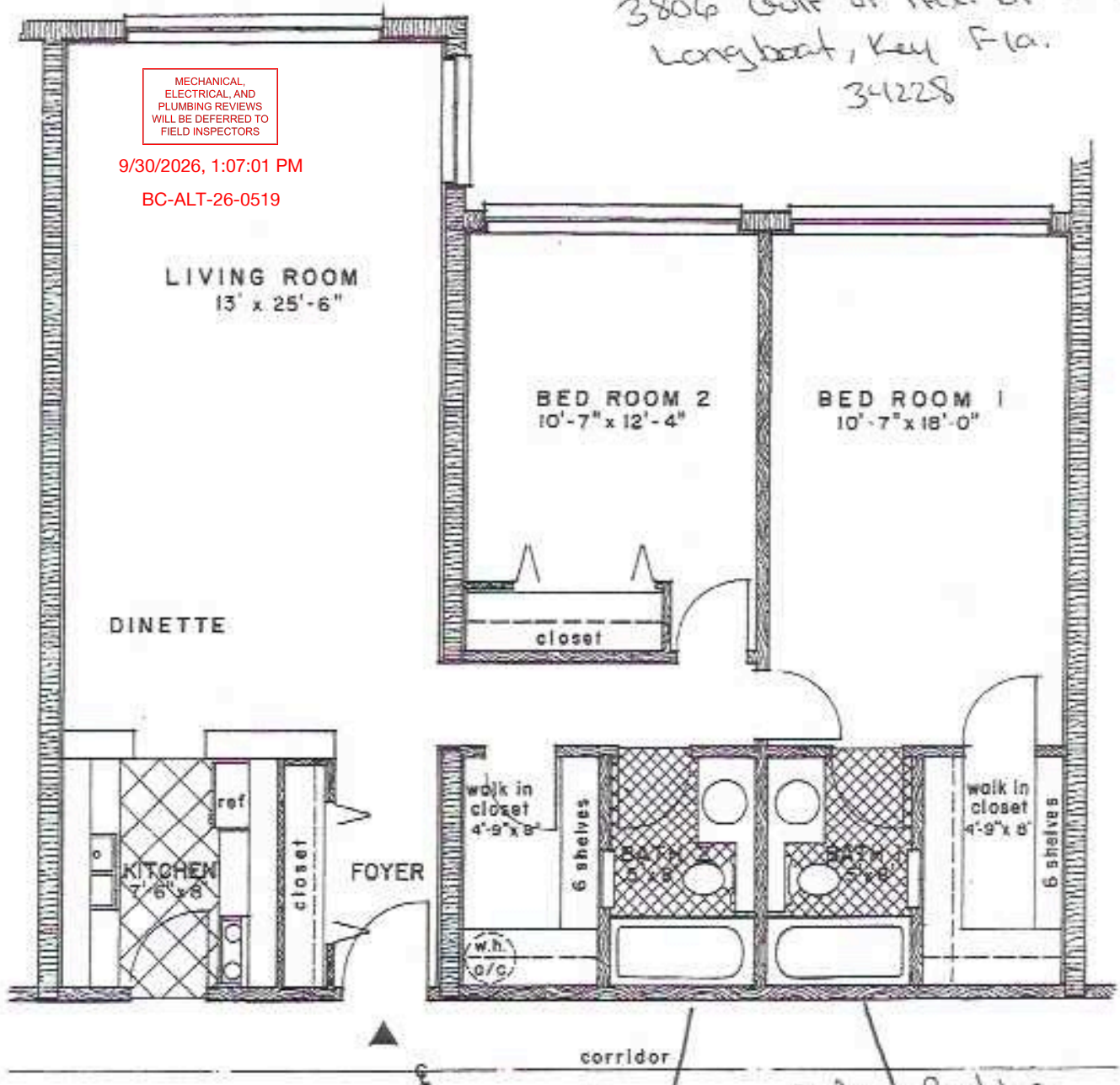
Ron Canterbury
Sarasota Remodeling & Design
1670 Stickney Pt Rd
Sarasota FL 34231
941 313 0263
CBC 1264088

Andrew Lund
3806 Gulf of Mex. Dr #C303
Longboat, Key Fla.
341228

MECHANICAL,
ELECTRICAL, AND
PLUMBING REVIEWS
WILL BE DEFERRED TO
FIELD INSPECTORS

9/30/2026, 1:07:01 PM

BC-ALT-26-0519



Changing Both Baths
From Tub to Shower.
new vanity in Baths. no
Plum moved, new Fixtures.

No electrical,
No mechanical.



9/29/2026, 5:55:29 PM

BC-ALT-26-0519

Jane Herrin

A P T " C " 2-BR, 2-B

FBC 2023 84 Ed.