



PERMIT

PERMIT NUMBER:
BC-ALT-26-0482
PERMIT TYPE:
Commercial Alteration

ISSUED: 09/23/2026

ADDRESS: 4730 GULF OF MEXICO Dr, Longboat Key, FL 34228

USE: Commercial

WORK DESCRIPTION: NEW 12" IN MASTER BATH
NEW TILE IN GUEST BATH; TUB TO REMAIN.
NEW FLOORING, DRYWALL REPAIRS AS NEEDED
NOC ATTACHED
NO HVAC, NO ELECTRICAL WORK

OWNER: GATHMAN MARY

CONTRACTOR: JBL CONSTRUCTION & DEVELOPERS CORP

CONTRACTOR PHONE: **LICENSE:** CGC1514362

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



**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: \$ \$9,800 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): WINDWARD BAY

STREET ADDRESS: 4730 GULF OF MEXICO DR UNIT # 3

COUNTY: ☒ MANATEE ☐ SARASOTA LOT(s) # _____ PARCEL ID #: 8007916557

OWNER OF RECORD GATHMAN, MARY; GATHMAN, ROBERT STEPHEN

BUILDING PERMIT CONTRACTOR/APPLICANT OR OWNER AS CONTRACTOR

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

LICENSES: STATE # CGC1514362

MANATEE CO: _____ SARASOTA CO: _____

APPLICANT/QUALIFIER NAME: JOHNNY BUENO

COMPANY NAME: JBL CONSTRUCTION AND DEVELOPERS CORP

STREET/MAILING ADDRESS: 2811 4TH ST E. UNIT B

CITY: BRADENTON STATE: FLORIDA ZIP: 34208

PHONE #: 941-9776065 CELL #: 305-978-4559 FAX: # _____

EMAIL ADDRESS: JBL.BUENO@YAHOO.COM

PROPERTY OWNER (Required)

NAME AS ON PROPERTY RECORDS: GATHMAN, MARY; GATHMAN, ROBERT STEPHEN

COMPANY NAME: _____

STREET/MAILING ADDRESS: 8926 CRESCENT RD
CITY: ODESSA STATE: FLORIDA ZIP: 33556
PHONE #: 813-597-8711 CELL #: _____ FAX: # _____
EMAIL ADDRESS: RSGATHMAN@GMAIL.COM

Scope of Work (describe what you are doing): NEW 12" IN MASTER BATH NEW TILE IN GUEST BATH;
TUB TO REMAIN. NEW FLOORING, DRYWALL REPAIRS AS NEEDED

NO HVAC, NO ELECTRICAL WORK

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 850 (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: 4

Commercial ☒ Number of Units: _____ Other: _____

Total Stories from grade: 1 Fire Sprinklered: Yes ☐ No ☒

Flood Zone for Proposed Building: _____

Total Area of new work or affected area 850 (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: _____

Fire Sprinklered: Yes ☐ No ☒

Flood Zone Designation for Building: _____ Total Stories from grade: 1

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

Other : _____

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 _____ day of

_____, 20____
Signature _____
Print Name JOHNNY R. BUENO

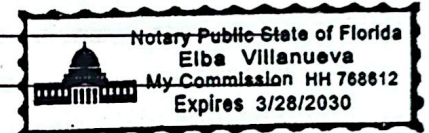
NOTARIZATION OF SIGNATURE

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online notarization
☐, this 27 day of August 2026 By Johnny Bueno

as (type of authority) _____ for (name of party on behalf) _____

Signature of Notary Public [Signature]
Printed/Stamped Name of Notary Public Elba Villanueva



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 to, 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 Homebuyers 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.

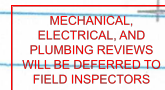
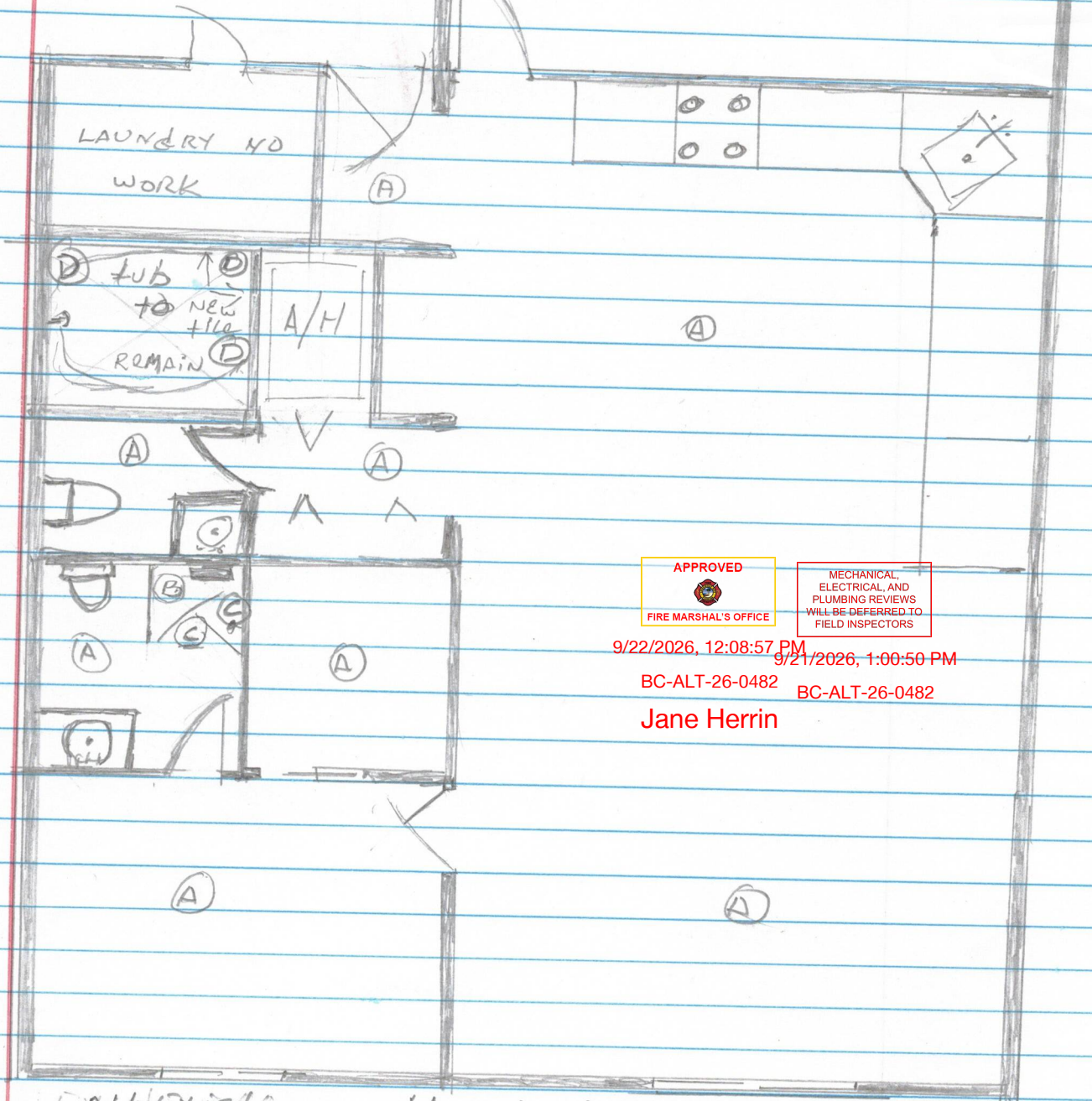
Note: If owner is applying for this permit as a contractor under F.S. 489.103 (and applicable Florida Building Code), said owner must personally appear at the Town Planning, Zoning and Building Department to sign this application form and submit a completed Owner Affidavit Form.

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.

SF OF WORK AREA
815 SF OF FLOORING
87.75 SF OF BATHROOM WALL TILE

- (A) New Flooring
- (B) new LINEAR DRAIN
- (C) NEW Shower tile
- (D) NEW tile AROUND tub



9/22/2026, 12:08:57 PM

9/21/2026, 1:00:50 PM

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Jane Herrin

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

9/21/2026, 1:01:56 PM

BC-ALT-26-0482

DESIGN CRITERIA (Interior Renovation)

IN COMPLIANCE WITH FBC 2023 (8TH EDITION) (CHAPTER 16)	
WIND SPEED:	150 MPH, 3 SEC. GUST
IMPORTANCE FACTOR:	1.0
EXPOSURE CATEGORY:	D
ENCLOSURE CLASSIFICATION:	ENCLOSED
INTERNAL PRESSURE COEFFICIENT:	± 0.18
EXPOSURE ADJUSTMENT COEFFICIENT:	1.0
BASIC WIND PRESSURE:	34.41 psf
RISK BUILDING CATEGORY (ASCE-7):	II
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	RESIDENTIAL (R-2)
FEMA FLOOD ZONE	AE (ELEV 8)
FLOOD PANEL	12081C0294F, effective on 8/10/2021