



City of Pompano Beach  
Department of Development Services  
Planning & Zoning Division

P&Z#: 25-11000002

100 W. Atlantic Blvd Pompano Beach, FL 33060  
Phone: 954.786.4679 Fax: 954.786.4666

Development Application

Project Type: Variance

Submission #: VAR-2024-20

Site Data

Project Name:	Ruffu	Size of property:	450.0
Street Address:	777 South Federal Hwy. Apt # C105 Pompano Beach FL. 33062	Number of units (Residential):	
Folio Number(s):	494306BB0330	Total square feet of the building* (Non-Residential):	
Project Narrative:	Removal & replacement of a 11' x 41' dock, a 4' x 4'6" ramp & dock pilings in same footprint as the existing structure.		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):
Title:	Print Name:
	Mark Ruffu
Street Address:	Street Address:
	777 S Federal Hwy
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
	Pompano Beach Florida 33062
Phone Number:	Phone Number:
	609-442-7732
Email:	Email:
	markruffu@gmail.com

ePlan agent (if different):

Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	



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**Owner's Certificate  
Variance**

**OWNER'S CERTIFICATE**

VAR-2024-20

This is to certify that:

- I am the owner of the property, or
- I am authorized by the owner of the property to submit this application on their behalf and (if I am not the owner of the property) I will submit documentation that confirms my authority.

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

By signing below, I acknowledge that lying or misrepresentation in the application can lead to revocation. (155.8402. B. *Revocation of Approval*).

Name: Joseph Harper 09/24/2024

Signature: Joseph Harper

TO : City of Pompano Beach

From :Mark Ruffu

RE: APPROVAL

To whom it may concern,  
I Mark Ruffu approve Joseph Harper/South florida dock  
&seawall to submitt variance application on my behalf

A handwritten signature in blue ink, appearing to read "Mark Ruffu", is written over the printed name.

Mark Ruffu

777 S FERERAL HWY

APT C105 POMPANO BEACH FL 33062

DATE 10/31/2024

## **Island Club Phase Three**

TO: City of Pompano Beach

FROM: Island Club Phase Three

RE: Board Approval for Mark Ruffu Dock

DATE: October 30, 2024

To whom it may concern, the board approves the work being performed by Mark Ruffu regarding the new dock that has been approved by the City of Pompano after going through the permitting and variance process. Thank you.

Ron Ries

A handwritten signature in black ink, appearing to read 'Ron Ries' with a stylized flourish at the end.

Secretary, Island Club Phase 3

[Ron306@comcast.net](mailto:Ron306@comcast.net)

**2024 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# 720015

**Entity Name:** ISLAND CLUB THREE, INC.**Current Principal Place of Business:**777 SOUTH FEDERAL HIGHWAY  
POMPANO BEACH, FL 33062**Current Mailing Address:**ISLAND CLUB THREE INC  
777 S. FEDERAL HWY OFFICE B BLDG  
POMPANO BEACH, FL 33062 US**FEI Number:** 59-1400286**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**RIES, RON  
ISLAND CLUB THREE INC  
777 S. FEDERAL FWY OFFICE B BLDG  
POMPANO BEACH, FL 33062 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:** RON RIES, SEC.

04/09/2024

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title	P
Name	GREENBAUM, TODD
Address	ISLAND CLUB THREE INC 777 S FEDERAL HWY OFFICE B BLDG

City-State-Zip: POMPANO BEACH FL 33062

Title	SECRETARY
Name	RIES, RON
Address	ISLAND CLUB THREE INC 777 S. FEDERAL HWY OFFICE B BLDG

City-State-Zip: POMPANO BEACH FL 33062

Title	DIRECTOR
Name	SANTOS, FRANCIS
Address	ISLAND CLUB THREE INC 777 S. FEDERAL HWY OFFICE B BLDG

City-State-Zip: POMPANO BEACH FL 33062

Title	VP
Name	MCATEER, JOHN
Address	ISLAND CLUB THREE INC 777 S. FEDERAL HWY OFFICE B BLDG

City-State-Zip: POMPANO BEACH FL 33062

Title	TREASURER
Name	PARKER, RICHARD
Address	ISLAND CLUB THREE INC 777 S. FEDERAL HWY OFFICE B BLDG

City-State-Zip: POMPANO BEACH FL 33062

Title	DIRECTOR
Name	DONOHUE, JOHN
Address	ISLAND CLUB THREE INC 777 S. FEDERAL HIGHWAY OFFICE B BLDG

City-State-Zip: POMPANO BEACH FL 33062

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

**SIGNATURE:** TODD GREENBAUM

PRESIDENT

04/09/2024

Electronic Signature of Signing Officer/Director Detail

Date