



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

P&Z#: 23-11000002

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

Development Application

Project Type: Variance

Submission #: VAR-2023-1

Site Data

Project Name:	Costanza Dock Replacement	Size of property:	295000.0
Street Address:	777 S Federal Hwy, #203C	Number of units (Residential):	
Folio Number(s):	9306BB0400	Total square feet of the building* (Non-Residential):	
Project Narrative:	Variance to replace existing dock in existing footprint		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):
David Nutter	Vincenzo Costanza
Title:	Print Name:
B & M Marine Construction	
Street Address:	Street Address:
1211 S Military Trail #200	777 S Federal Hwy #203-C
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
Deerfield Beach FL 33442	Pompano Beach FL 33062
Phone Number:	Phone Number:
954-421-1700	718-344-3487
Email:	Email:
nutt3839@bellsouth.net	

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-2023-1

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:** David Nutter 01/16/2023

**Signature:** DF Nutter



Island Club Three, Inc.  
c/o Luxe Property Services, Inc.  
2151 W. Hillsboro Blvd., Ste. 301, Deerfield Beach, FL 33442  
(954) 418-6650

**Architectural Change Request Form - Please Type or Print all information**

Unit Owner (s): VINCENTO COSTANZA Unit # C203  
Property Address: 777 S FEDERAL HWY. POMPAHO BEACH FL 33062  
Telephone: 718-344-3487  
Cell \_\_\_\_\_ Work \_\_\_\_\_  
Email STANZA CONSTR @ AOL.COM

**DESCRIPTION OF WORK TO BE DONE:**

Please describe the type of architectural change you are seeking approval of, materials to be used and colors involved.

DOCK RENOVATION

I understand that I must be the property owner to make application to the Association for an Architectural Change. I understand that application does not guarantee approval and that any approval must be received, in writing, prior to making the alterations sought in this application. I understand that Architectural Approval is based upon the aesthetics of the proposed change and does not certify the construction worthiness or structural integrity of the proposed change. I understand that I must follow all local building codes when making a change and that I shall obtain a building permit if required by the City of Pompano Beach. I further understand that I may not deviate from the plans submitted and that any variation will require re-application. I understand that I must provide the vendors occupational license(s) and current Certificate of Insurance.

Signature of Unit Owner: \_\_\_\_\_

Date: 12 / 27 / 21

**Association Use Only**

Date Approved: 1-3-22

Name / Title:

Francis Santor / President

Signature: \_\_\_\_\_

☒ APPROVED ☐ DENIED



**2022 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.

03/01/2022

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

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

City-State-Zip: POMPANO BEACH FL 33062

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

City-State-Zip: POMPANO BEACH FL 33062

Title	TREASURER
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	COSCIA, FRANK
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:** RON RIES

SECRETARY

03/01/2022

Electronic Signature of Signing Officer/Director Detail

Date