

December 10, 2024

Frank Manusky, Assistant Planner  
City of Pompano Beach  
Development Services, Department 1510  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

Via Electronic Mail: [Frank.Manusky@copbfl.com](mailto:Frank.Manusky@copbfl.com)

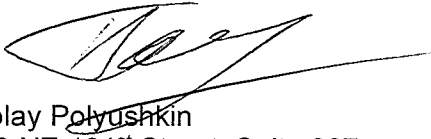
RE: Vera Major Site Plan/Major Building Design  
(1600 S FEDERAL HWY POMPANO BEACH FL 33062, folio 494212000070)

Dear Frank,

The purpose of this letter is to authorize PLANW3ST LLC to act as 1600 FEDERAL LLC's agent with respect to submitting, representing, and processing the above-referenced application.

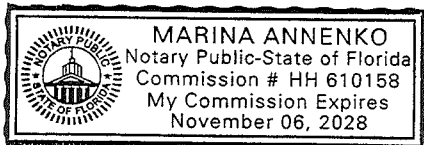
If you have any questions, please do not hesitate to contact me directly.

Sincerely,



Nikolay Polyushkin  
2999 NE 191<sup>st</sup> Street, Suite 907  
Aventura, FL 33180  
352-222-2526  
[alikhan@verarealty.com](mailto:alikhan@verarealty.com)

NOTARY



**PZB**

PZ24- 12000027  
11/19/2025

**PZB**

PZ24- 12000027  
12/17/2025

**PZB**

PZ24-12000027  
06/24/2026