

DRC

PZ24-12000027
07/02/2025

From: [Buckeridge, Nicholas](#)
To: [Paola West](#); [Farahvashi, Naveed](#); [Raymo, Kasey](#); npolyushkin@gmail.com; [Yury Kharitononkov](#)
Subject: RE: Vera Plat- Request for Service Letter
Date: Monday, October 14, 2024 11:54:38 AM
Attachments: [image002.png](#)
[image003.png](#)
[image006.png](#)

DRC

PZ24- 12000027
03/04/2026

Good Morning,

That is correct.

The timeframe is as follows after all parties approve a conceptual plan and easements have been granted: (subject to change pending permits required)

- 12 to 14 weeks for design
- 2 to 3 weeks for approval
- 10 to 12 weeks for scheduling and construction (pending material availability and outage coordination of involved parties)

Without fully designing the job, we are unable to provide an accurate cost estimate but a rough ballpark cost would be upwards of \$400,000+

Regards,

Nicholas Buckeridge

Associate Engineer

Pompano Service Center – FPL

330 SW 12th Ave

Pompano Beach, FL 33069

Office: 954-956-2059 Cell: 954-242-6944

Email: Nicholas.Buckeridge@fpl.com



Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader Kasey Raymo at kasey.raymo@fpl.com

Visit the new [FPL Project Portal](#) at [FPL.com/construction](https://www.fpl.com/construction) to manage your FPL Commercial and Residential construction projects.

Get information on construction services and project types, apply for your construction project, track project milestones, pay your construction fees online, manage your project team and more.

How it Works - [Guides and FAQs](#) or [View Videos](#)

From: Paola West <pwest@planw3st.com>

Sent: Friday, October 11, 2024 1:22 PM

To: Buckeridge, Nicholas <Nicholas.Buckeridge@fpl.com>; Farahvashi, Naveed <Naveed.Farahvashi@fpl.com>; Raymo, Kasey <Kasey.Raymo@fpl.com>; npolyushkin@gmail.com; Yury Kharitononkov <Yury@vera.fund>

Subject: RE: Vera Plat- Request for Service Letter

DRC

PZ24- 12000027
04/15/2026

DRC

PZ24-12000027
04/16/2025

DRC

PZ24-12000027
03/05/2025

DRC

PZ24-12000027
07/02/2025

DRC

PZ24- 12000027
03/04/2026

Thank you. So in reading the summary below, it looks like this process will indeed affect service to other properties. Is that correct?
Do you have a timeframe and cost for all of this?

Paola A. West, AICP, ISA CA
President
PLANW3ST
954-529-9417

From: Buckeridge, Nicholas <Nicholas.Buckeridge@fpl.com>
Sent: Friday, October 11, 2024 12:51 PM
To: Paola West <pwest@planw3st.com>; Farahvashi, Naveed <Naveed.Farahvashi@fpl.com>; Raymo, Kasey <Kasey.Raymo@fpl.com>; npolyushkin@gmail.com; Yury Kharitononkov <Yury@vera.fund>
Subject: RE: Vera Plat- Request for Service Letter

Good afternoon,

Undergrounding the power lines along this parcel would require a complex design and incur additional costs to you in addition to the design for the new service. Please find below the high-level requirements necessary to accommodate the undergrounding request. Please note that without knowledge of your proposed electrical load, we are unable to provide an accurate plan.

- Requesting new easement agreements along proposed route (dashed red line) **DRC** all parties
- Retrofit existing (2) vaults from radial to loop configuration
- Refeed homes along west side of SE 23rd Ave with new pad mounted transformers
 - Coordinate undergrounding services for single family homes
- Netbook value for the cost of removed facilities
- Install new pole to complete loop

PZ24-12000027
07/02/2025

Based on this scope of work are you content with moving forward with the undergrounding request?

Regards,

Nicholas Buckeridge
Associate Engineer
Pompano Service Center – FPL
330 SW 12th Ave
Pompano Beach, FL 33069
Office: 954-956-2059 Cell: 954-242-6944
Email: Nicholas.Buckeridge@fpl.com



Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader Kasey Raymo at kasey.raymo@fpl.com

Visit the new FPL Project Portal at [FPL.com/construction](https://www.fpl.com/construction) to manage your FPL Commercial and Residential construction projects.

DRC

PZ24- 12000027
04/15/2026

DRC

PZ24-12000027
04/16/2025

DRC

PZ24-12000027
03/05/2025

DRC

PZ24-12000027
07/02/2025

Get information on construction services and project types, apply for your construction project, track project milestones, pay your construction fees online, manage your project team and more.
How it Works - [Guides and FAQs](#) or [View Videos](#)



From: Paola West <pwest@planw3st.com>
Sent: Friday, September 13, 2024 11:17 AM
To: Farahvashi, Naveed <Naveed.Farahvashi@fpl.com>; Buckeridge, Nicholas <Nicholas.Buckeridge@fpl.com>; Raymo, Kasey <Kasey.Raymo@fpl.com>; npolyushkin@gmail.com; Yury Kharitononkov <Yury@vera.fund>
Subject: RE: Vera Plat- Request for Service Letter

Thanks you. Part of the requirements of the city is to underground the overhead lines that may be located along this parcel. Can you tell me what the likeliness of that would be with FPL and any timeframes if it is possible?

155.5509. UTILITY LINES LOCATION

In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable—provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

(Ord. 2012-64, passed 9-11-12; Am. Ord. [2019-110](#) , passed 9-24-19)

DRC

Paola A. West, AICP, ISA CA
President
PLANW3ST
954-529-9417

PZ24-12000027
07/02/2025

From: Farahvashi, Naveed <Naveed.Farahvashi@fpl.com>
Sent: Friday, September 13, 2024 11:10 AM
To: Paola West <pwest@planw3st.com>; Buckeridge, Nicholas <Nicholas.Buckeridge@fpl.com>; Raymo, Kasey <Kasey.Raymo@fpl.com>; npolyushkin@gmail.com; Yury Kharitononkov <Yury@vera.fund>
Subject: RE: Vera Plat- Request for Service Letter

Good morning,

I've attached the Confirmation to Serve Letter.

Thank you,

Naveed Farahvashi
Associate Engineer
Pompano Service Center – FPL
330 SW 12th Ave



DRC

PZ24-12000027
04/16/2025

DRC

PZ24-12000027
03/05/2025



DRC

DRC

PZ24- 12000027
03/04/2026

Pompano Beach, FL 33069

PZ24-12000027 Office: 954-956-2045 Cell: 954-235-1182

07/02/2025 Email: naveed.farahvashi@fpl.com

Office Hours: 8 am - 4 pm M/F



Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader Kasey Raymo at 954-956-2029 or kasey.raymo@fpl.com

PLEASE REPORT ANY POWER EMERGENCIES (24/7) BY CONTACTING 1-800-4-OUTAGE

Visit the new [FPL Project Portal](#) to manage your FPL Commercial and Residential construction projects.

Get information on construction services and project types, apply for your construction project, track project milestones, pay your construction fees online, manage your project team and more.

[How it Works - Guides and FAQs](#) or [View Videos](#)

We Are Committed to Excellence. We Do the Right Thing. We Treat People With Respect.

From: Paola West <pwest@planw3st.com>

Sent: Friday, September 13, 2024 10:54 AM

To: Buckridge, Nicholas <Nicholas.Buckridge@fpl.com>; Raymo, Kasey <Kasey.Raymo@fpl.com>; npolyushkin@gmail.com; Yury Kharitononkov <Yury@vera.fund>

Cc: Farahvashi, Naveed <Naveed.Farahvashi@fpl.com>

Subject: RE: Vera Plat- Request for Service Letter

Received after DRC Meeting
to address DRC comments
prior to the submission of a
Building Permit Application.

I am assuming you are referring to the applicant's information?

DRC

1600 FEDERAL LLC
c/o Nikolay Polyuskin
1995 E Oakland Park BL, Ste. 350
Ft. Lauderdale, FL 33306

PZ24-12000027

07/02/2025

Paola A. West, AICP, ISA CA
President
PLANW3ST
954-529-9417

From: Buckridge, Nicholas <Nicholas.Buckridge@fpl.com>

Sent: Thursday, September 12, 2024 10:45 AM

To: Raymo, Kasey <Kasey.Raymo@fpl.com>; npolyushkin@gmail.com; a.diaz@vera.fund; Paola West <pwest@planw3st.com>

Cc: Farahvashi, Naveed <Naveed.Farahvashi@fpl.com>

Subject: RE: Vera Plat- Request for Service Letter

Good Morning all,

Thank you Kasey.

Paola, can you please provide us the information regarding who you would like for the Will Serve letter to be addressed to

DRC

PZ24- 12000027
04/15/2026

DRC

DRC

PZ24-12000027

04/16/2025

PZ24-12000027

03/05/2025

DRC

- Company Name:

PZ24-12000027 - Address:

07/02/2025

DRC

PZ24- 12000027
03/04/2026

Regards,

Nicholas Buckeridge

Associate Engineer

Pompano Service Center – FPL

330 SW 12th Ave

Pompano Beach, FL 33069

Office: 954-956-2059 Cell: 954-242-6944

Email: Nicholas.Buckeridge@fpl.com



Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader Kasey Raymo at kasey.raymo@fpl.com

Visit the new *FPL Project Portal* at [FPL.com/construction](https://www.fpl.com/construction) to manage your FPL Commercial and Residential construction projects.

Get information on construction services and project types, apply for your construction project, track project milestones, pay your construction fees online, manage your project team and more.

How it Works - [Guides and FAQs](#) or [View Videos](#)

Received after DRC Meeting
to address DRC comments
prior to the submission of a
Building Permit Application.

From: Raymo, Kasey <Kasey.Raymo@fpl.com>

Sent: Thursday, September 12, 2024 10:35 AM

To: npolyushkin@gmail.com; a.diaz@vera.fund; pwest@planw3st.com

Cc: Buckeridge, Nicholas <Nicholas.Buckeridge@fpl.com>; Farahvashi, Naveed <Naveed.Farahvashi@fpl.com>

Subject: RE: Vera Plat- Request for Service Letter

DRC

PZ24-12000027

07/02/2025

Sorry – I received a returned email because I entered Paola's email address incorrectly in the previous note – including the corrected email address,

Thanks,

Kasey Raymo

Engineering Lead

Florida Power and Light

Cell: 561-806-9631



From: Raymo, Kasey

Sent: Thursday, September 12, 2024 9:08 AM

To: pwest@plan3st.com; npolyushkin@gmail.com; a.diaz@vera.fund

DRC

PZ24- 12000027
04/15/2026

DRC

DRC

PZ24-12000027

04/16/2025

PZ24-12000027

03/05/2025

DRC

DRC

PZ24- 12000027
03/04/2026

PZ24-12000027

07/02/2025

Cc: Buckeridge, Nicholas <Nicholas.Buckeridge@fpl.com>; Farahvashi, Naveed <Naveed.Farahvashi@fpl.com>

Subject: RE: Vera Plat- Request for Service Letter

Hi Team,

I'm including FPL project managers Naveed Farahvashi and Nick Buckeridge.

Naveed – can you please reply with a confirmation to serve letter?

Paola – Please visit www.FPL.com/Construction and apply for a project as soon as you're ready to start coordinating the electrical plan for this new building. We'll need final electrical plans and site plans to start considering the electrical feed to the building.

Nick Buckeridge will be the project manager when you are ready to move forward with design and coordination.

Thanks,

Kasey Raymo

Engineering Lead
Florida Power and Light
Cell: 561-806-9631



DRC

PZ24-12000027

07/02/2025

From: Bailey, Megan <Megan.Bailey@fpl.com>

Sent: Wednesday, September 11, 2024 4:05 PM

To: Raymo, Kasey <Kasey.Raymo@fpl.com>

Subject: FW: Vera Plat- Request for Service Letter

FYI

Megan Bailey
Florida Power & Light

Project Manager
Major Projects & Construction Services
Office: 954-956-2017 Cell: 954-242-1985
Email: Megan.Bailey@fpl.com



Visit the new [FPL Project Portal](http://FPL.com/construction) at FPL.com/construction to manage your FPL Commercial and Residential construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, pay your construction fees online, manage your project team and more.

DRC

PZ24- 12000027
04/15/2026

DRC

PZ24-12000027

03/05/2025

PZ24-12000027

04/16/2025

From: Paola West <pwest@planw3st.com>
Sent: Wednesday, September 11, 2024 12:07 PM
To: Bailey, Megan <Megan.Bailey@fpl.com>; Keightley, Mike S <Mike.S.Keightley@fpl.com>
Cc: Nick Polyushkin <npolyushkin@gmail.com>; Anna Diaz <a.diaz@vera.fund>
Subject: RE: Vera Plat- Request for Service Letter

Good morning, just wanted to follow up on my email below.

Paola A. West, AICP, ISA CA
President
PLANW3ST
954-529-9417

From: Paola West
Sent: Friday, September 6, 2024 3:27 PM
To: Megan.Bailey@FPL.com; Mike.S.Keightley@fpl.com
Cc: Nick Polyushkin <npolyushkin@gmail.com>; Anna Diaz <a.diaz@vera.fund>
Subject: Vera Plat- Request for Service Letter
Importance: High

DRC

Dear Ms. Bailey:

1600 FEDERAL LLC is the owner of a total of 0.67 acres of land located within the City of Pompano Beach, FL. The property consists of 1 parcel of land (folio 494212000070) located south of McNab Road on the east side of South Federal Highway. It is the desire of the owner to plat this parcel in order to build a new mixed-use development with 132 residential units and 82,000 SF of commercial retail development. The owner has submitted a plat application to the City of Pompano Beach for review.

In order to accurately plat the property, we are requesting a letter from your agency indicating your acknowledgement and facilities needed to serve this parcel. Please provide a letter stating the adequacy of services you are able to provide in order to service the subject property. A boundary survey and proposed plat, and conceptual plan are enclosed for your information. Please provide a letter as soon as possible, so that it may be incorporated within the application materials. I have included a draft response letter for your convenience and use.

If you have any questions, please contact me at 954-529-9417 or would like to send your response via email, you may contact me at pwest@planw3st.com.

Thank you for your time and consideration with this matter.

Sincerely,

Paola A. West, AICP, ISA CA
President

DRC

PZ24- 12000027
04/15/2026

DRC



DRC

PZ24-12000027

07/02/2025



DRC

PZ24- 12000027
03/04/2026



DRC

PZ24-12000027

07/02/2025

DRC

PZ24- 12000027
04/15/2026

DRC

PZ24-12000027

04/16/2025

DRC

PZ24-12000027

03/05/2025