

DRC

PZ24-12000027

07/02/2025

**From:** [Buckeridge, Nicholas](#)  
**To:** [Paola West](#); [Farahvashi, Naveed](#); [Raymo, Kasey](#); [npolyushkin@gmail.com](mailto: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](#)

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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 12<sup>th</sup> Ave  
Pompano Beach, FL 33069  
Office: 954-956-2059 Cell: 954-242-6944  
Email: [Nicholas.Buckeridge@fpl.com](mailto: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](mailto:kasey.raymo@fpl.com)*

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**From:** Paola West <[pwest@planw3st.com](mailto:pwest@planw3st.com)>  
**Sent:** Friday, October 11, 2024 1:22 PM  
**To:** Buckeridge, Nicholas <[Nicholas.Buckeridge@fpl.com](mailto:Nicholas.Buckeridge@fpl.com)>; Farahvashi, Naveed <[Naveed.Farahvashi@fpl.com](mailto:Naveed.Farahvashi@fpl.com)>; Raymo, Kasey <[Kasey.Raymo@fpl.com](mailto:Kasey.Raymo@fpl.com)>; [npolyushkin@gmail.com](mailto:npolyushkin@gmail.com); Yury Kharitononkov <[Yury@vera.fund](mailto:Yury@vera.fund)>  
**Subject:** RE: Vera Plat- Request for Service Letter

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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](mailto:Nicholas.Buckeridge@fpl.com)>  
**Sent:** Friday, October 11, 2024 12:51 PM  
**To:** Paola West <[pwest@planw3st.com](mailto:pwest@planw3st.com)>; Farahvashi, Naveed <[Naveed.Farahvashi@fpl.com](mailto:Naveed.Farahvashi@fpl.com)>; Raymo, Kasey <[Kasey.Raymo@fpl.com](mailto:Kasey.Raymo@fpl.com)>; [npolyushkin@gmail.com](mailto:npolyushkin@gmail.com); Yury Kharitononkov <[Yury@vera.fund](mailto: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 23<sup>rd</sup> 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

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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 12<sup>th</sup> Ave  
Pompano Beach, FL 33069  
Office: 954-956-2059 Cell: 954-242-6944  
Email: [Nicholas.Buckeridge@fpl.com](mailto: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](mailto:kasey.raymo@fpl.com)*

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**From:** Paola West <[pwest@planw3st.com](mailto:pwest@planw3st.com)>  
**Sent:** Friday, September 13, 2024 11:17 AM  
**To:** Farahvashi, Naveed <[Naveed.Farahvashi@fpl.com](mailto:Naveed.Farahvashi@fpl.com)>; Buckeridge, Nicholas <[Nicholas.Buckeridge@fpl.com](mailto:Nicholas.Buckeridge@fpl.com)>; Raymo, Kasey <[Kasey.Raymo@fpl.com](mailto:Kasey.Raymo@fpl.com)>; [npolyushkin@gmail.com](mailto:npolyushkin@gmail.com); Yury Kharitononkov <[Yury@vera.fund](mailto: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)

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

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**From:** Farahvashi, Naveed <[Naveed.Farahvashi@fpl.com](mailto:Naveed.Farahvashi@fpl.com)>  
**Sent:** Friday, September 13, 2024 11:10 AM  
**To:** Paola West <[pwest@planw3st.com](mailto:pwest@planw3st.com)>; Buckeridge, Nicholas <[Nicholas.Buckeridge@fpl.com](mailto:Nicholas.Buckeridge@fpl.com)>; Raymo, Kasey <[Kasey.Raymo@fpl.com](mailto:Kasey.Raymo@fpl.com)>; [npolyushkin@gmail.com](mailto:npolyushkin@gmail.com); Yury Kharitononkov <[Yury@vera.fund](mailto: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

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Pompano Beach, FL 33069

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

07/02/2025 Email: [naveed.farahvashi@fpl.com](mailto: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](mailto:kasey.raymo@fpl.com)

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---

**From:** Paola West <[pwest@planw3st.com](mailto:pwest@planw3st.com)>

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

**To:** Buckeridge, Nicholas <[Nicholas.Buckeridge@fpl.com](mailto:Nicholas.Buckeridge@fpl.com)>; Raymo, Kasey <[Kasey.Raymo@fpl.com](mailto:Kasey.Raymo@fpl.com)>; [npolyushkin@gmail.com](mailto:npolyushkin@gmail.com); Yury Kharitononkov <[Yury@vera.fund](mailto:Yury@vera.fund)>

**Cc:** Farahvashi, Naveed <[Naveed.Farahvashi@fpl.com](mailto:Naveed.Farahvashi@fpl.com)>

**Subject:** RE: Vera Plat- Request for Service Letter

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

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

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

---

**From:** Buckeridge, Nicholas <[Nicholas.Buckeridge@fpl.com](mailto:Nicholas.Buckeridge@fpl.com)>

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

**To:** Raymo, Kasey <[Kasey.Raymo@fpl.com](mailto:Kasey.Raymo@fpl.com)>; [npolyushkin@gmail.com](mailto:npolyushkin@gmail.com); [a.diaz@vera.fund](mailto:a.diaz@vera.fund); Paola West <[pwest@planw3st.com](mailto:pwest@planw3st.com)>

**Cc:** Farahvashi, Naveed <[Naveed.Farahvashi@fpl.com](mailto: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

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- Company Name:

PZ24-12000027 - Address:

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Regards,

Nicholas Buckeridge

Associate Engineer

Pompano Service Center – FPL

330 SW 12<sup>th</sup> Ave

Pompano Beach, FL 33069

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

Email: [Nicholas.Buckeridge@fpl.com](mailto: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](mailto:kasey.raymo@fpl.com)*

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**From:** Raymo, Kasey <[Kasey.Raymo@fpl.com](mailto:Kasey.Raymo@fpl.com)>

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

**To:** [npolyushkin@gmail.com](mailto:npolyushkin@gmail.com); [a.diaz@vera.fund](mailto:a.diaz@vera.fund); [pwest@planw3st.com](mailto:pwest@planw3st.com)

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**Cc:** Buckeridge, Nicholas <[Nicholas.Buckeridge@fpl.com](mailto:Nicholas.Buckeridge@fpl.com)>; Farahvashi, Naveed <[Naveed.Farahvashi@fpl.com](mailto:Naveed.Farahvashi@fpl.com)>

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**Subject:** RE: Vera Plat- Request for Service Letter

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



FPL

---

**From:** Raymo, Kasey

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

**To:** [pwest@plan3st.com](mailto:pwest@plan3st.com); [npolyushkin@gmail.com](mailto:npolyushkin@gmail.com); [a.diaz@vera.fund](mailto:a.diaz@vera.fund)

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**Cc:** Buckeridge, Nicholas <[Nicholas.Buckeridge@fpl.com](mailto:Nicholas.Buckeridge@fpl.com)>; Farahvashi, Naveed

**PZ24-12000027** <[Naveed.Farahvashi@fpl.com](mailto:Naveed.Farahvashi@fpl.com)>

**07/02/2025** **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](http://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



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**PZ24-12000027**

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**From:** Bailey, Megan <[Megan.Bailey@fpl.com](mailto:Megan.Bailey@fpl.com)>

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

**To:** Raymo, Kasey <[Kasey.Raymo@fpl.com](mailto: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](mailto:Megan.Bailey@fpl.com)



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

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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](mailto:pwest@planw3st.com).

Thank you for your time and consideration with this matter.

Sincerely,

*Paola A. West, AICP, ISA CA*  
President

DRC

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