



1600 S FEDERAL HIGHWAY (MIXED-USE PROJECT)

ADDRESS : 1600 S FEDERAL HIGHWAY, POMPANO BEACH, FL33062
PROJECT NUMBER : 24-838
CLIENTS : NICK POLYUSHKIN & YURI KHARITONENKOV
DATE OF ISSUE : 01-19-2026

Issued for: **DRC (DEVELOPMENT REVIEW COMMITTEE)**

DRC

PZ24- 12000027
03/04/2026

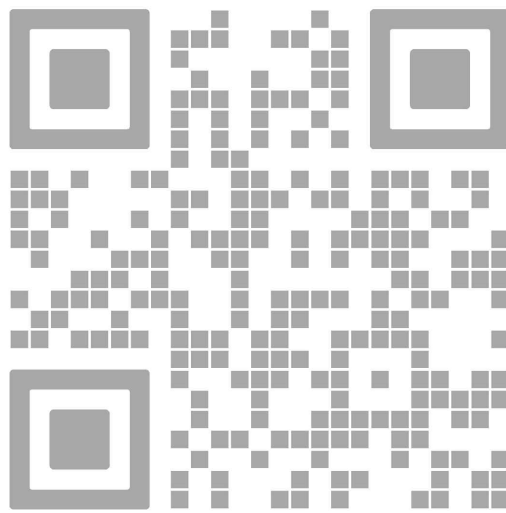
idea

Architect

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CANAL PARK
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
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SEAL
TO THE BEST OF MY
KNOWLEDGE, THE PLANS
AND SPECIFICATIONS
COMPLY WITH THE
APPLICABLE MINIMUM
BUILDING CODES AND THE
APPLICABLE FIRE-SAFETY
STANDARDS AS DETERMINED
BY THE LOCAL AUTHORITY IN
ACCORDANCE WITH THIS
SECTION AND 633 FLORIDA
STATUTES.
STEPHANE L'ECUYER
AR 93637

ISSUE FOR:
DRC SUBMITTAL



REV.	DATE	DESCRIPTION
01	05-13-2025	DRC SUBMITTAL

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS. NO MEASUREMENTS ARE TO BE SCALED DIRECTLY FROM THIS DRAWING.

Key section

Client
VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
TEL: 305.833.3303

Project
**1600 S FEDERAL HIGHWAY
(MIXED-USE PROJECT)**
1600 SOUTH FEDERAL HIGHWAY,
POMPANO BEACH, FL 33062

COVER			
Drawn	J. WU	Field	ARCHITECTURE
Verified	N. TREMBLAY	Scale	as shown
Approved	S. L'ECUYER	Date	01-19-2026
Project Manager	J. WU	Dwg. no.	A-000
Project	24-838		

CLIENT

VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
305.833.3303

LAND
PLANNER

PLANW3ST LLC
PAOLA A. WEST
10152 INDIANTOWN ROAD, #159
JUPITER, FL 33478
954.529.9417

ARCHITECT

IDEA ARCHITECT
3323 NE 163RD ST. SUITE 200
NORTH MIAMI BEACH, FL 33160
305.792.0015

CIVIL
ENGINEER

FLYNN ENGINEERING
241 COMMERCIAL BLVD,
LAUDERDALE-BY-THE-SEA, FL 33333
954.522.1004

LANDSCAPE
ARCHITECT

GSLA DESIGN, INC
17670 NW 78TH AVE. SUITE 214
MIAMI, FL 33015
305.392.1016

LIGHTING
CONSULTANT

GENESIS LIGHTING
TOM CAPETILLO
14101 NW 8TH STREET
SUNRISE, FL 33325
954.306.3931