



April 23, 2026

Lauren Gratzner, Senior Planner
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Re: Trash Compactor at 855 - 909 South Federal Highway, Pompano Beach, FL 33062 - Confirmation of Trash Compactor Removal

Dear Ms. Gratzner,

We are the owner of the commercial property located at 855 - 909 South Federal Highway, Pompano Beach, FL 33062 (the "Property"). We write in connection with the redevelopment of the adjacent property by Mill Creek Residential (the "Modera Project") and the related trash compactor matter.

We hereby confirm the following:

DRC

PZ25-12000028
06/03/2026

- 1. Removal and No Relocation.** We understand that the approved site plan for the Modera Project will require the removal of the existing trash compactor currently located in what would be the planned relocated access drive to the rear of the Property. We confirm that we do not intend to relocate the trash compactor or add additional dumpster services to any new location on the Property, and we will not require the owner of the Modera Project (Mill Creek Residential/MCRT Investments, LLC) to replace or relocate the trash compactor or add additional dumpsters for the benefit of the Property.
- 2. Adequacy of Existing Services.** Following the removal of the referenced trash compactor, the Property will be adequately served by the waste management services currently in place, without the need for any replacement trash compactor or additional dumpster services.
- 3. Cooperation Regarding Existing Location.** We understand that the City may wish to confirm whether the existing dumpster location is in an approved, permitted condition. We are prepared to cooperate fully with the City in connection with any review necessary to make that determination, and we commit to working with the City in good faith to address and resolve any outstanding permitting condition in a timely manner.

We hope this letter addresses the City's concerns and allows this matter to be resolved. Please do not hesitate to contact us if you require any additional information or documentation.

Sincerely,

Signed by:

Joseph Accardi

ASE313177D2249B

Joseph Accardi,

Manager and President,

Pompano Real Estate Investments, LLC