

Notice of Community Meeting and Public Hearings for Green Reuse Area Designation

Representatives for Belmont Porten Properties, LLC will hold a community meeting on October 18, 2019, from 5:30 p.m. to 7:00 p.m. for the purpose of affording interested parties the opportunity to provide comments and suggestions about the potential designation of land located at 2700 Gateway Drive, Pompano Beach, FL 33069. The designation is being made pursuant to Section 376.80, Florida Statutes, of Florida's Brownfield Redevelopment Act, and will involve two public hearings before the Pompano Beach City Commission. The community meeting will also address future development and rehabilitation activities planned for the site. The community meeting will be held at the Fort Lauderdale Marriot North, located at 6650 North Andrews Avenue, Ft. Lauderdale, FL 33309, and is free and open to all members of the public. For more information regarding the community meeting, including directions, the dates of the two public hearings, or to provide comments and suggestions regarding designation, development, or rehabilitation at any time before or after the meeting date, please contact Michael R. Goldstein, who can be reached by telephone at (305) 777-1682, U.S. Mail at The Goldstein Environmental Law Firm, P.A., 2100 Ponce de Leon Boulevard, Suite 710, Coral Gables, FL 33134, and/or email at mgoldstein@goldsteinenvlaw.com.

Man who shot ex's boyfriend dead testifies killing was in self-defense

By Marc Freeman

A Delray Beach man accused of intentionally gunning down his ex-lover's boyfriend testified in his trial Thursday that the killing at a gas station three years ago was in self-defense.

Delinoid Dumery made the same statement to detectives after shooting James Peoples, 22. And Dumery said it while seeking immunity from prosecution under the state's "stand your ground" self-defense law.

Seen the Palm Beach County jury will have its say. The panel will hear closing arguments at 9:30 a.m. today before it deliberates on a first-degree murder charge, or considers lesser counts.

The 24-year-old Dumery said he had been previously threatened and shot at by Peoples, and he thought the man was fast approaching him with a gun.

"I didn't think he would hesitate to shoot me anywhere he found me," Dumery said on the witness stand. "I believed that if I didn't shoot him, he would have shot me first."

But prosecutors say Peoples wasn't holding a gun during the confrontation at the Chevron on West Atlantic Avenue.

They contend Dumery had acted on a plan after months of threats against Peoples, who was dating Darneka McCray.

At the time of the Dec. 8, 2016, homicide, McCray was pregnant with Dumery's child.

Prosecutors argue that Dumery's jealousy and anger prompted him to buy a gun and send text messages, including "I just want to kill your boyfriend."

Just one hour before the killing, Dumery texted McCray, "Look honey, it's war, nothing but." According to evidence in the case.

Asked about the text, Dumery said Thursday that he "couldn't let the



Delinoid Dumery, 24, of Delray Beach, draws a map while testifying during his murder trial on Thursday.



PEOPLES FAMILY COURTESY James DeAngelo Peoples, 22, was shot on Dec. 8, 2016.

gay think I was afraid of him."

He said that before the shooting, he was living on the streets and hiding from Peoples.

"I felt like I was being hunted like some animal," he said of his decision to buy a gun for \$100 for protection. "I had to defend myself."

Assistant State Attorneys John Parnisello and Dora O'Byan said McCray and Peoples were driving nearby about 10 p.m. and spotted Dumery with his bicycle.

The prosecutors said Peoples hopped out in an attempt to speak to Dumery in an attempt to defend their conflict.

But defense attorney Jack Fleishman says Peoples was the aggressor, and Dumery felt cornered at the Chevron.

Dumery testified he had stopped at the station for a pack of cigarettes, when he noticed Peoples approaching the entrance to the station's conven-

ience store.

Believing Peoples was armed, Dumery said he tried to run out a back door, but it was locked, so he reached into his backpack for his gun and met Peoples at the front door.

"I went with instinct," Dumery told the jury. "Every creature, every species on this planet has an instinct when they are in fear: they either fight or take flight."

Dumery added, "Mind you, this is my first time ever shooting a gun or using a gun."

The prosecutors said Dumery opened the door and fired a shot at Peoples' neck and shoulder.

They argued that Dumery fired the second and fatal shot at Peoples' back after he turned to run.

But Dumery testified he still believed after the first shot that his life was at risk.

"He looked like he was turning around, I thought he was reaching for a gun," Dumery said.

Thanks to security cameras, the jury was able to watch a security camera video of the shooting, the Friday attorneys on both sides will argue about the proper way to view it.

Before the trial, Circuit Judge Kirk Volker asked Dumery if he considered a plea offer.

Dumery said he didn't want a 20-year prison sentence for a self-

Boynton Beach boil-water advisory partially rescinded

By Tonya Alamer

A "systemwide" precautionary boil-water notice for people in Boynton Beach that ended, utility officials said Thursday, but the notice remains in effect for three sections of the city.

The locations still covered by the precautionary notice are:

- Area bounded by Woolbright Road, Old Boynton Road, Lawrence Road and

Military Trail.

- East of Federal Highway between MILK Boulevard and Northcutt Sixth Avenue.

- and Secrett Boulevard, west to Railroad tracks from SE 21st Avenue to SE 23rd Avenue.

The initial advisory was issued Tuesday afternoon following an electrical issue at a water-treatment plant that briefly caused low pressure. The issue was fixed

that day, but officials were awaiting test results showing the water is safe for all uses.

People in the area still covered by the notice are advised to bring water to a full rolling boil for one minute before drinking, cooling, making ice, brushing teeth or washing dishes.

Officials say people with questions can call Boynton Beach Utilities at 561-712-6100.

Man stole a car and left a disabled dog to die in the back seat, authorities say

By Lisa J. Hurst

OAKLAND PARK A 16-year-old man has been arrested on the death of a disabled dog after police say he stole a Volvo and left the beloved canine trapped inside the car to die in the heat stroke.

DePhile Jeanfrancus was arrested on 15 charges including multiple counts of burglary, grand theft and causing suffering and death to an animal, records show.

Jeanfrancus appeared in court Thursday representing himself and declining the services of a public defender. Assistant State Attorney Eric Lindler said in court Thursday that when

the driver of a public defender's car, the handicapped dog was in the back seat. "He stole the vehicle, he

discarded the vehicle, leaving that dog stranded to its own devices locked in the car," he said. "When the car was later found, the dog was found, unfortunately deceased, and what I can only imagine greatly suffered."

Jander said when Jeanfrancus was caught, his GPS monitor — from previous charges from a separate case — placed him at the parking lot when the car was stolen.

Wanda Dushan Ferrari said her dog, Zorra, went missing Oct. 3 from a shopping plaza in Oakland Park off North Andrews Avenue.

She said Zorra was a 15-year-old Husky-Shepherd mix weighing 45 pounds. Because of hip ailments, the dog was paralyzed in her rear legs, and used a pink dog wheelchair.

When Ferrari left the car, a 2005 blue Volvo station wagon, parked in a handicapped spot, Zorra was in the back seat on her pillow.

Ferrari said she had run inside a Dollar Tree to get cash because a nearby gas station's card reader was broken. The windows were down and the engine was running, according to a Sheriff's Office report. Her faithful companion since the dog was 2 months old was patiently waiting.

When she returned after 10 minutes, the car — and her dog — were gone.

"Zorra was my world, my heart, my soul. I don't know what I'm going to do without her."

The rescue group 100 Abandoned Dogs of Everglades Florida said it would plan a memorial service.

FLORIDA'S LOTTERY

Selected Thursday Pick 2 (midday): 8-3 Pick 3 (midday): 8-2-3 Pick 4 (midday): 5-8-4-1

Selected Wednesday Pick 2 (evening): 8-9-6 Pick 3 (evening): 4-2-8-4 Pick 4 (evening): 8-2-9-1

Powerball XS-18-33-43-65-2

Selected Wednesday Fantasy 5 6-8-25-32-33

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Sun-Sentinel

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Ad Number: 6470775-1
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Client Name: / PO# P NOVARO
 Advertiser: The Goldstein Environmental Law Firm...
 Section/Page/Zone: Local/B003/PN
 Description: BROWNFIELD -BELMONT POTEN

PUBLIC NOTICE:

City of Fort Lauderdale to Chlorinate Water System
 Preventive Maintenance Scheduled for October 16 - November 6, 2019

The City of Fort Lauderdale will temporarily return to using free chlorine in its drinking water system. This preventive maintenance procedure will begin at 9 a.m. Wednesday, October 16, 2019 and will end at 9 a.m. Wednesday, November 6, 2019.

Free chlorination is a common practice for water systems using combined chlorine disinfection. The chlorination period is anticipated to be transparent to water customers, however, some may notice a slight change in the taste or smell of their tap water.

This procedure will affect the City of Fort Lauderdale, as well as Lauderdale-by-the-Sea, Fort Lauderdale, Village of Sea Ranch Lakes, Wilton Manors, and sections of the Town of Davie, Oakland Park, and Tamarac (east of State Road 7441).

Fort Lauderdale utility customers may contact the 24-hour Neighbor Call Center at (954) 633-8000 or online at www.fortlauderdale.gov/utilityservices. Customers who receive a utility bill from other municipalities or entities should call the respective water provider's customer service phone number for more information.

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Dr. Gabriel Jaramillo, D.M.D.
 2204 NE 52 St., #201
 Lighthouse Point, 33064
 954-531-6689

Dr. Ivan Pelton, D.D.S.
 512 W. Oakland Park Blvd.
 Wilton Manors, 33311
 954-533-6144

Notice of Community Meeting and Public Hearings for Green Reuse Area Designation

Representatives for Belmont Porten Properties, LLC and Belmont Porten Investments, LLC will hold a community meeting on October 18, 2019, from 5:30 p.m. to 7:00 p.m. for the purpose of affording interested parties the opportunity to provide comments and suggestions about the potential designation of land located at 2700 Gateway Drive and 1441 SW 27th Avenue, Pompano Beach, FL 33069, Folio Nos. 4942-04-00-0391 and 4942-04-09-0010. The designation is being made pursuant to Section 376.80, Florida Statutes, of Florida's Brownfield Redevelopment Act, and will involve two public hearings before the Pompano Beach City Commission. The community meeting will also address future development and rehabilitation activities planned for the site. The community meeting will be held at the Fort Lauderdale Marriott North, located at 6650 North Andrews Avenue, Ft. Lauderdale, FL 33309, and is free and open to all members of the public. For more information regarding the community meeting, including directions, the dates of the two public hearings, or to provide comments and suggestions regarding designation, development, or rehabilitation at any time before or after the meeting date, please contact Michael R. Goldstein, who can be reached by telephone at (305) 777-1682, U.S. Mail at The Goldstein Environmental Law Firm, P.A., 2100 Ponce de Leon Boulevard, Suite 710, Coral Gables, FL 33134, and/or email at mgoldstein@goldsteinenvlaw.com.

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Notice of Community Meeting and Two Public Hearings (Pompano Beach, FL)

Notice of Community Meeting and Public Hearings for Green Reuse Area Designation

Representatives for Belmont Porten Properties, LLC will hold a community meeting on October 18, 2019 from 5:30 p.m. to 7:00 p.m. for the purpose of affording interested parties the opportunity to provide comments and suggestions about the potential designation of land located at 2700 Gateway Drive, Pompano Beach, FL 33069. The designation is being made pursuant to Section 376.80, Florida Statutes, of Florida's Brownfield Redevelopment Act, and will involve two public hearings before the Pompano Beach City Commission. The community meeting will also address future development and rehabilitation activities planned for the site. The community meeting will be held at the Fort Lauderdale Marriott North, located at 6650 North Andrews Avenue, Ft. Lauderdale, FL 33309, and is free and open to all members of the public. For more information regarding the community meetings, including directions, the dates of the two public hearings, or to provide comments and suggestions regarding designation, development, or rehabilitation at any time before or after the meeting date, please contact Michael R. Goldstein, Esq., who can be reached by telephone at (305) 777-1682, U.S. Mail at The Goldstein Environmental Law Firm, P.A., 2100 Pointe de Leon Boulevard, Suite 710, Coral Gables, FL 33134.

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Notice of Community Meeting and Public Hearing for Open House Also Description

Representative for Adjunct Public Meeting, LLC and Represent for the representatives, LLC will be a community meeting on October 16, 2014, from 9:30 a.m. to 11:00 a.m. for the DP notice of Adjunct Public Meeting for the opportunity to provide comments and preferences about the potential development of land located at 2700 Gateway Court Unit 1442 on 27th Avenue, Purpose Beach, FL 32185. Also for 6432 04 07 0381 and 6432 04 07 0375. The description is being made pursuant to Section 318.06, Florida Statutes, of which the attached administrative A.C. and will include two public hearings before the Purpose Beach City Commission. The community meeting will also address future development and recommendations proposed for the site. The community meeting will be held at the First Landcaster Marine North, located at 6430 North Andrews Avenue, Ft. Lauderdale, FL 33306 and is for and open to all members of the public. For more information regarding the community meeting, including questions, the office of the two public meetings or to provide comments and preferences regarding development, or attendance at any time before or after the meeting date, please contact the public meeting, who can be reached by telephone at (954) 774-6432, U.S. Mail at The Community Meeting (see Form 2A, 2100) for a list of local government sites 2100, Email: communitymeeting@phdcommunity.com.

2700



THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.
Brownfields, Transactions, Due Diligence, Development, Permitting, Cleanups & Compliance

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MEMORANDUM

On behalf of Belmont Porten Properties, LLC and Belmont Porten Investments, LLC (collectively "Belmont Porten"), The Goldstein Environmental Law Firm, P.A. ("GELF") conducted a community meeting on October 18, 2019, from 5:30 to 7:00 p.m., for the potential designation of property located at 2700 Gateway Drive and 1441 SW 27th Avenue, Pompano Beach, Broward County, FL 33069, and Identified by Folio Numbers 4942-04-00-0391 and 4942-04-09-0010 (the "Subject Property"), as the 2700 Gateway Green Reuse Area pursuant to Section 376.80(2)(a), Florida Statutes.

The meeting was held at the Marriott Ft. Lauderdale North, located at 6650 North Andrews Avenue, Ft. Lauderdale, FL 33309, for the purposes of affording interested parties the opportunity to provide comments and suggestions regarding the designation, in addition to future rehabilitation activities and redevelopment of the Subject Property into an affordable residential community. On October 11, 2019, the meeting was advertised through a sign posted at the Subject Property (visible to the road), notice published in Sun Sentinel, and notice posted in the community bulletin section of Craigslist. Proof of publication and posting of notice was provided to the City of Pompano Beach on October 15, 2019.

Brett Brumund, Esq. (GELF) was present to conduct the meeting, which began at its scheduled time of 5:30 p.m. No community members attended the meeting, which concluded at 7:00 p.m.

/bcb

Encl.

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.
Brownfields, Transactions, Due Diligence, Development, Permitting, Cleanups & Compliance

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Community Meeting Agenda

2700 Gateway Green Reuse Area

2700 Gateway Drive and 1441 SW 27th Avenue, Pompano Beach, FL 33069

- I. Introduction**
 - a. Belmont Porten Properties, LLC and Belmont Porten Investments, LLC
 - b. Site
 - c. Florida Brownfield Redevelopment Program
 - d. Brownfield Areas in Florida

- II. Nature and Status of Redevelopment Project**
 - a. Redevelopment
 - b. Rehabilitation

- III. Discussion of Request for Green Reuse Area Designation**
 - a. Ownership
 - b. Economic productivity
 - c. Zoning
 - d. Public notice and comment
 - e. Financial Resources

- IV. Designation Process**
 - a. Notification
 - b. Community Meeting
 - c. Public Hearings

- V. Questions**