

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

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MEMORANDUM

On behalf of Pakman Intracoastal, LLC (“Pakman”), The Goldstein Environmental Law Firm, P.A. conducted a community meeting on September 22, 2025, at 5:30 p.m. for the potential designation of land located in Broward County and identified by Property ID No. 494330031320 as a “Green Reuse Area” pursuant to Florida’s Brownfields Redevelopment Act.¹ Victoria A. McCaffery, Esq., was present to host and moderate the community meeting.

Pakman held the meeting in the Small Room of the Beach Community Center 3351 NE 33rd Ave, Fort Lauderdale, FL 33308, for the purpose of affording interested parties the opportunity to provide comments and suggestions regarding the designation and proposed redevelopment. In accordance with Section 376.80(1)(c)(4)(b), Florida Statutes, the meeting was advertised through: a sign posted at the Subject Property on September 16, 2025; notice published in the Broward General Community Board in *Craigslist* on September 16, 2025; and notice published in the *Sun Sentinel* newspaper on September 15, 2025.² All posted and published notices included a description of the meeting purpose, the meeting date and location, contact information for additional questions, and notice that two public hearings will be held before the City of Fort Lauderdale City Commission.

Ms. McCaffery opened the meeting at 5:30 p.m. No community members requested meeting information by phone or email prior to or during the meeting and no community members attended the meeting. Ms. McCaffery closed the meeting at approximately 6:05 p.m. after receiving no meeting inquiries. Additional opportunities for the public to comment and ask questions about the proposed designation will be available at the two public hearings to be held before the City of Fort Lauderdale City Commission.

/vam

¹ The community meeting agenda is enclosed at Exhibit A.

² Proof of meeting notice posting and publication is enclosed at Exhibit B.

Exhibit A

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.
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September 22, 2025

Community Meeting Agenda
Pakman Intracoastal Green Reuse Area

Meeting Location: Beach Community Center 3351 NE 33rd Ave, Fort Lauderdale, FL 33308

Property Location: 3100 NE 32nd Avenue, Fort Lauderdale, Florida

Property ID Number: 494330031320

- I. **Introduction**

- II. **Overview of Project Environmental Matters**

- III. **Green Reuse Area Designation Process**

- IV. **Closing and Open Discussion/Questions**

Exhibit B

CL south florida

post | account

broward county

community

general

favorite

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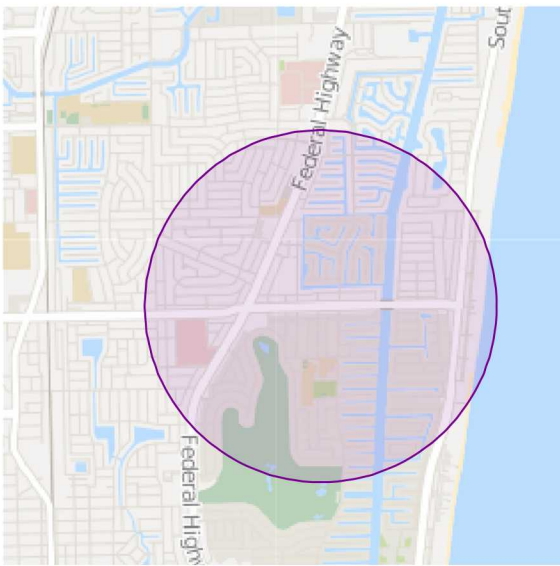
share

Posted less than a minute ago on: 2025-09-16 10:35

Contact Information:

Notice of Community Meeting and Public Hearings (Fort Lauderdale)

3100 near NE 32 Avenue



Representatives for Pakman Intracoastal, LLC, will hold a community meeting on September 22, 2025, from 5:30 p.m. until not later than 7:00 p.m., in the small meeting room at the City of Fort Lauderdale Beach Community Center located at 3351 NE 33rd Ave, Fort Lauderdale, FL 33308. This community meeting will be held for the purpose of affording interested parties the opportunity to provide comments and suggestions about the potential designation of land located approximately at 3100 NE 32nd Avenue, Fort Lauderdale, Florida, identified by Property ID Number 4943-30-03-1320, as a Brownfield Area. This community meeting will also address future development and rehabilitation activities planned for the site. 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 City of Fort Lauderdale City Commission, dates to be announced, to be held in the Mary N. Porter Riverview Ballroom at the Broward Center for the Performing Arts located at 201 SW 5th Avenue, Fort Lauderdale, Florida 33312. For more information regarding the community meeting and/or the public hearings or to provide comments and suggestions regarding designation, development, or rehabilitation at any time before or after the community meeting and/or public hearings, please contact Brett C. Brumund, Esq., who can be reached by telephone at (305) 640-5300, 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 bbrumund@goldsteinenvlaw.com.

Inspections

from Page 3

portions of raw salmon in commercially processed, reduced-oxygen packaged fish bearing a label indicating that it is to remain frozen until time of use” as they were “no longer frozen and not removed from reduced oxygen package” in walk-in cooler.

■ “In kitchen in front of deep fryer and hand washing sink, floor has puddle of standing water.”

■ “Objectionable odors ... in kitchen in front of liquor cabinet and ice machine.”

Status: Reopened Sept. 4 after a follow-up inspection found two intermediate and basic violations; a follow-up visit was required.

Mariscos Casa Amigos 4469 S. Congress Ave., Suite 110, Lake Worth Beach

Ordered shut: Sept. 2

Why: 16 violations (three high-priority), including:

■ About 11 rodent droppings “on floor underneath rack,” “on floor along wall” and “on shelf” at dry storage area.

■ About 10 flies seen “landing on counters and walls” at bar.

■ “At kitchen reach-in cooler and freezer, raw chicken stored in direct contact with nonfood grade (thank you) bags.”

■ Time/temperature issues involved salsa and cooked beans.

■ “Knives stored in between wall and equipment.”

■ “At dish area, designated hand sink in disrepair.”

Status: Reopened Sept. 3 after a reinspection found four intermediate and basic violations. A follow-up inspection was required.

China Lane 6619 Boynton Beach Blvd., Boynton Beach

Ordered shut: Sept. 2

Why: Eight violations (three high-priority), including:

■ About six rodent droppings “on top of dish machine in kitchen.”

■ Time/temperature issue

involved cooked shrimp.

■ “Observed hood filters soiled with grease and food debris.”

■ “Observed inside walk-in cooler, raw chicken over cooked shrimp.”

Status: Reopened Sept. 3 after a follow-up visit found two basic violations.

Sticky Rice Thai & Sushi 5885 Lake Worth Road, Greenacres

Ordered shut: Sept. 2

Why: Four violations (three high-priority), including:

■ About 66 rodent droppings in kitchen “on top of dish washing machine” and “under ice machine next to dish machine.”

■ “Raw fish eggs stored in the same container as imitation crab meat.”

■ Employee handled a broom and “without washing hands, employee handled clean and sanitized bowls.”

Status: Reopened Sept. 3 after a second inspection found no violations.

Asador Patagonia 675 Royal Palm Beach Blvd., Royal Palm Beach

Ordered shut: Sept. 2

Why: Six violations (three high-priority), including:

■ About 30 rodent droppings “on shelves containing bottles of alcohol and bottles of drink mix.”

■ About 11 dead roaches “on floor in dry storage closet in kitchen area,” “in dishwashing/prep/kitchen area underneath three-compartment sink on floor,” “in air-conditioning room closet in dining room area” and “at serve station area underneath single-service and food storage counters on floor.”

■ Time/temperature issue: “At walk-in cooler, empanadas prepared on Sunday not date marked.”

■ Stop sale ordered for dented can of mixed fruit.

Status: Reopened Sept. 3 after a second visit found no violations.

Broward County

Chef Dee’s 3919 N. Federal Highway, Pompano Beach

Ordered shut: Sept. 2

Why: 14 violations (two high-priority), including:

■ Nine roaches in kitchen seen crawling “on sides of prep table opposite cook line,” “under reach-in cooler in prep area” and “underneath triple sink and dish machine” and in dry storage area “on lid on floor.”

■ Eight dead roaches in areas such as “on floor in front of cook line in kitchen,” “on cleaned utensil storage rack next to plates,” “inside reach-in cooler on bottom shelf in prep area,” “on bottom shelf in dry storage area” and “on floor in front of reach-in cooler behind bar.”

■ “Ceiling tiles and vents soiled with accumulated food debris, grease, dust or mold-like substance in kitchen and prep area.”

■ “Observed cleaned cutting board stored on floor next to reach-in cooler in prep area.”

Status: Reopened Sept. 3 after a follow-up visit found one basic violation.

Purchase

from Page 1

earmarked to pay for WFLM belongs to WLRN, not the Media Group, the lawsuit asserts.

The suit is the latest School Board effort to stop the acquisition by the Media Group, formerly known as Friends of WLRN. The money to buy WFLM, according to people familiar with the station's operations, would be better used to upgrade facilities and buttress editorial resources after Congress defunded the Corporation for Public Broadcasting.

In July, the board sent a cease-and-desist letter to the Media Group and filed an objection with the Federal Communications Commission, whose approval of the deal is required.

“As the sole manager and operator of WLRN, Defendant has the legal duty to act solely in the best interests of WLRN, placing those interests above its own, with the legal obligation that all dollars raised, and all funds, grants, and endowments held, be used exclusively to benefit WLRN,” the School Board’s lawsuit says.

“Instead, Defendant has diverted \$6,450,000 from a permanent endowment, failed to provide to the Miami-Dade School Board financial records sufficient to identify the contributions to and withdrawals from the endowment, and misused property belonging to the Miami-Dade School Board to pursue its own plan to acquire and

operate its own radio station — that will compete with WLRN-FM for donors and listeners — an action fundamentally at odds with its contractual obligations, fiduciary duties, and legal commitments.”

Accounting demanded

The suit seeks a court declaration directing the Media Group “to return the millions of dollars it has wrongfully diverted, honor its contractual obligations, fiduciary duties, and legal commitments, and not divert any more funds or misuse WLRN’s donor lists.”

As of midday Friday, the Media Group had not filed a response in court. But in a statement to the South Florida Sun Sentinel, the nonprofit said it still plans to close the deal to buy WFLM.

According to documents including FCC filings and an exchange of letters between both sides, the Media Group, seeking to clarify the source of the acquisition funds, asserted that it would use only its own money, not any dollars belonging to WLRN.

The source of the funding, the Media Group says, is from its leasing of an FCC license it holds for an Educational Broadband Service to a private company.

The money generated by the lease, the Media Group has asserted, is more than enough to pay for WFLM.

That’s not the way the School Board sees it.

From hip-hop, R&B to public radio

Founded in 1994, WFLM, known as “The Flame 104.7,” focuses on the West Palm Beach radio market, broadcasting a mix of hip-hop and rhythm-and-blues music. It’s currently owned by JDD Radio, which is led by broadcaster and community activist Reggie Dee and business partner Dean Freeman, a personal injury lawyer. Neither could be reached for comment.

Under the proposed deal, the WFLM license to broadcast would be held by the Media Group, not by the Miami-Dade County School Board.

The station’s programming would be converted from music to news and public affairs, with content generated by a local staff and National Public Radio.

In its June news release announcing the deal, the Media Group noted that the conversion of WFLM to a public radio station is designed to eradicate what it called a “news desert” in the northern section of Palm Beach County.

Through its radio and television broadcasts, WLRN reaches most of metropolitan South Florida and the Florida Keys. Additional frequencies and “translators” strengthen the radio station’s signal in outlying areas.

In July, the School Board moved to block the WFLM deal, filing its objection with FCC and sending the cease-and-desist letter to John LeBonía, CEO of the South Florida

Public Media Group

To the FCC, the Media Group asserted that the School Board’s objection should be dismissed because it lacks standing. It also contended the dispute over money is a private matter that does not concern the commission.

The cease-and-desist letter, signed by Jose Bueno, the School Board chief of staff, demanded a halt to the deal and contested the assertion that the money to buy WFLM belongs to the Media Group.

“In spite of your assertion, the funds that SFPMG plans to use for the purchase of ‘the Flame,’ were never intended for such a purpose, but have always been intended for the sole benefit of WLRN Radio and Television,” Bueno wrote.

“These funds are undeniably associated with WLRN and would have never come into existence without WLRN,” he added. “Therefore, SFPMG’s use of WLRN’s station funds to purchase a separate radio station for SFPMG in its own name and for its own independent use was not only never authorized by the School Board, but is also in contravention of the (management agreement) and all other agreements involving the parties.”

“By seeking to purchase a competing station with overlaying frequencies and transferring it to SFPMG,” the letter went on, “SFPMG is seeking to use endowment funds for a purpose that not only does not benefit WLRN-FM, but it will also materially harm WLRN-FM.”

Bueno also took issue with the Media Group’s intention to help raise money for WFLM.

“This declaration is also alarming as it appears that SFPMG will be using the WLRN donor lists to fundraise for the new station being acquired by SFPMG; a clear violation of the (management agreement) and applicable federal grant regulations. It is axiomatic that SFPMG’s use of the donor lists to simultaneously fundraise for a new overlapping radio station tacitly undermines and conflicts with SFPMG’s ability to loyally and faithfully fundraise for WLRN-FM ...” he said.

The road ahead

In an email sent Friday to the Sun Sentinel on behalf of LaBonía by Giselle Reid, the marketing and communications vice president, the CEO said the Media Group intends to follow through with the acquisition.

LeBonía also said it intends to quickly address the loss of public funding.

“We are approaching the loss of state and federal funding with resilience and purpose,” he said.

“Our leadership team has already begun implementing a plan to absorb the loss without compromising our core mission,” he added.

“This will involve operational streamlining, renewed fundraising efforts, and a careful review of internal efficiencies and resources.”

Notice of Community Meeting and Public Hearings for Proposed Brownfield Area Designation Pursuant to Florida’s Brownfields Redevelopment Act

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Image of sign posted at property on September 16, 2025.