



# DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

## A APPLICATION TYPE AND APPROVAL LEVEL

<input type="checkbox"/> <b>LEVEL I</b> ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) New nonresidential less than 5,000 square feet Change of use (same impact or less than existing use) Plat note/Nonvehicular access line amendment Administrative site plan Amendment to site plan* Property and right-of-way applications (MOTs, construction staging) Parking Agreements (separate from site plans) <b>COMPLETE SECTIONS B, C, D, G</b>	<input checked="" type="checkbox"/> <b>LEVEL II</b> DEVELOPMENT REVIEW COMMITTEE (DRC) New Nonresidential 5,000 square feet or greater Residential 5 units or more Nonresidential use within 100 feet of residential property Redevelopment proposals Change in use (if great impact than existing use) Development in Regional Activity Centers (RAC)* Development in Uptown Project Area* * Regional Activity Center Signage Design Review Team (DRT) Affordable Housing (≥10%) <b>COMPLETE SECTIONS B, C, D, E, F</b>	<input type="checkbox"/> <b>LEVEL III</b> PLANNING AND ZONING BOARD (PZB) Conditional Use Parking Reduction Flex Allocation Cluster / Zero Lot Line Modification of Yards* Waterway Use Mixed Use Development Community Residences* Social Service Residential Facility (SSRF) Medical Cannabis Dispensing Facility* Community Business District for uses greater than 10,000 square feet <b>COMPLETE SECTIONS B, C, D, E, F</b>	<input type="checkbox"/> <b>LEVEL IV</b> CITY COMMISSION (CC) Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way City Commission Review Only (review not required by PZB) Vacation of Easement* <b>COMPLETE SECTIONS B, C, D, E, F</b>
<input type="checkbox"/> <b>EXTENSION</b> Request to extend approval date for a previously approved application <b>COMPLETE SECTIONS B, C, H</b>	<input type="checkbox"/> <b>DEFERRAL</b> Request to defer after an application is scheduled for public hearing <b>COMPLETE SECTIONS B, C, H</b>	<input type="checkbox"/> <b>APPEAL/DE NOVO</b> Appeal decision by approving body De Novo hearing items <b>COMPLETE SECTIONS B, C, H</b>	<input type="checkbox"/> <b>PROPERTY AND ROW ITEM</b> Road closures Construction staging plan Revocable licenses <b>COMPLETE SECTIONS B, C, E</b>

\*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

## B APPLICANT INFORMATION

<b>Applicant/Property Owner</b> Steven B. Greenfield, as trustee of the Flagler Village Land Trust <b>Address</b> 5111 Broken Sound Pkwy, NW, Suite 350 <b>City, State, Zip</b> Boca Raton, FL 33487 <b>Phone</b> (954) 624-4723 <b>Email</b> jorge.cepero@primgroupus.com <b>Proof of Ownership</b> <b>Applicant Signature:</b>	<b>Authorized Agent</b> PMG Asset Services, LLC <b>Address</b> 4651 Sheridan St, Suite 480 <b>City, State, Zip</b> Hollywood, FL, 33021 <b>Phone</b> (954) 624-4723 <b>Email</b> jorge.cepero@primgroupus.com <b>Authorization Letter</b> I, Steven B. Greenfield, do hereby authorize to take by _____ by: _____ <b>Agent Signature:</b>
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## C PARCEL INFORMATION

<b>Address /General Location</b>	701 N Federal Hwy, Bays 1, 2 & 3 and 721 N Federal Hwy, Bays 1, 2 & 3 Lauderdale, FL 33304
<b>Folio Number(s)</b>	4942 34 07 2300, 4942 34 07 2320, 4942 34 07 2700, 4942 34 07 2620
<b>Legal Description (Brief)</b>	PROGRESSO 2-18 D LOTS 25, 26, 27, LESS STATE RD BLK 293
<b>City Commission District</b>	District Two
<b>Civic Association</b>	

## D LAND USE INFORMATION

<b>Existing Use</b>	High Retail / Multifamily/Residential
<b>Land Use</b>	Downtown Regional Activity Center
<b>Zoning</b>	RAC UV (Regional Activity Community Center - Near Downtown)
<b>Proposed</b>	Applications requesting land use are the same as existing zoning
<b>Proposed Land Use</b>	Downtown Regional Activity Center
<b>Proposed Zoning</b>	RAC UV (Regional Activity Community Center - Near Downtown)

## E PROJECT INFORMATION

<b>Project Name</b>	Quantum at Flagler Village - Additional Signage						
<b>Project Description (Describe in detail)</b>	Mixed Use Project						
<b>Estimated Project Cost</b>	\$	* (Estimated total project cost including land costs for all new development applications only)					
<b>Affordable Housing</b>	30%	50%	60%	80%	100%	120%	140%
<b>Number of Units (AMI)</b>							
<b>Affordable Housing</b>	30%	50%	60%	80%	100%	120%	140%
<b>Number of Units (MFI)</b>							



Waterway Use	No	Traffic Study Required	No
Flex Units Request	No	Parking Reduction	No
Commercial Acreage	Flex No	Public Participation	No
Residential Uses		Non-Residential Uses	
Single Family		Commercial	9248
Townhouses		Restaurant	11613
Multifamily	337	Office	
Cluster/Zero Lot Line		Industrial	
Other	137 Hotel Rooms	Other	
<b>Total (dwelling units)</b>		<b>Total (square feet)</b>	20,861
<b>Unit Mix (dwelling units)</b>			
Studio / 1 Bedroom			
2 Bedroom			
3+ Bedroom			

**F PROJECT DIMENSIONAL STANDARDS** *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed	
Lot Size (Square feet/ acres)			
Lot Density (Units/ acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)		N/A	
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
SEIBACKS (Provide direction (N, S, E, W))	Required Per ULDR	Proposed	
Front [ ]			
Side [ ]			
Corner / Side [ ]		N/A	
Rear [ ]			
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Aster Plans to be completed in conjunction with the applicable items above.</i>			
Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street [ ]			
Side / Secondary Street [ ]			
Building Height			N/A
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

**G AMENDED PROJECT INFORMATION** *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name	Quantum at Flagler Village -		
Proposed Amendment Description (Describe in detail)	Wall sign where one already exists: 1. Easton Parapet Sign, 2. Courtyard Entry Sign.		
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/ acres)			
Lot Density (Units/ acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

**H EXTENSION, DEFERRAL, APPEAL INFORMATION** *Provide information for specific request. Circle approving body and yes or no.*

Project Name						
Request Description						
	<b>EXTENSION REQUEST</b>		<b>DEFERRAL REQUEST</b>		<b>APPEAL REQUEST / DE NOVO HEARING</b>	
Approving Body			Approving Body		Approving Body	
Original Approval Date			Scheduled Meeting		30 Days from Meeting	
Expiration Date (Permit Submittal Deadline)			Date		(Provide Date)	
Expiration Date (Permit Issuance Deadline)			Requested Deferral		60 Days from Meeting	
			Date		(Provide Date)	
			Previous Deferrals Granted		Appeal Request	





Requested Extension (No more than 24 months) Code Enforcement (Applicant's Obligation to Code Compliance Division)

Justification Letter Provided

Indicate Approving Body Appealing De Novo Hearing Due to City Commission Call-Up

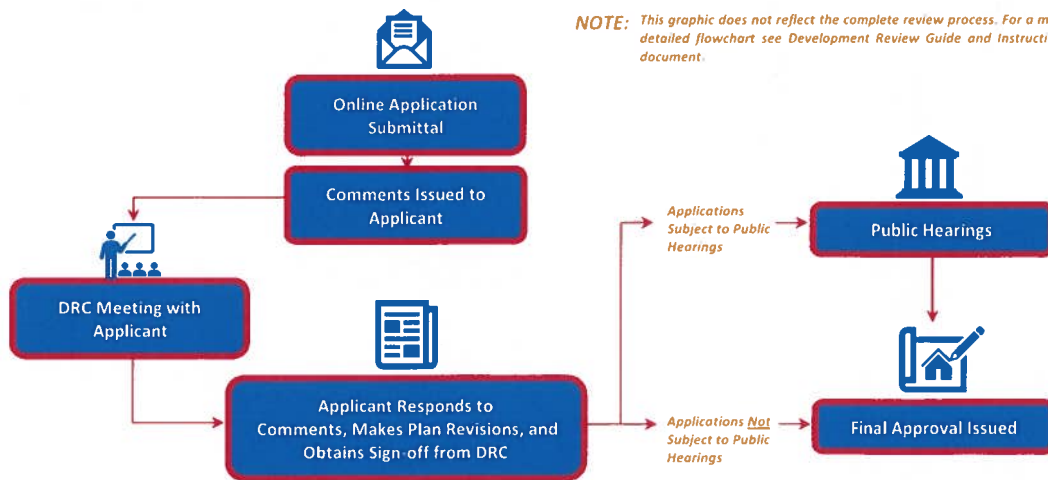
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed incomplete.

- Checklist items: Preliminary Development Meeting, Development Application Form, Proof of Ownership, Address Verification Form, Project and Unified Land Development Code Narratives, Electronic Files, File Naming, and Documents, Traffic Study or Statement, Stormwater Calculations, Water and Wastewater Capacity Request.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal LauderBuild. No hardcopy application submittals are accepted.

- Requirements: Uploading Entire Submittal, File Naming Convention, Reduce File Size, Plan Sets, Document Categories.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the Development Application Guide and Instructions document.



NOTE: This graphic does not reflect the complete review process. For a more detailed flowchart see Development Review Guide and Instructions document.

CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS Planning Counter 954-828-6520, Option 5 planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS DSD Customer Service 954-828-6520, Option 1 lauderbuild@fortlauderdale.gov

# **QUANTUM AT FLAGLER VILLAGE**

SIGN VARIANCE REQUEST FOR:

1. Marriott Courtyard Hotel Entry Sign
2. The Easton Parapet Signs
3. The Easton Ground Floor Canopy Signage

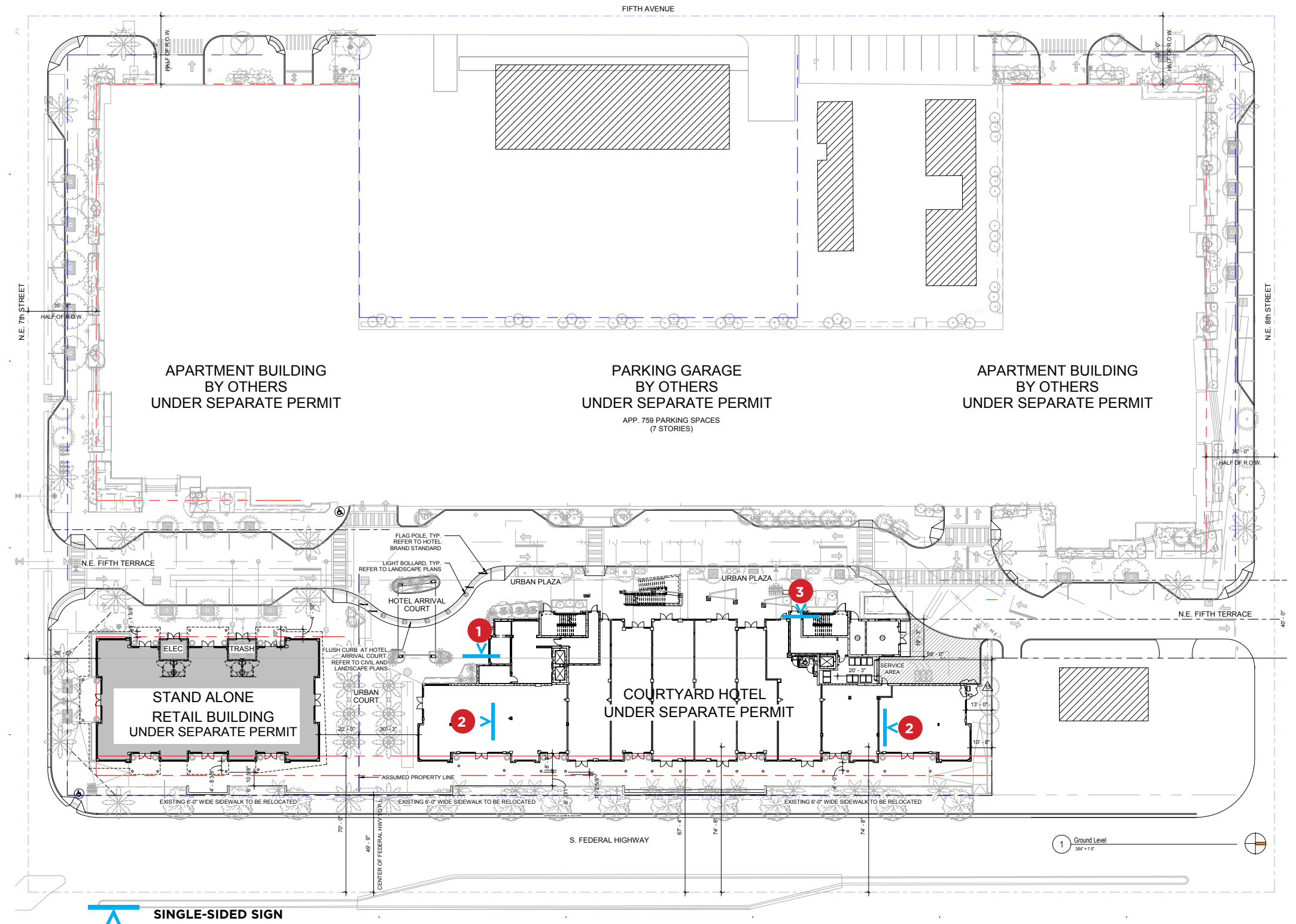
MATERIALS & DIMENSIONS EXHIBIT

FEBRUARY 2024

COURTYARD FORT LAUDERDALE DOWNTOWN  
EXTERIOR SIGNAGE STUDY

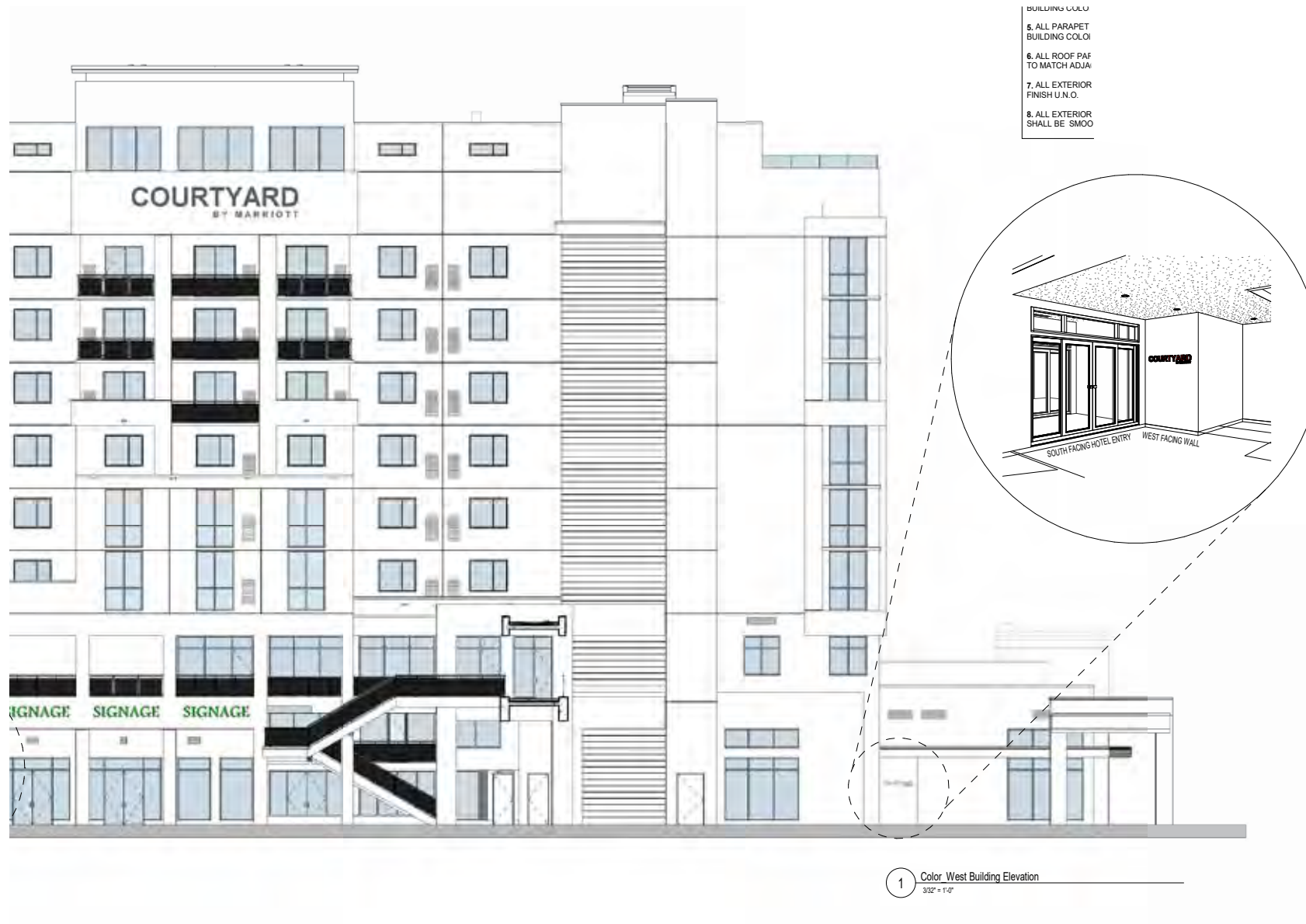
SITE MAP

- 1** Existing "Courtyard" parapet signage  
*\*Site photos of existing signage attached.*
- 2** The Easton parapet logo  
Logo w/Rooftop Pool + Lounge  
South Elevation  
  
The Easton parapet logo  
Logo w/Rooftop Pool + Lounge  
North Elevation
- 3** The Easton proposed awning signage



# 1. Marriott Courtyard Hotel Entry Sign

Depending on costs and recommended practices, materials for this sign are expected to be 1" thick acrylic letters pin mounted directly onto the wall adjacent to entrance.



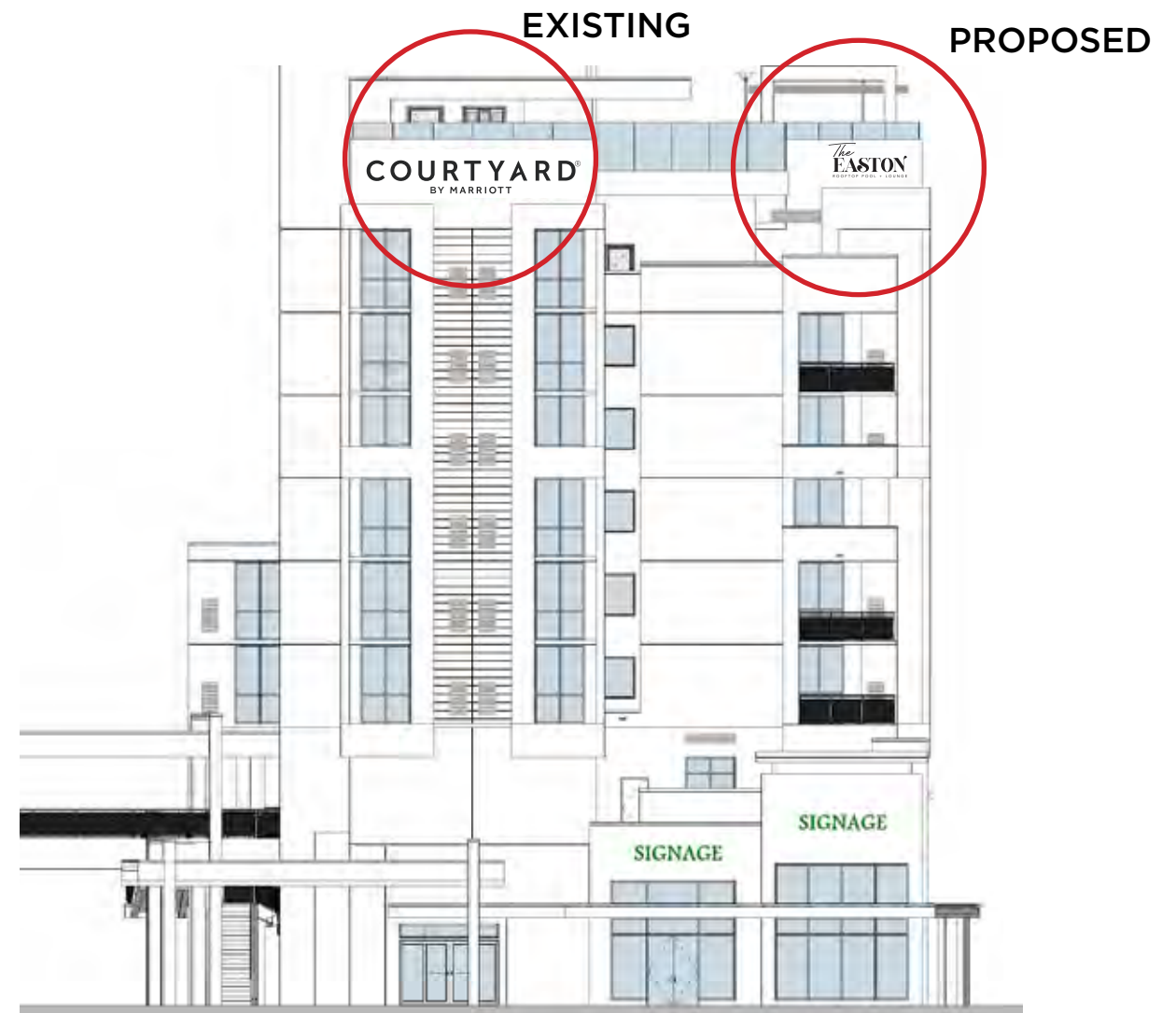
4 - CY Red or Gray Pin-Letter COURTYARD logo Main Entry

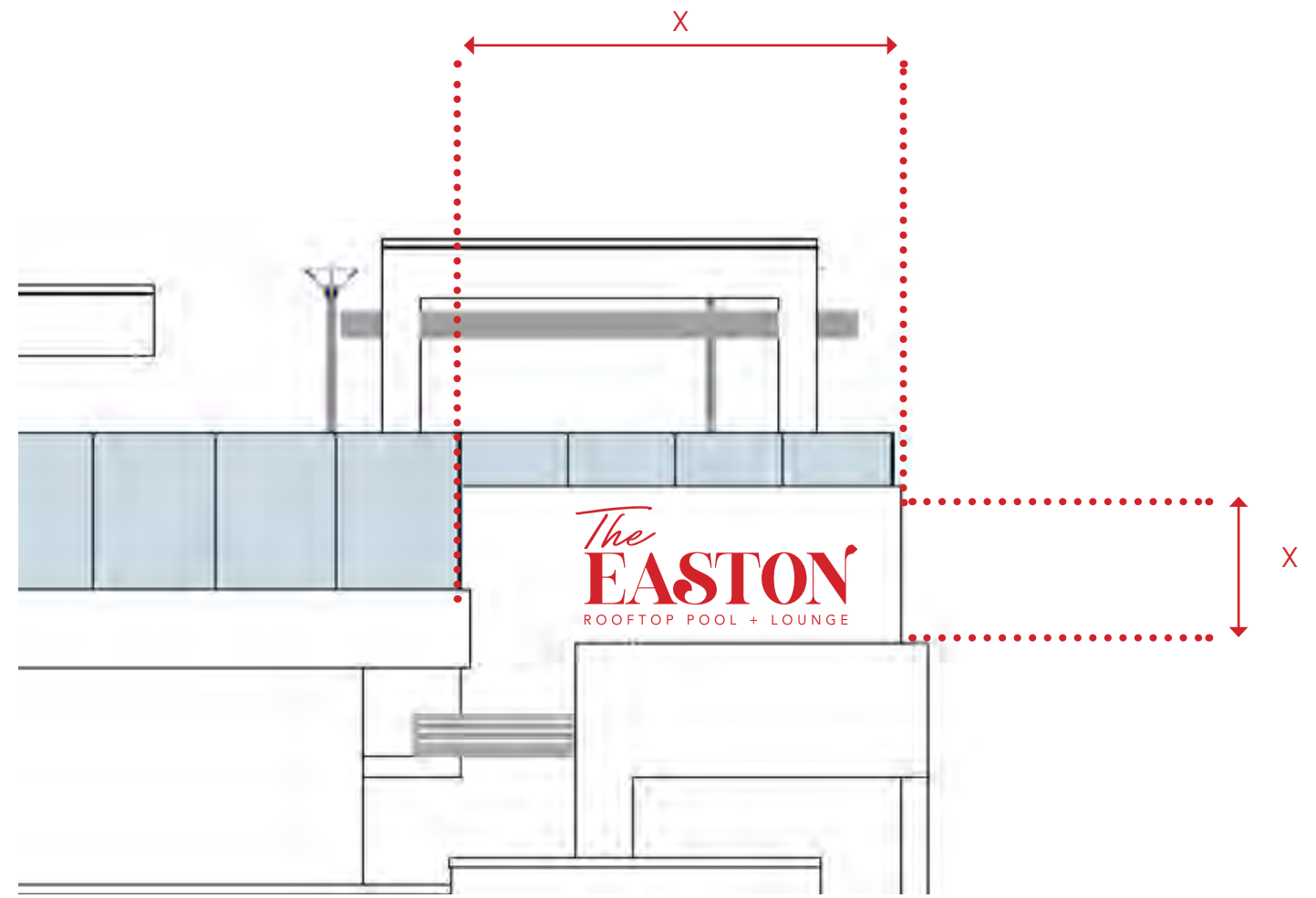


## 2. The Easton Parapet Signs

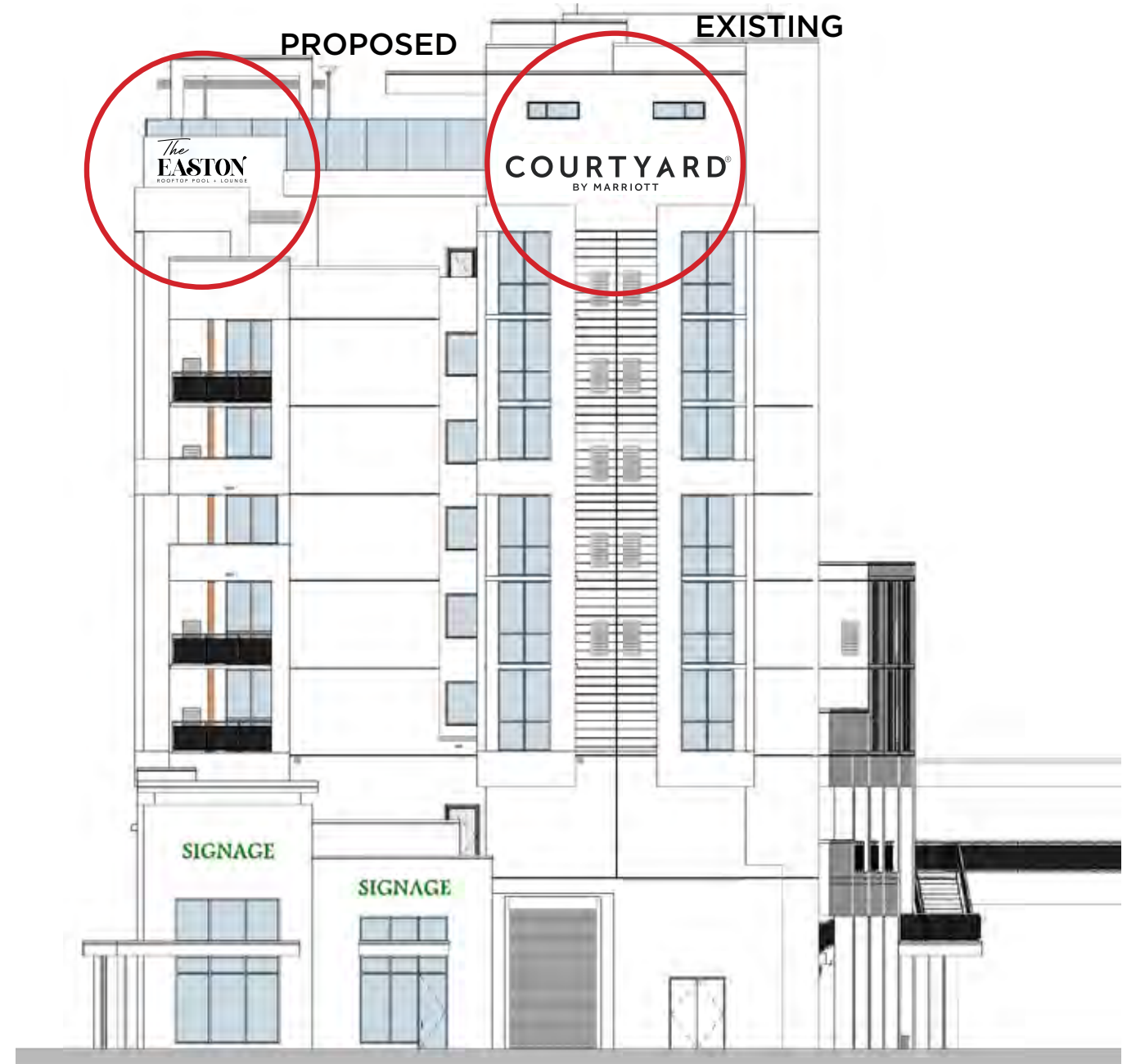
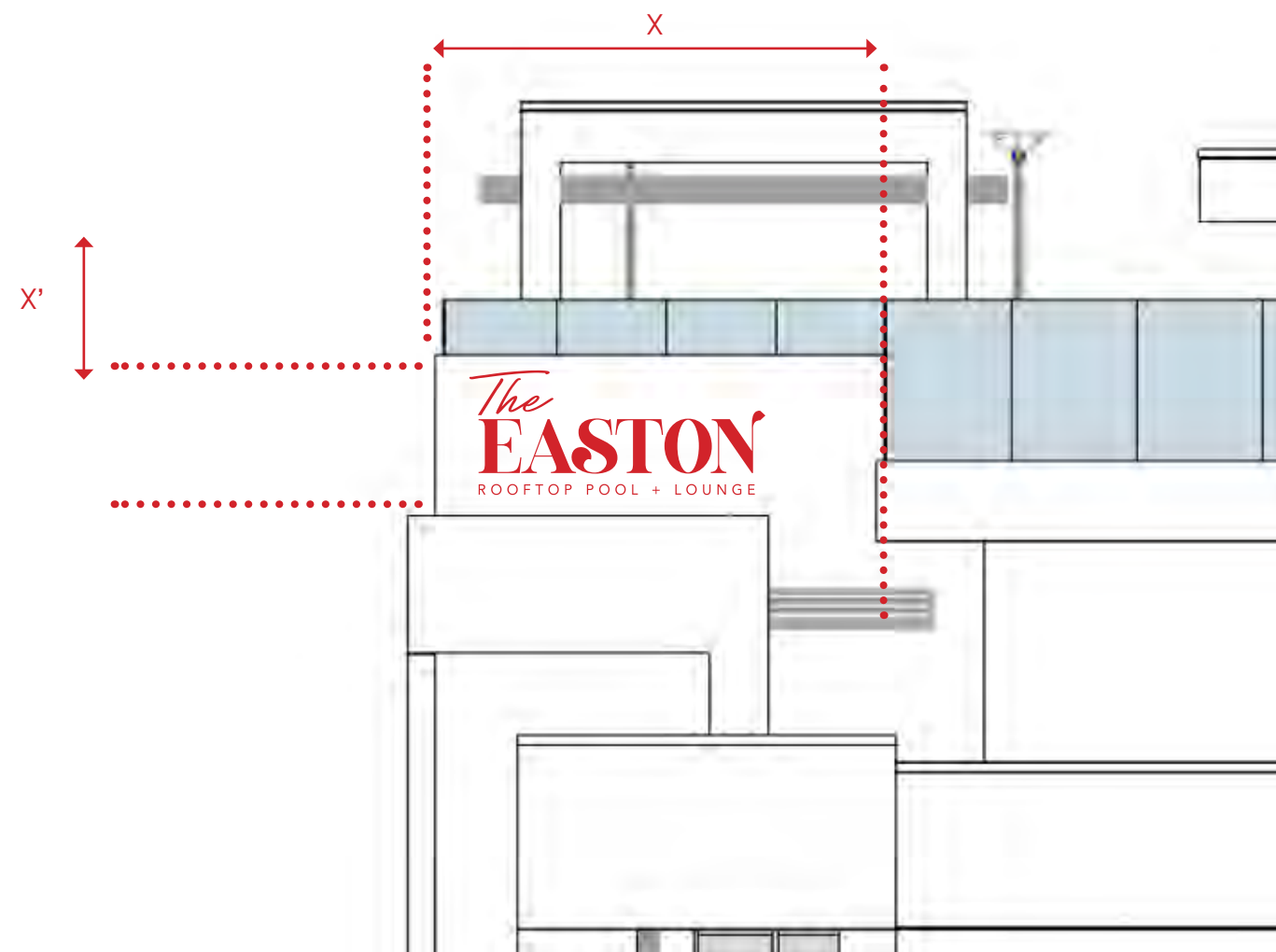
The proposed signage is a simple design selection as it utilizes light added to the lettering, and adjacent walls, to create an effective, stylish sign. Depending on costs and recommended practices, materials for this sign are expected to be 2" -4" thick aluminum channel letters pin mounted directly onto the parapet wall.

Lighting for sign wall, and adjacent blank (no lettering) portions around the corner, consists of LED lighting with a directional guard installed on the ledge around the parapet and visible only after sundown.









### 3. The Easton Ground Floor Canopy Signage

Depending on costs and recommended practices, materials for this sign are expected to be interior or back-lit 1" -2" thick aluminum channel letters pin mounted directly onto the canopy.

Materials and installation information are to be confirmed by the Signage Vendor.





# QUANTUM AT FLAGLER VILLAGE

## Sign Variance Request for:

1. Marriott Courtyard Hotel Entry Sign
2. The Easton Parapet Signs
3. The Easton Ground Floor Canopy Signage

## Narrative

March 24, 2022



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## **Part 1: Introduction**

The purpose of this report is to request the following sign variances:

1. Marriott Courtyard Hotel entry
2. The Easton Parapet Signs
3. The Easton Ground Floor Canopy Sign

This report will provide information and justification for each of those requests in separate sections, as well as provide the required area photographs one time for all requests. We will begin with the area photographs, and continue with each of the requests.

## Part 2: Area Photographs

This section will provide photographs of the area, indicating where each picture was taken from, and explaining what is visible in the picture. Information relevant to the requests in this report will also be provided, such as existing signs, and conditions restricting signage visibility.



South side of Hotel/Retail building with Hotel entry on first floor (retail on first floor and hotel above it).

Standing on NE 5<sup>th</sup> Tr. looking northeast.

Existing "Courtyard" sign at the top of the building (sign 1).

Valet drop off under port cochere in the foreground.

New "Courtyard" entry sign is being requested for wall next to & perpendicular with entry (behind porte cochere).

Also requesting "The Easton" sign at the top-right corner of the building.





West side of Hotel/Retail building (retail on first floor and hotel above it).  
Standing on 5<sup>th</sup> Tr. looking northeast, and north of previous location.  
Existing “Courtyard” sign at the top of the west side of the building (sign 2).  
Also visible is the “Courtyard” sign (sign 1) on the south side, from the previous photograph.



North side of Hotel/Retail building (retail on first floor and hotel above it).  
Standing on 5<sup>th</sup> Tr. looking south, and north of previous location.  
Existing “Courtyard” sign at the top of the building (sign 3).  
New “The Easton” sign is being requested at the top-left corner of the building.



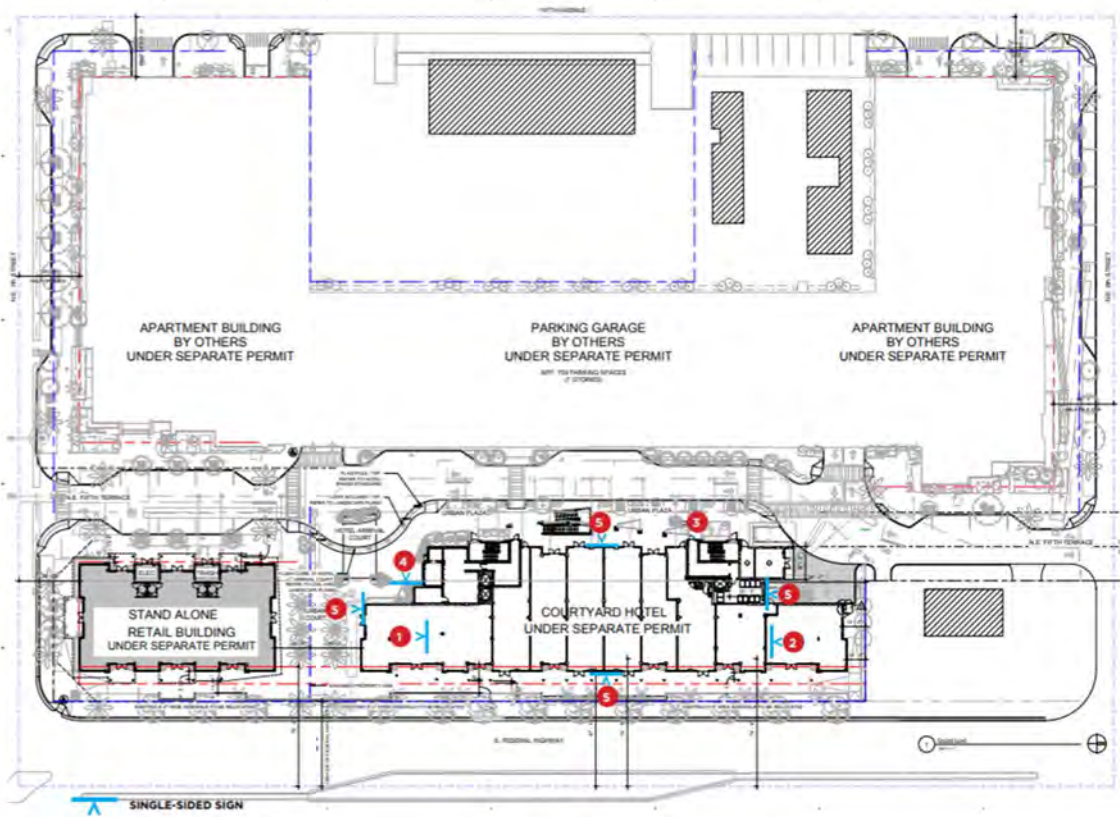
East side of Hotel/Retail building (retail on first floor and hotel above it).  
Standing on US-1 looking southwest.  
Existing "Courtyard" sign at the top of the building (sign 4).  
Also visible is the sign on the north side (sign 3) from the previous photograph.



COURTYARD FORT LAUDERDALE DOWNTOWN  
EXTERIOR SIGNAGE STUDY Rev 020224

SITE MAP

- 1 The Easton parapet logo  
Logo w/Rooftop Pool + Lounge  
South Elevation
- 2 The Easton parapet logo  
Logo w/Rooftop Pool + Lounge  
North Elevation
- 3 The Easton proposed awning signage
- 4 The Courtyard proposed entrance signage
- 5 Existing "Courtyard" parapet signage  
*\*Site photos of existing signage attached.*



Part 3: Existing and Proposed Signs

## **Part 4: Courtyard Hotel, Street Level Entry Sign**

### **Introduction:**

The lobby for the Courtyard hotel is on the 2<sup>nd</sup> floor, with the guest rooms above that. The first floor of the building consists of retail users. There is a dedicated ground-floor elevator lobby for the hotel that takes you to the full lobby on the 2<sup>nd</sup> floor. The entry to the ground floor elevator lobby is on the south side of the building, near the rear of the building, and does not have signage indicating it is the entry to the hotel. The entry does not face either mayor side of the building, and is recessed under a canopy, making it hard to find. Also, being the entry to an elevator lobby, and not directly to the hotel itself, it is a much more modest entry, so a lot of visitors may not associate it with the entry to the hotel.

Current Conditions:



South side of Hotel/Retail building with Hotel entry on first floor (retail on first floor and hotel above it).  
Standing on NE 5<sup>th</sup> Tr. looking northeast.  
Existing "Courtyard" sign at the top of the building (sign 1).  
Valet drop off under port cochere in the foreground.  
New "Courtyard" entry sign is being requested for wall next to & perpendicular with entry (behind porte cochere).



West side of Hotel/Retail building. Porte cochere on the right. The entry is to the right of the State of Florida flag pole, and almost impossible to identify.



### Hotel Entry Sign Request (west elevation):

The hotel entry needs to be identified, just as any other ground-floor retail user, in order for guests to be able to find it, and for proper identification by emergency personnel. We are proposing a modest sign for this purpose. Next to, and perpendicular to the south-facing entry, there is a west-facing wall (facing 5<sup>th</sup> Tr.). This is the wall where the entry sign is to be located.

The hotel already has four “Courtyard Marriott” signs. One on each side, at the top of the building. The ground floor entry locator sign is a much more modest sign, however, and it is not on any of the main façades due to the recessed nature of the elevator lobby entry, so it should not be considered as a “fifth” sign. It is a retail sign, no different from any of the other retail signs that do not require a variance.

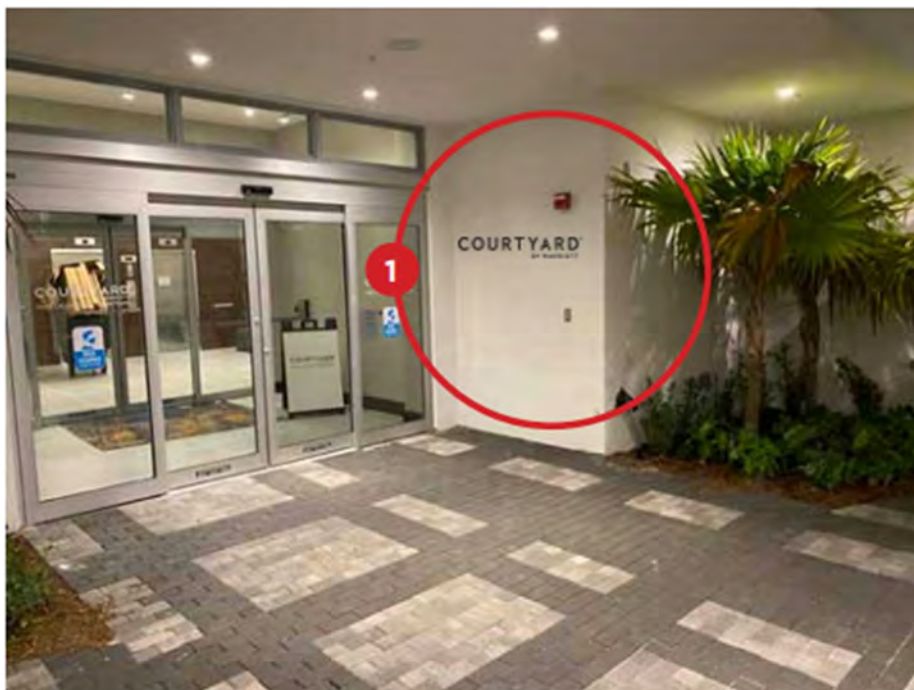
As such, we request the above-described sign, to be placed on the west-facing wall next to the entry, in order to allow visitors, and emergency personnel to find the entry to the hotel.







South-facing hotel lobby entry on the left, and west-facing wall (facing 5<sup>th</sup> Tr.) on the right, with proposed 5'x 9 ¼" "Courtyard Marriott" sign at 6'-6" in height.





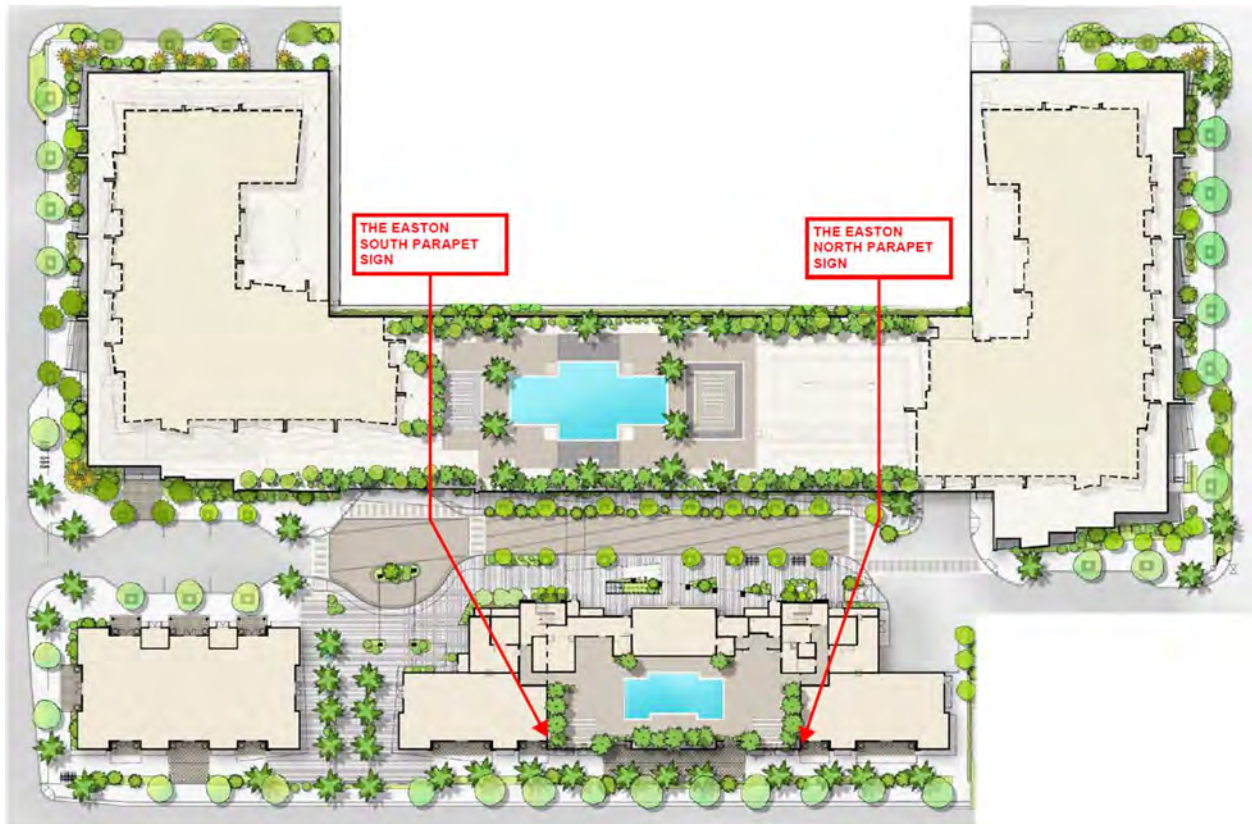
## Part 5: The Easton Parapet Signs

### Introduction:

The Easton is a rooftop business that is independently operated from the hotel, and has its own private entrance on the ground floor on NE 5<sup>th</sup> Tr. The Easton currently has no signage announcing its existence, and such is needed so that both visitors and emergency personnel can locate the establishment.

### Easton Parapet Sign Request:

In order to identify the location of The Easton, we are proposing signage on the north and south parapets, so that U.S.1 traffic and emergency services can locate it from both directions.







South façade of Hotel Building with Easton sign at the top-right of building. Similar placement on north façade.







Easton sign on south side.



Easton sign on North side.





Approach to south side.





A - Day, Pin Letters, no lighting



B - Night, Pin Lettering with lighting



A1 - Day, Pin Letters, no lighting



B1 - Night, Pin Lettering with lighting

## Part 6: The Easton Ground Floor Canopy Sign

### Introduction:

As with the Courtyard entry, The Easton is not a ground floor business, and therefore has no opportunity to impress itself upon pedestrians and drivers. The Easton is a rooftop business that is independently operated from the hotel, and has its own private entrance on the ground floor on NE 5<sup>th</sup> Tr. The Easton currently has no signage announcing its existence, and such is needed so that both visitors and emergency personnel can locate the establishment.

The Easton entry also has virtually no protection from the sun and rain, unlike the rest of the Quantum establishments that are protected by higher floors that protrude over the first floor, and closer to the street, creating a covered corridor.

The rest of the Quantum commercial spaces are recessed into the covered corridor. Their signage will be above this corridor, which provided shade and rain protection.

The rest of the Quantum retail spaces also have visibility on US1, which has a lot of traffic. The city did not want 5<sup>th</sup> Terrace to be a “back street” so the retail spaces were required to have a “front” entry from 5<sup>th</sup> Tr. as well, which is an inconvenience to the commercial user, as the rear is where they typically house their office, storage, kitchen, with easy access to the rear for deliveries, etc. Having both sides be the “front” means the commercial users will have a more challenging time planning their spaces. However, we agree with the city that it creates a more appealing urban environment. The ground floor commercial spaces therefore require signage on both sides of the building.

The Easton entry is only through the rear, so more attention must be paid to it.

Current Conditions:



West side of Hotel/Retail building (retail on first floor and hotel above it).  
Standing on 5<sup>th</sup> Tr. looking southeast.  
Existing "Courtyard" sign at the top of the west side of the building (sign 2).





The Easton entry is off picture to the left. Note, a rectangular canopy starting at the forwardmost plane of the building would place a sign in the middle of the sidewalk, and too close to the road to be readable, necessitating a triangular canopy with signs on both sides.



The Easton entry is the door on the left. Note the overhang over it is very small. A canopy is needed. Also, note the other door and window you see here are recessed deeper into the building, and they belong to a different business.



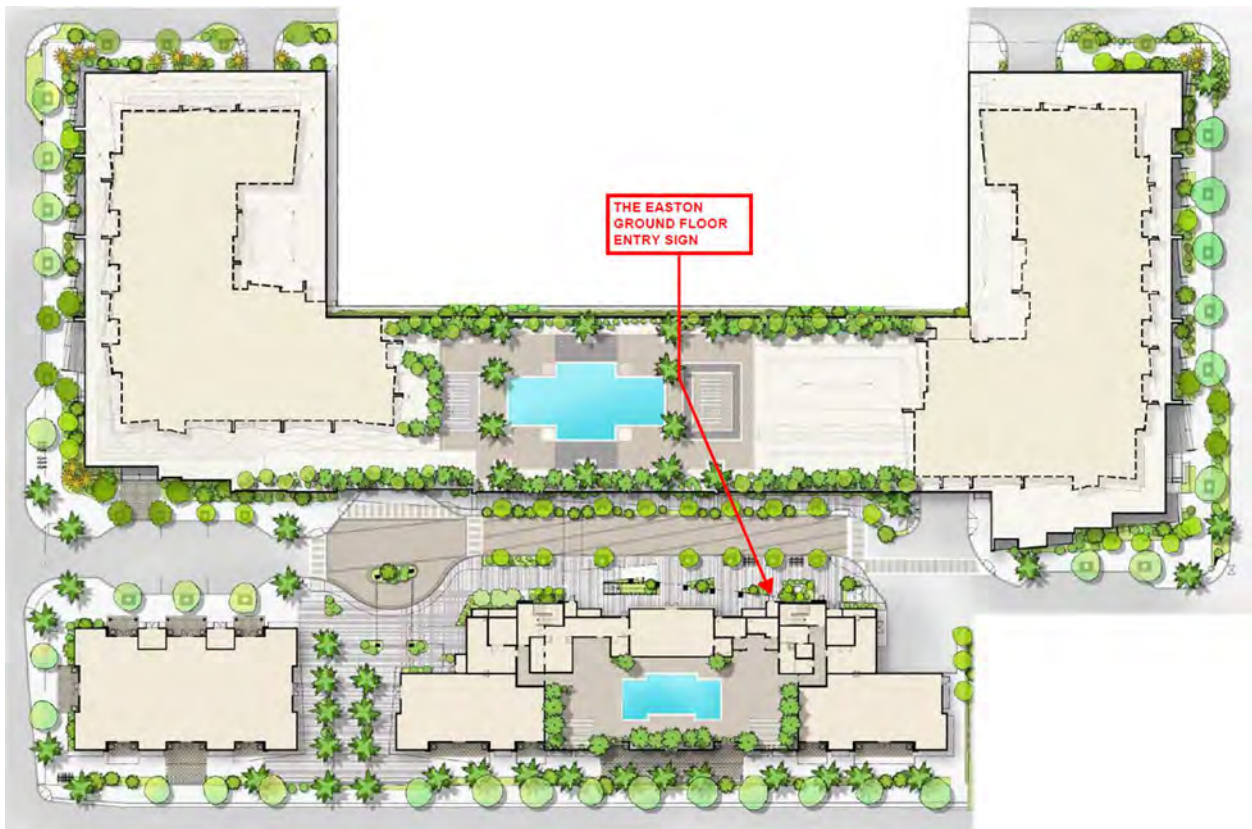


The Easton entry is the door on the left. Note the overhang over it is very small. A canopy is needed. Also, note the other door and windows you see here are recessed deeper into the building, and they belong to a different business.

## Easton Ground Floor Canopy Sign Request:

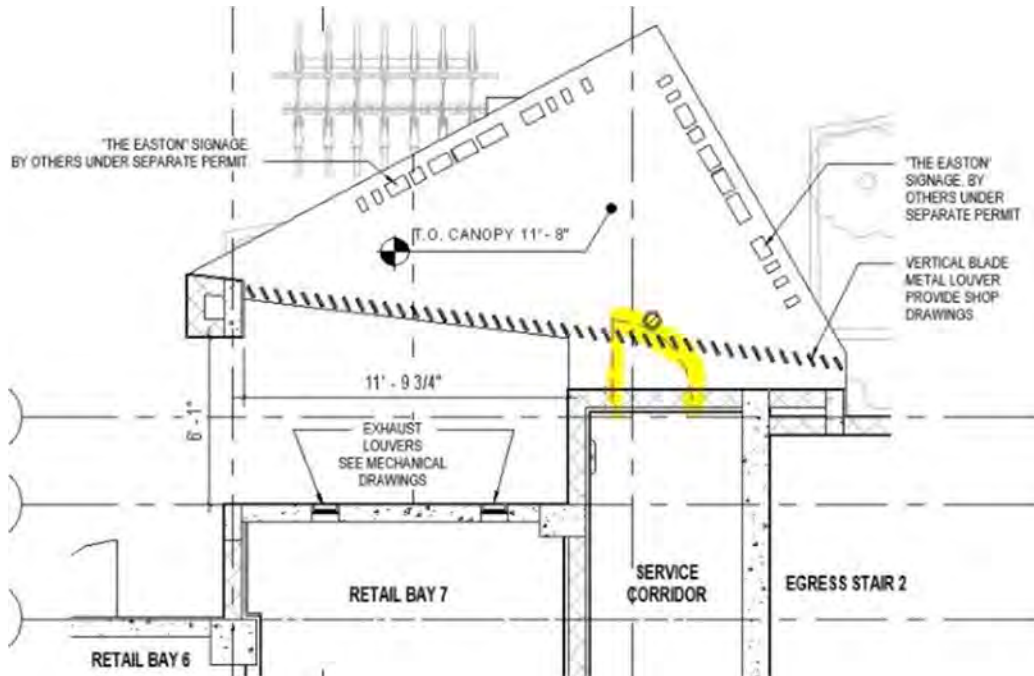
Unlike other ground floor businesses, The Easton does not have a storefront to highlight its presence. Instead, the entrance consists of single inconspicuous door, resembling more a service door. In order to identify the location of The Easton entry, and provide proper protection from the sun and rain, we will be building a triangled-shaped canopy. However, this protruding canopy would partially obstruct a sign that is placed flat against the wall, as would be the case for all the other retail spaces, which are protected inside a corridor, so they don't need a protruding canopy.

We are proposing that each of the two protruding sides of the triangular canopy will have "The Easton" signs above it in order to maintain visibility of the sign in both directions of the street approach, as opposed to a standard rectangular canopy that brings the edge of the sign too close to an already narrow street lined with trees, that would obstruct it otherwise.









Birds eye view of canopy. The Easton entry door is artificially shown (highlighted) even though it's below the plan "cut" which is above the canopy height. "Retail Bay 7" is business w/ the other door and window shown below.



Elevation. The Easton door is the one on the left. The door and window on the right are on a different plane of the building.



Perspective from north. The Easton entry is the door on the left. The other doors you see in the elevation are recessed deeper into the building, and they belong to other businesses.



THIS INSTRUMENT PREPARED BY AND RETURN TO:  
ANIBAL J. DUARTE-VIERA, ESQ.  
TITLE COMPANY OF AMERICA, INC.  
3470 N.W. 82ND AVENUE # 988  
DORAL, FLORIDA 33122

5132550  
Property Appraisers Parcel Identification (Folio) Numbers: 494234-07-2320/494234-07-2380/494234-07-2390/  
494234-07-2650/494234-07-2700/494234-07-2360/494234-07-2400/494234-07-2430/494234-07-2620/494234-07-2640

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 23 day of May, 2014 by **FORT LAUDERDALE U.S. 1, LLC**, a Florida limited liability company, herein called the grantor, having its principal place of business at 1001 BRICKELL BAY DRIVE, SUITE 2406, MIAMI, FL 33131 to **Steven B. Greenfield, As Trustee of the Flagler Village Land Trust**, a Florida Land Trust whose post office address is 6111 Broken Sound Parkway, NW, Suite 350, Boca Raton, Florida 33487, hereinafter called the Grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ~~MIAMI-DADE County~~, State of Florida, viz.:  
**\*Broward County**

Lots 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23 24,25,26,27,28,30,44,45,46,47 and 48, in Block 292, Lots 25,26,27 and 28 and Lots 29,30,31,32,33,34,35,36,37,38,39,40,41,42, and 43, less road right-of-way, in Block 293, all in PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, at Page 18, of the Public Records of Miami-Dade County, Florida, said lands now lying and being in Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.


**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

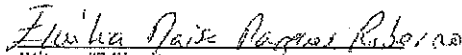
**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


  
\_\_\_\_\_  
Witness #1 Signature

MARIA CLARA LOPES  
\_\_\_\_\_  
Witness #1 Printed Name

  
\_\_\_\_\_  
Witness #2 Signature

EMILIA MAÍSA MARQUES RIBEIRO  
\_\_\_\_\_  
Witness #2 Printed Name

FORT LAUDERDALE U.S. 1, LLC, a Florida limited liability company

By:   
ANTONIO MARQUES VARELA, as Manager  
1001 BRICKELL BAY DRIVE, SUITE 2406  
MIAMI, FL 33131

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23rd day of May, 2014 by ANTONIO MARQUES VARELA, AS MANAGER of FORT LAUDERDALE U.S. 1, LLC, a Florida limited liability company on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL

\_\_\_\_\_  
Notary Signature

My Commission Expires:

\_\_\_\_\_  
Printed Notary Signature

**CLÁUDIA DELICADO DIAS**

Advogada

Rua Lagares del Rei, 21C, 1º Esq.

1700-268 LISBOA

claudiadias-139851@adv.oa.pt

Telef. 21.812 11 64 / Fax: 21.812 34 30

Cédula nº 13985 - Cons. Distrital Lisboa

Cont. nº 201 833 506 – 11º Serviço de Finanças de Lisboa

CLÁUDIA DELICADO DIAS \*\*\*\*\*

A D A

Lisboa 11.º B.º

1700-268 LISBOA

Fax: 21 812 34 30

**Reconheço:**

Ao abrigo do Artigo 38º, do Decreto-Lei nº 76-A/2006, de 29 de Março e da Portaria nº 657-B/2006, de 29 de Junho, a assinatura no documento anexo de **António Marques Varela**, cuja identidade verifiquei através do Cartão de Cidadão com o Numero de Identificação Civil 1262879 4ZZ9, válido até 17.11.2014.

Registado A: 2014-06-19 com o nº 13985L/2408

Serviço sem Custo

A Advogada

CLÁUDIA DELICADO DIAS  
ADVOCADA  
Rua Lagares del Rei, 21C, 1º Esq. - 1700-268 LISBOA  
Telef. 21.812 11 64 - Fax: 21.812 34 30



## ORDEM DOS ADVOGADOS

### REGISTO ONLINE DOS ACTOS DOS ADVOGADOS

Artigo 38.º do Decreto-Lei n.º 76-A/2006, de 29-03

Portaria n.º657-B/2006, de 29-06

**Dr.(a) Cláudia Delicado Dias**

CÉDULA PROFISSIONAL: 13985L

IDENTIFICAÇÃO DA NATUREZA E ESPÉCIE DO ACTO

Reconhecimento simples

IDENTIFICAÇÃO DOS INTERESSADOS

ANTÓNIO MARQUES VARELA

Cartão de Cidadão n.º 1262879

EXECUTADO A: 2014-06-19 14:34

REGISTADO A: 2014-06-19 14:35

COM O N.º: 13985L/2408

Poderá consultar este registo em <http://oa.pt/atos>  
usando o código 19496313-780377

REGISTO ONLINE DOS ACTOS DOS ADVOGADOS  
Ordem dos Advogados  
Rua da Restauração, 127  
1200-048 Lisboa - Portugal  
Tel. 21 812 54 30 - Fax 21 812 54 30



AFFIDAVIT OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A TRUE TRANSLATION OF THE ORIGINAL DOCUMENT, AS PRESENTED TO ME, FROM PORTUGUESE INTO ENGLISH.

(BRAZILIAN NOTARIZATIONS OF SIGNATURES ON DOCUMENT WARRANTY DEED FOR FORT LAUDERDALE U.S. 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY SIGNED BY ANTONIO MARQUES VARELA AS MANAGER OF THE COMPANY)

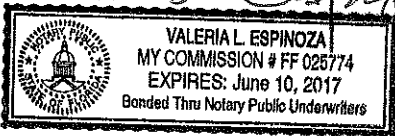
This affidavit refers exclusively to the correctness of the attached translation. This document should not be construed as an affidavit of authenticity of the original document, as pertaining to form, content or official character of signatory.

STATE OF FLORIDA) SS  
COUNTY OF MIAMI-DADE)

I, LUCIANA SOLEDADE, being duly sworn, depose and say that I am fluent in the language pair above, and that the translation attached hereto has been prepared by me and that it is a true and correct translation of the original language document as presented to me, to the best of my knowledge, ability and belief.

Sworn to me on this 24<sup>th</sup> day of June, 2014.

*Valerie L. Espinoza*



*Luciana Soledade*

LUCIANA SOLEDADE  
Brazilian Attorney / Admitted in Brazil only

Acknowledgement under article 38<sup>th</sup> Law Decree 76-A/2006, from March 29<sup>th</sup> and also under regulation number 657-B/2006, of June 29<sup>th</sup>, the signature of the attached document from Antonio Marques Varela

Whose identity was verified through the citizen card identification number 1262879 4ZZ9 validation 11.17.2014.

Register A: 2014-06-19, number 13985L/2408

Service without Cost.

Attorney

Claudia Delicado Dias

Bar Association

Online registry for attorneys act.

Article 38 Law decree 76-A/2006, of 29-03

Regulation 667-B/2006, of 29-06

Attorney Claudia Delicado Dias

Professional identification: 13985L

Identification of nature and type of the act

Simple Acknowledgement

Identification of the interest party

Antonio Marques Varela

Citizen identification card number 1262879

Executed 2014-06-19 14:34

Registered 2014-06-19 14:35

Number 13985L/2408

You may verify this registry at <http://oa.pt/atos>

Use code 19496313-780377



**LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS

By this Limited Power of Attorney, **Steven B. Greenfield, as Trustee of the Flagler Village Land Trust**, a Florida land trust ("**Principal**"), hereby appoints **PMG Asset Services, LLC**, a Florida limited liability company ("**Agent**"), as its attorney in fact, to perform the duties specified herein.

Principal hereby grants to Agent full power and authority to exercise or perform any act, power, duty, right or obligation whatsoever that Principal now has or may hereafter acquire, relating to the real property commonly known as "Flagler Village", and including the parcels located at 711 North Federal Highway, Ft. Lauderdale, Florida 33301 (Tropicana Motel & Apartments), 727 North Federal Highway, Ft. Lauderdale, Florida 33301 (The New Auto Toy Store), 745 North Federal Highway, Ft. Lauderdale, Florida 33301 (Whole Enchilada), 540 NE 8<sup>th</sup> Street, Ft. Lauderdale, Florida 33301 (New Hope World Outreach), and more fully described as follows:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 44, 45, 46, 47, and 48, IN BLOCK 292, LOTS 25, 26, 27, and 28, and LOTS 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, and 43, LESS ROAD RIGHT-OF-WAY, IN BLOCK 293, ALL IN PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, SAID LANDS NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA

Except as otherwise limited by applicable law, or by this power of attorney, Agent has full power and authority to perform, without prior court approval, everything necessary in exercising any of the powers herein granted, as fully as Principal might or could do if personally present, with full power of substitution or revocation, including the right to collect rental payments in Agent's name. Principal hereby ratifies and confirms that Agent shall lawfully have, by virtue of this limited power of attorney, the powers herein granted.

This instrument is to be construed and interpreted as a limited power of attorney. This instrument is executed and delivered in the State of Florida, and the laws of the State of Florida shall govern all questions as to the validity of this power and the construction of its provisions.

Third parties may rely upon the representations of the Agent as to all matters relating to any power granted to the Agent, and no person who may act in reliance upon the representations of the Agent shall incur any liability to Principal as a result of permitting the Agent to exercise any power prior to receipt of written notice of revocation. Any third party may rely on a duly executed counterpart of this instrument, or a copy certified by the Agent to be a true copy of the original hereof, as fully and completely as if such third party had received the original of this instrument.

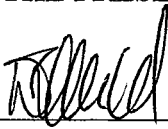
IN WITNESS WHEREOF, I have hereunto set my hand and seal the 26<sup>TH</sup> day of June, 2014.

**Steven B. Greenfield, as Trustee of the Flagler Village Land Trust**

By: \_\_\_\_\_

Steven B. Greenfield, as Trustee

SEALED AND DELIVERED  
IN THE PRESENCE OF:

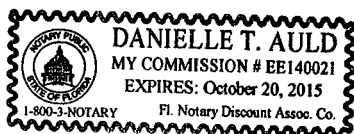
  
\_\_\_\_\_  
Print name: Danielle Auld


  
\_\_\_\_\_  
Print name: BONITA L. JOHNSTON

ACKNOWLEDGEMENT

STATE OF FLORIDA                    )  
  ) ss.  
COUNTY OF PALM BEACH         )

The foregoing Limited Power of Attorney was acknowledged before me this 9<sup>th</sup> day of July, 2014, by Steven B. Greenfield, as Trustee of the Flagler Village Land Trust, who is personally known to me or who has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Notary Public