



MANUEL A. VEGA ARCHITECT

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February 10, 2014

City of Coral Gables
Historical Resources Dept.
Historic Preservation Division
2327 Salzedo Street, 2nd Floor
Coral Gables, Florida 33134

Re: 997 Greenway Drive, Coral Gables, Florida. Permit # AB-13-10-0935

To Whom it may concern:

It is our intention to request permission from the historical Preservation Division, to build an outdoor dining area for the Liberty Café and a stairway entrance to the pool area deck from the same courtyard.

Sincerely,

Manuel A. Vega
Architect

2014 FEB 11 AM 9:34
RECEIVED
CITY OF CORAL GABLES
HISTORICAL RESOURCES



The City of Coral Gables

Historical Resources Department

**COA (SP) 2014-002
May 8, 2014**

STAFF REPORT

**SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR AN ALTERATIONS TO
THE COUNTRY CLUB OF CORAL GABLES LOCATED AT
997 NORTH GREENWAY DRIVE
A LOCAL HISTORIC LANDMARK**

- Proposal:** The applicant is requesting design approval for alterations to the existing structure. Variances from the Coral Gables Zoning Code have been requested for setbacks and minimum landscape open space for a proposed outdoor dining area.
- Architect:** Manuel Anthony Vega
- Owner:** The City of Coral Gables
- Legal Description:** Lots 1 through 9 and Lots 37 through 39, Block 32, Coral Gables Section B, PB 5-111
- Site Characteristics:** This property is located on the northeast corner of the intersection of Granada Blvd. and North Greenway Drive. Alhambra Blvd. is on the north side of the property. The primary elevation faces south on North Greenway Drive
- Folio Number:** 03-4108-001-5090

BACKGROUND/EXISTING CONDITIONS

The Country Club of Coral Gables was built in 1922 and designed by Hampton and Reimert. It served an important role in entertaining prospective buyers for the germinating development. The Granada Golf Course was the City's first golf course, and opened January 1, 1923. Originally called the "Coral Gables Golf Course," the nine-hole course was designed by the firm of Langford and Moreau of Chicago, then the leading golf course architects in America. The Country Club was the focus for the city's social activities in the 1920s. There were numerous additions and alterations to the club throughout its history

and much of the building was destroyed by fire in 1983. In 1996 a new south tower was built to replace the tower destroyed by the fire and the "Lady Tweed Room" was added in 1997 to replace the Living Room destroyed in the fire.

Extensive interior renovations and minor exterior alterations were done in 2010.

PROPOSAL

The applicant is requesting design approval for keystone pavers on North Greenway for an outdoor dining area and a stairway entrance to the pool. Variances are requested from the Coral Gables "Zoning Code" for setbacks and minimum landscape open space.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

The proposal calls for exterior alterations. These alterations are located in the area between the entrance to the existing Liberty Café and North Greenway Drive. The proposed patio is approximately 348 square feet and is made of 24' x 24' keystone pavers. The proposed stairway is from this area to the elevated pool deck. It is made of a stuccoed concrete base with keystone tile steps and risers to match the existing walkway and pool deck, and metal handrails. The new metal gate will match the existing pool enclosure.

Please note that Ordinance 2009-47 (attached) passed and adopted on October 13, 2009 states that "No tables, chairs, umbrellas or any similar outdoor furnishings shall be permitted outside the Country Club between the structure and North Greenway Drive and Granada Boulevard. Therefore, the proposed outdoor dining requires site plan review by the Planning and Zoning Board and City Commission approval.

VARIANCES

The following variances are requested:

Grant a variance to allow the proposed keystone pavers (approximately 348 square feet) to have a setback facing upon North Greenway Drive of approximately thirteen feet eight inches (13'-8") vs. a minimum setback of thirty-five feet (35'-0") facing upon North Greenway Drive or South Greenway Drive as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B-C(1) of the "Coral Gables Zoning Code."

AND

Grant a variance to allow the proposed keystone pavers to have a setback facing upon Granada Boulevard of approximately forty-six feet nine inches (46'-9") vs. a minimum setback of fifty feet (50'-0") facing upon Granada Boulevard as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B-C(4) of the "Coral Gables Zoning Code."

AND

Grant a variance to allow to property to provide approximately nineteen point four percent (19.4%) landscaped open space vs. property shall provide landscaped open space of not less than thirty-five percent (35%) of the area of the building site as required by Section 4-204 (D)(3) of the "Coral Gables Zoning Code."

BOARD OF ARCHITECTS

The Board of Architects reviewed and approved this proposal on March 6, 2014.

.STAFF CONCLUSION

The application requests design approval for exterior alterations to the Coral Gables Country Club building that consist of keystone pavers and a stairway. These proposed alterations are minimal and are reversible. They are reasonable and provide the users (tenant and patrons) more flexibility in the use of the building.

The overall design of the alterations does not detract from the historic nature of the structure.

Variations from the Coral Gables Zoning Code have been requested. Granting the requested variances will not be detrimental to the historic nature of the property. The Historical Resources staff finds that the following criteria, necessary for authorization of a variance, apply:

Criteria	Yes/No
(a) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.	Yes
(b) That the special conditions and circumstances do not result from the actions of the applicant.	Yes
(c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.	Yes
(d) That literal interpretation of the provisions of the Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the applicant.	Yes
(e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.	Yes
(f) That granting the variance will not change the use to one that is different from other land in the same district.	Yes
(g) That the granting of the variance will be in harmony with the general intent and purpose of the Zoning Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.	Yes

Although some of the variances requested are the result of the applicant (i.e. requesting encroachments into the existing setbacks), the placement of the building is not. The existing building abuts the existing setback lines on Granada Boulevard and North Greenway Drive and actually partially encroaches into the Granada Boulevard setback. Therefore, most enhancements of the southern façade to encourage use of this side of the building would require a variance. In this case, the encroachment is for pavers, not a permanent structure and the impact is minimal. The requested variances will give the tenant the opportunity to enhance this corner and engage the public in the building's use. Overall, the variances are not detrimental to the historic structure and will allow the Country Club of Coral Gables to remain a viable and occupied building. Therefore, to maintain the ongoing use and enjoyment of the site by the residents of the City, Staff recommends in favor of the requested variances.

Therefore, Staff recommends the following:

A motion to grant design approval for the alterations to the Coral Gables Country Club located at 997 North Greenway Drive, a local historic landmark, and **APPROVE** the issuance of a Special Certificate of Appropriateness.

AND

A motion to grant the requested variances associated with this Certificate of Appropriateness application.

Specifically, those variances are:

Grant a variance to allow the proposed keystone pavers (approximately 348 square feet) to have a setback facing upon North Greenway Drive of approximately thirteen feet eight inches (13'-8") vs. a minimum setback of thirty-five feet (35'-0") facing upon North Greenway Drive or South Greenway Drive as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B-C(1) of the “Coral Gables Zoning Code.”

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Grant a variance to allow the proposed keystone pavers to have a setback facing upon Granada Boulevard of approximately forty-six feet nine inches (46'-9") vs. a minimum setback of fifty feet (50'-0") facing upon Granada Boulevard as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B-C(4) of the “Coral Gables Zoning Code.”

AND

Grant a variance to allow to property to provide approximately nineteen point four percent (19.4%) landscaped open space vs. property shall provide landscaped open space of not less than thirty-five percent (35%) of the area of the building site as required by Section 4-204 (D)(3) of the “Coral Gables Zoning Code.”

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2009-47 (AS AMENDED)

AN ORDINANCE OF THE CITY COMMISSION AMENDING THE PREVIOUS CONDITIONS OF APPROVAL (ORDINANCE NO. 3587) AND CHANGES TO THE PREVIOUSLY APPROVED SITE PLAN FOR THE COUNTRY CLUB OF CORAL GABLES TO INCLUDE ENCLOSED/OPEN AIR OUTDOOR AREA ON WEST SIDE OF PROPERTY AND IMPROVEMENTS TO EXISTING PORTE-COCHERE ON THE REAR OF THE PROPERTY, LEGALLY DESCRIBED AS LOTS 1-9 AND 37-39, BLOCK 32, SECTION "B" (997 NORTH GREENWAY DRIVE), CORAL GABLES, FLORIDA, AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board on April 10, 2002 and May 8, 2002 at which hearings all interested persons were afforded an opportunity to be heard on Application No. 02-02-037-P, submitted by Granada LLC, City of Coral Gables, owner, recommended approval of the proposed site plan for renovations and improvements to the Country Club of Coral Gables; and

WHEREAS, the City Commission after due consideration at its regular meeting of June 6, 2002 approved the site plan on first reading and on second reading on July 23, 2002; and

WHEREAS, the operator of the country club facility desires to amend the previous conditions of approval in Ordinance No. 3587 and desires changes to the approved site plan to include outdoor dining on south side of property facing North Greenway Drive, enclosed/open air outdoor area on west side of property and improvements to existing porte-cochere on the rear of the property; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on September 16, 2009, at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, site plan review are required to permit the proposed revisions to the previously approved "Country Club of Coral Gables" site plan; and

WHEREAS, the conditions of approval required by Ordinance No. 3587 for the previously approved site plan remain in effect except as amended herein and with revised plan references; and

WHEREAS, at a public hearing held on September 16, 2009, the Planning and Zoning Board recommended approval of the amendments to the previous conditions of approval and site plan with conditions (vote: 5-2); and

WHEREAS, the City Commission held a public hearing on September 22, 2009 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading with conditions and modifications (vote: 4-1);

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption.

SECTION 2. The proposed amendments amending the previous conditions of approval (Ordinance No. 3587) and changes to the previously approved site plan for the Country Club of Coral Gables to include outdoor dining on south side of property facing North Greenway Drive, enclosed/open air outdoor area on west side of property and improvements to existing porte-cochere on the rear of the property (as shown herein in underline format):

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
 - a. Site plan, building elevations and other associated documents prepared by Chris Consultants, originally dated May 17, 2002 as amended, and dated August 31, 2009.
 - b. Landscape plan (referenced as Drawing 2-B), prepared by Witkin Design Group, originally dated May 17, 2002 as amended and dated August 31, 2009.
 - c. Traffic impact study prepared by Civil Works, Inc., dated January, 2002.
 - d. Any construction of new buildings, additions to existing buildings or changes to the plans and drawings referenced above unless specified herein shall require Planning and Zoning Board and City Commission review and final approval in ordinance form.
 - e. Improvements and/or conditions contained herein unless otherwise specified shall be completed at receipt of final Certificate of Occupancy.
 - f. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated April 4, 2002 and revised on May 1, 2002, and May 17, 2002 and August 31, 2009, and date stamped September 3, 2009.
2. Prior to issuance of a building permit, all conditions of approval recommended by the City Commission as a part of this revision shall be included within an updated Restrictive Covenant subject to City Attorney review and approval.
3. The applicant, its successors or assigns, shall adhere to the following conditions:
 - a. The Use Agreement between the City of Coral Gables and the Country Club of Coral Gables, dated 09.02.04 shall remain in effect. This Use Agreement shall be reviewed by the City on an annual basis (January of each year) to determine changes, modifications, etc., as necessary to ensure the surrounding properties are not negatively impacted by off-site parking and circulation.
 - b. No standing, stopping or storage of vehicles shall be permitted associated with the use of

- the facility along Alhambra Circle rights-of-way, including but not limited to swale and median. The City will install the necessary no parking signage and enforce accordingly.
- c. The management of the Country Club, its successors or assigns shall provide valet service for all events where it is determined that more than 124 vehicles will be stored and/or parked at the facility. Determination of the use of the valet parking shall be at the discretion of the Country Club management. If at any time it is determined that parking and traffic circulation during events causes negative impacts on the surrounding properties or neighborhood, the City may reconsider the application as a part of the public hearing process before the City Commission and reassess possible other alternatives or appropriate measures regarding the operation of the Country Club and/or parking management to correct any potential negative impacts.
 - d. Employees will be required to park at off-site parking facilities during major planned events and upon initiation of valet service as identified within the applicant's submittal package.
 - e. All truck deliveries will be made to the designated service area and shall be permitted from 7:00 a.m. to 7:00 p.m. Monday thru Saturday. Trash removal shall only be permitted between the hours of 7:00 a.m. and 5:00 p.m. Monday thru Saturday.
 - f. Trucks or other similar vehicles delivering or picking up goods, products, merchandise, etc. to the facility may not park or stop outside the confines of the identified service area. All such activities shall occur within the service area.
 - g. The service area and trash dumpster area shall be screened with an eight (8) foot high decorative screening gate, four (4) high masonry wall and continuous, thick eight (8) foot high (hedge) landscaping. The hedge shall be maintained in perpetuity at a height of eight (8) feet.
 - h. No outside storage of merchandise, goods or other products shall occur outside the confines of the service yard enclosure or any other portions of the site.
 - i. Landscaping that expires shall be replaced on a 1 to 1 ratio (caliber size lost shall be replaced with identical caliber). The selection of replaced materials, location and other applicable standards shall be subject to Public Service Director's review and approval.
 - j. All costs associated with the installation and maintenance of landscaping, irrigation and any other improvements for the property and within the rights-of-way, etc., shall be the responsibility of the applicant.
 - k. Parking lot night lighting shall be reduced after 2:00 a.m. to minimum allowable standard as established by the applicable Building Code.
 - l. No amplified music or similar address/pager systems shall be permitted outside the confines of the building at any time (day or night).
 - m. Hours of operation of the County Club shall be between 7:00 a.m. and 1:00 a.m.
 - n. No additional signage including, but not limited to, menu boards, special event advertising, etc., shall be permitted.
 - o. No tables, chairs, and umbrellas shall be permitted outside the Country Club between the structure and North Greenway Drive.
 - p. Primary valet service for the facility shall occur from the rear porte-cochere. Secondary valet service station along the North Greenway Drive public right-of-way shall be limited to Friday and Saturday nights between the hours of 5:00 p.m. and 11:00 p.m. Valet patrons after 11:00 p.m. shall retrieve all vehicles at the rear valet service porte-cochere area. Signage shall be provided at the front valet station indicating valet service will be available after 11:00 p.m. in the rear of facility. The valet service station located on North Greenway Drive shall conform with the Use Agreement and all established City requirements.

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

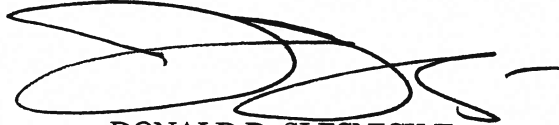
SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 7. That this ordinance shall become effective ten days upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS THIRTEENTH DAY OF OCTOBER, A.D.
2009.

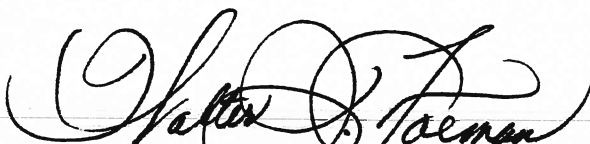
(Moved: Kerdyk / Seconded Withers)
(Yeas: Withers, Kerdyk, Slesnick)
(Nays: Anderson)
(Majority: 3-1 Vote)
(Abstentions: Cabrera)
(Agenda Item: E-1)

APPROVED:



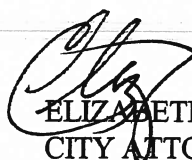
DONALD D. SLESNICK II
MAYOR

ATTEST:



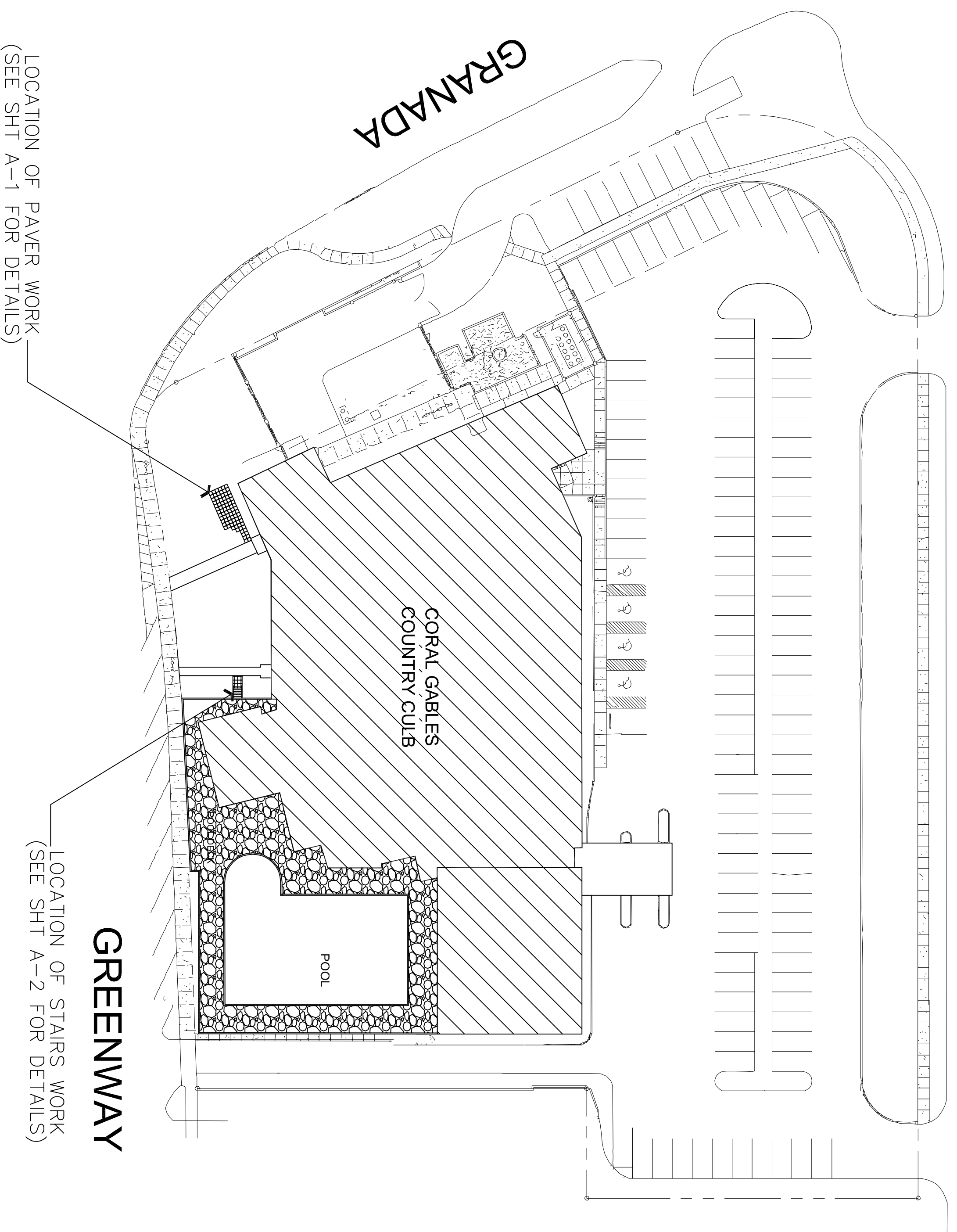
WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

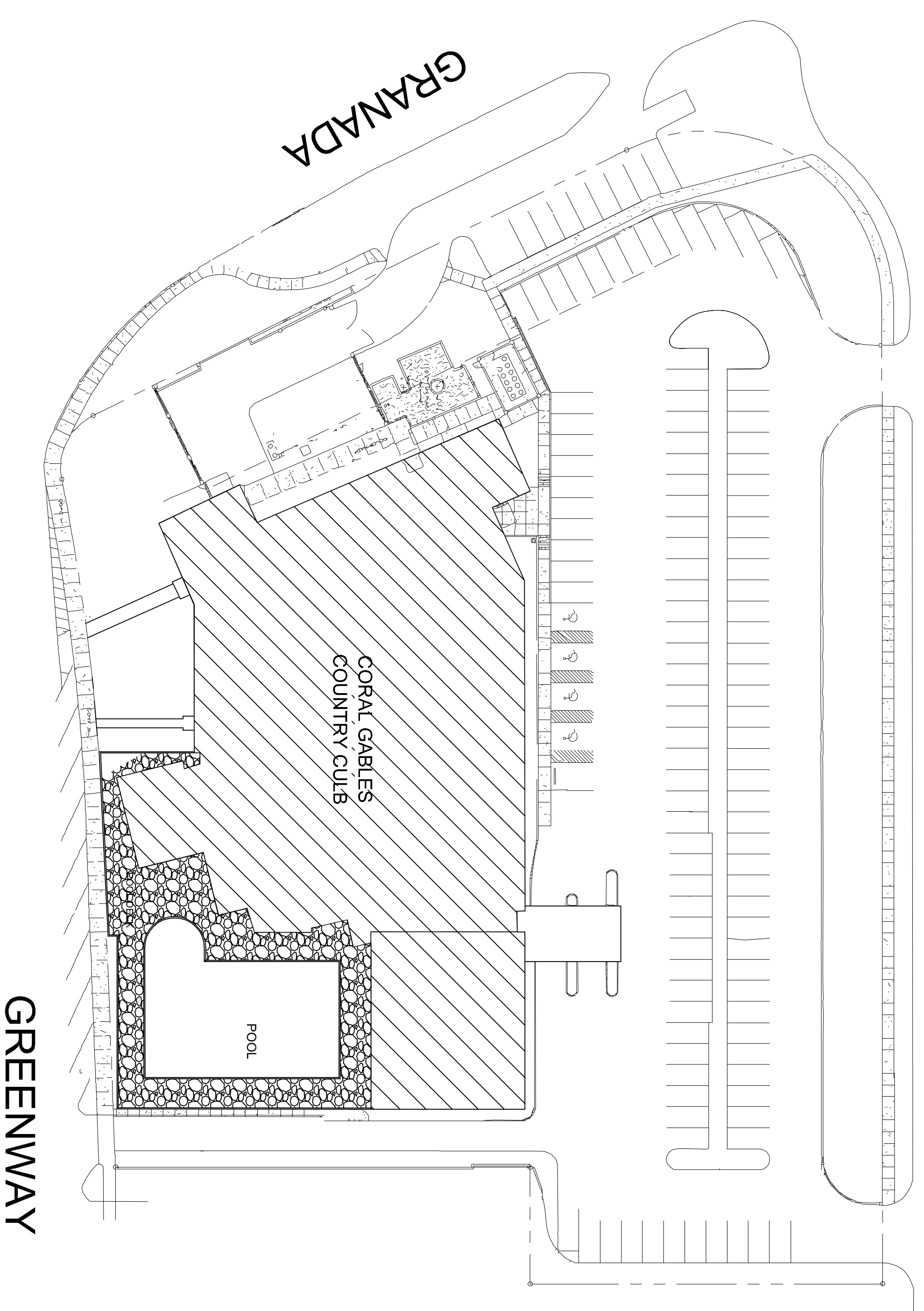
ALHAMBRA



PROPOSED SITE PLAN

N.T.S.

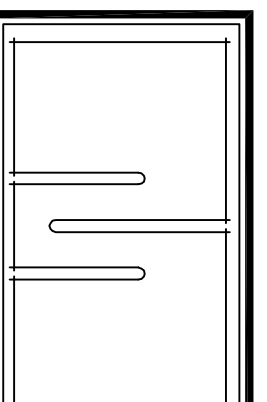
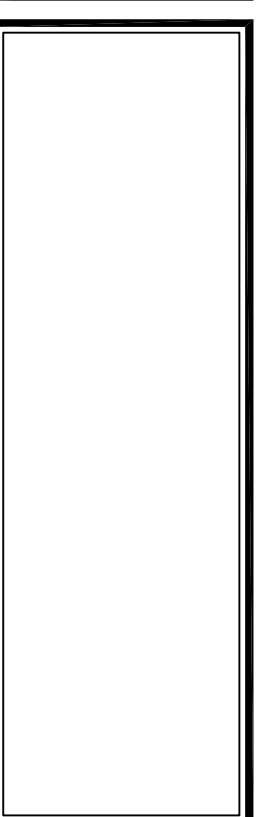
ALHAMBRA



EXISTING SITE PLAN

N.T.S.

R	E	V	I	S	I	O	N	S	Date	By



Manuel R. Vega
 Architect
 15144 NW 20th Street
 MIAMI, FLORIDA 33178
 FL REG. NO. 7205
 (305) 338-4500

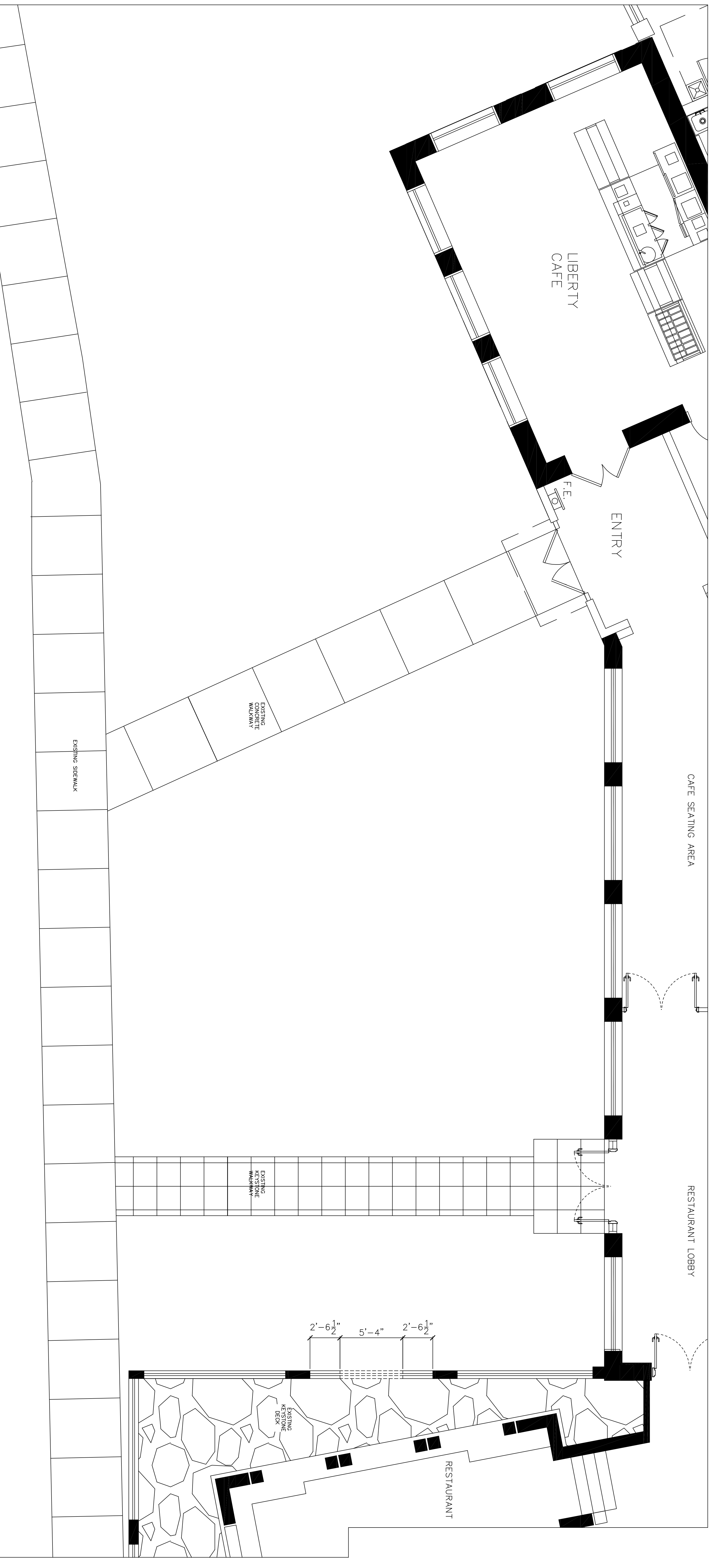
Drawings and Specifications are Instruments of Service and shall remain the property of the Architect whether the Project which they are made is executed or not. No part of this drawing or any other project or extension to this Project except by agreement in writing and with appropriate compensation to the Architect.

DRAWN BY:	MV
CHECKED BY:	MV
DATE:	08-07-13

PROPOSED NEW LIBERTY CAFE DECK & STAIRS TO POOL DECK FOR:
CORAL GABLES COUNTRY CLUB
 997 NORTH GREENWAY DRIVE
 CORAL GABLES 33134
 MIAMI DADE FLORIDA

SHEET	SP-1
OF	1

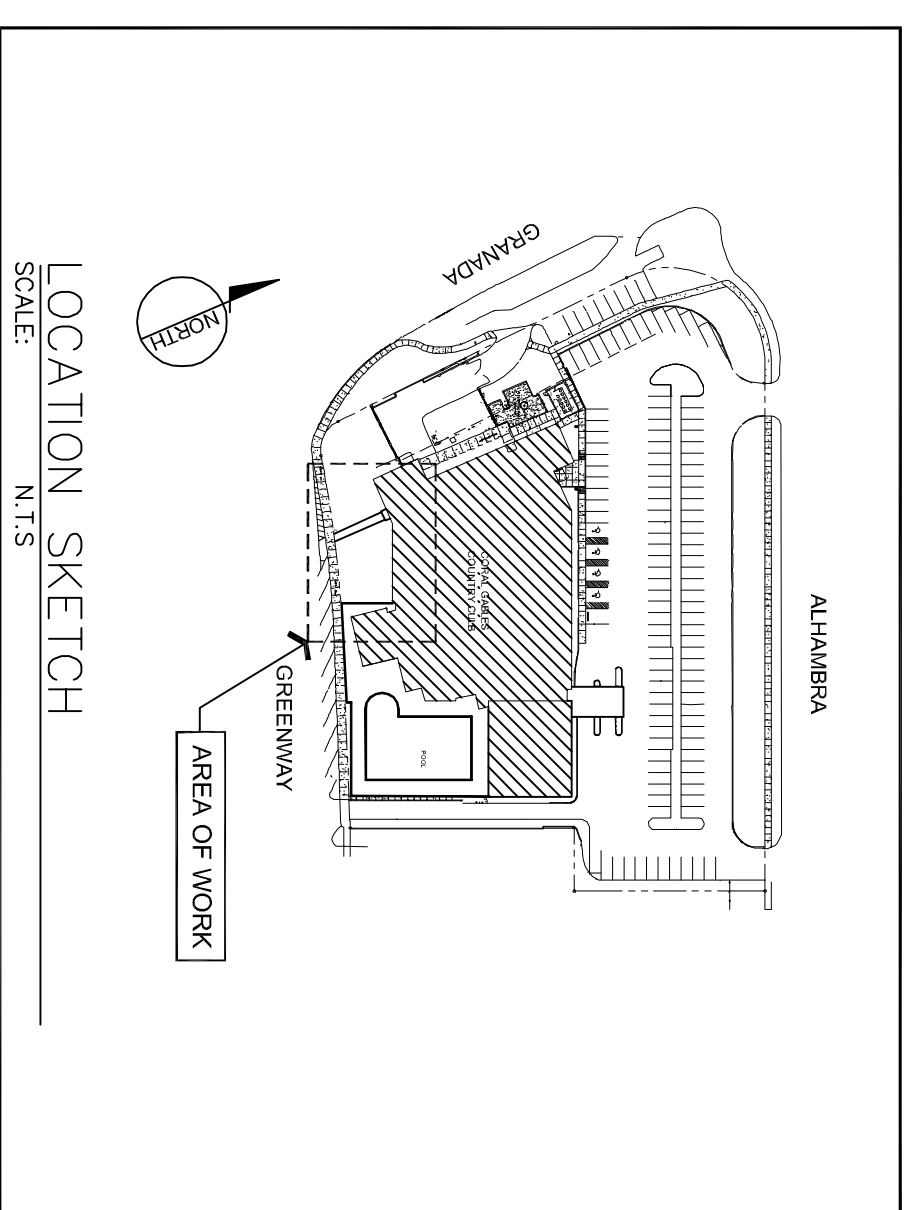
Drawn & Sealed By: Manuel A. Vega III
 Florida Registered Architect
 License Number 7205



EXISTING FLOOR & DEMO PLAN
1/4" = 1'-0"

WALL KEY

	EXISTING EXTERIOR CMU WALL.
	EXISTING INTERIOR PARTITION.
	EXISTING EXTERIOR FENCE TO BE REMOVED.



R E V I S I O N S

Δ	Date	By

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Manuel R. Vega
 15144 NW 20th Street
 MIAMI, FLORIDA 33178
 FL REG. NO. 7205
 (305) 338-4500

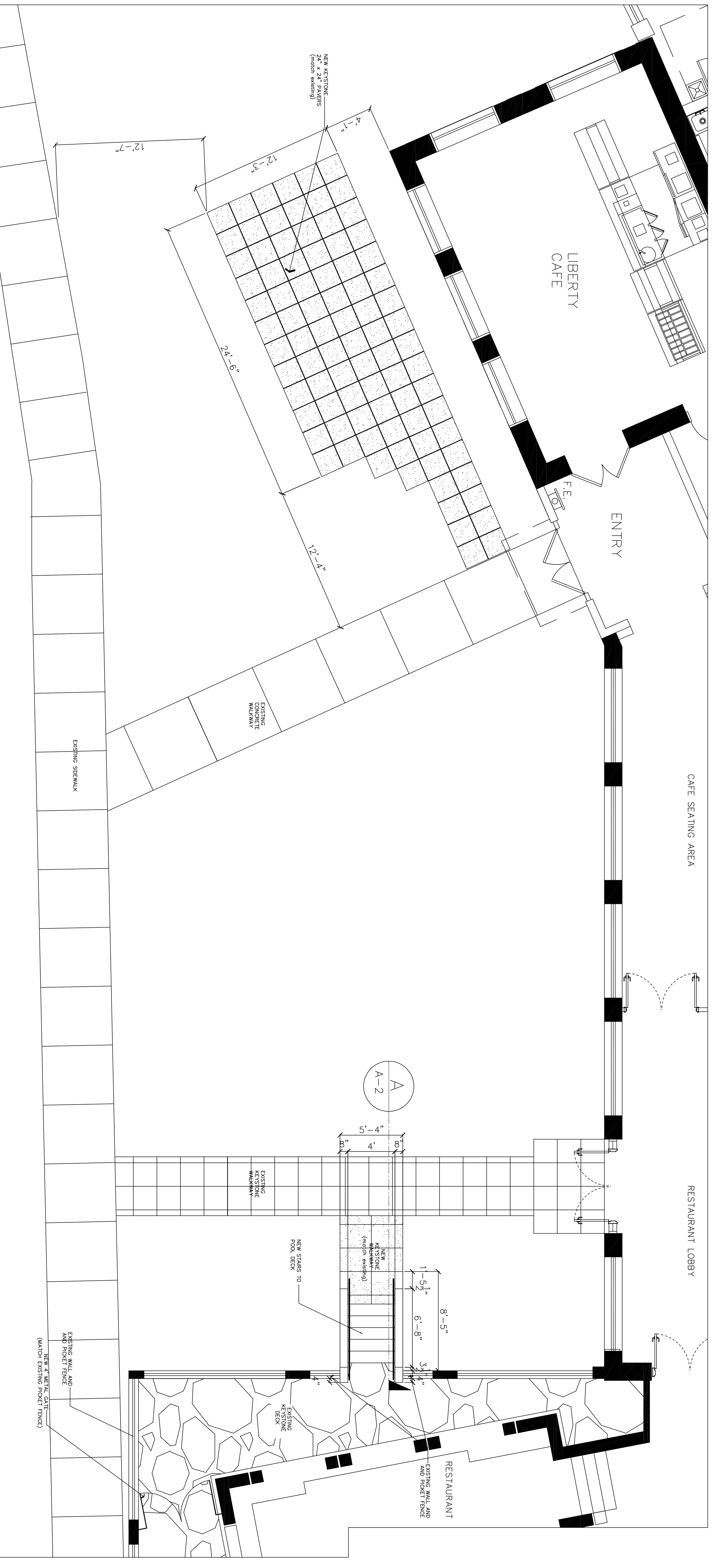
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DRAWN BY: MV
CHECKED BY: MV
DATE: 1-9-14

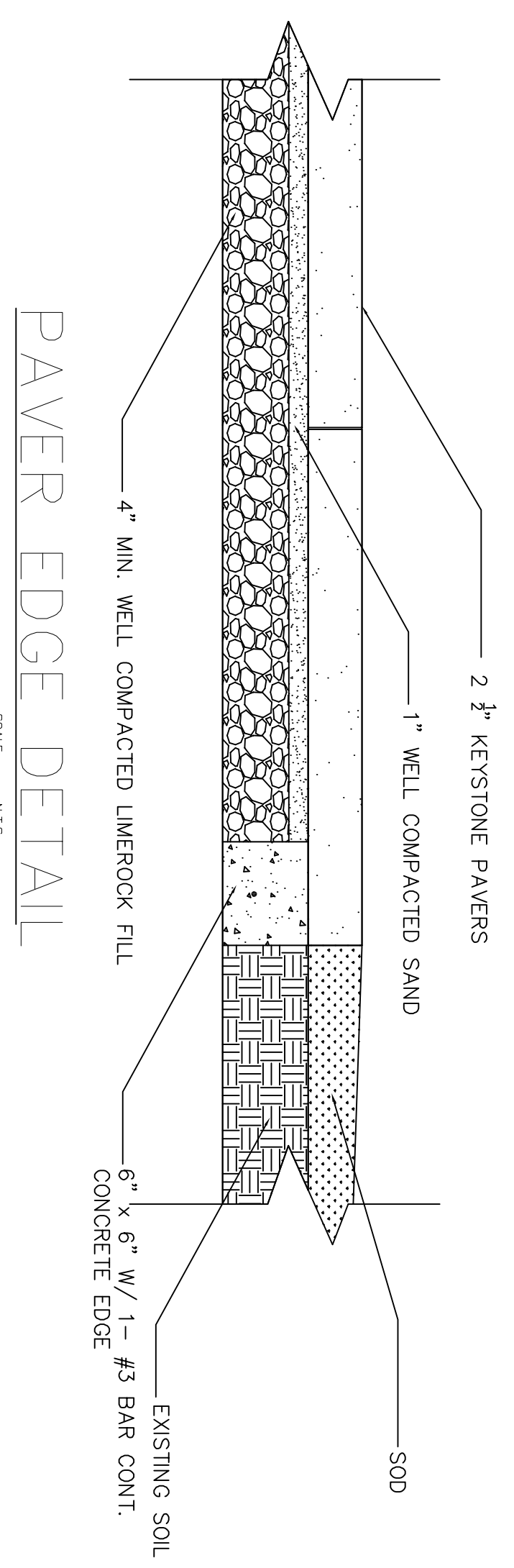
PROPOSED NEW LIBERTY CAFE DECK & STAIRS TO POOL DECK FOR:
CORAL GABLES COUNTRY CLUB
 997 NORTH GREENWAY DRIVE
 CORAL GABLES 33134
 MIAMI DADE FLORIDA

SHEET
 A-1
 OF 4

Signed & Sealed By: Manuel R. Vega III
 Florida Registered Architect
 License Number 7205
 Date: 1-9-14



PROPOSED NEW KEYSTONE WALKWAY & STAIRS FLOOR PLAN
1/4" = 1'-0"



PAVER EDGE DETAIL
SCALE: N.T.S.

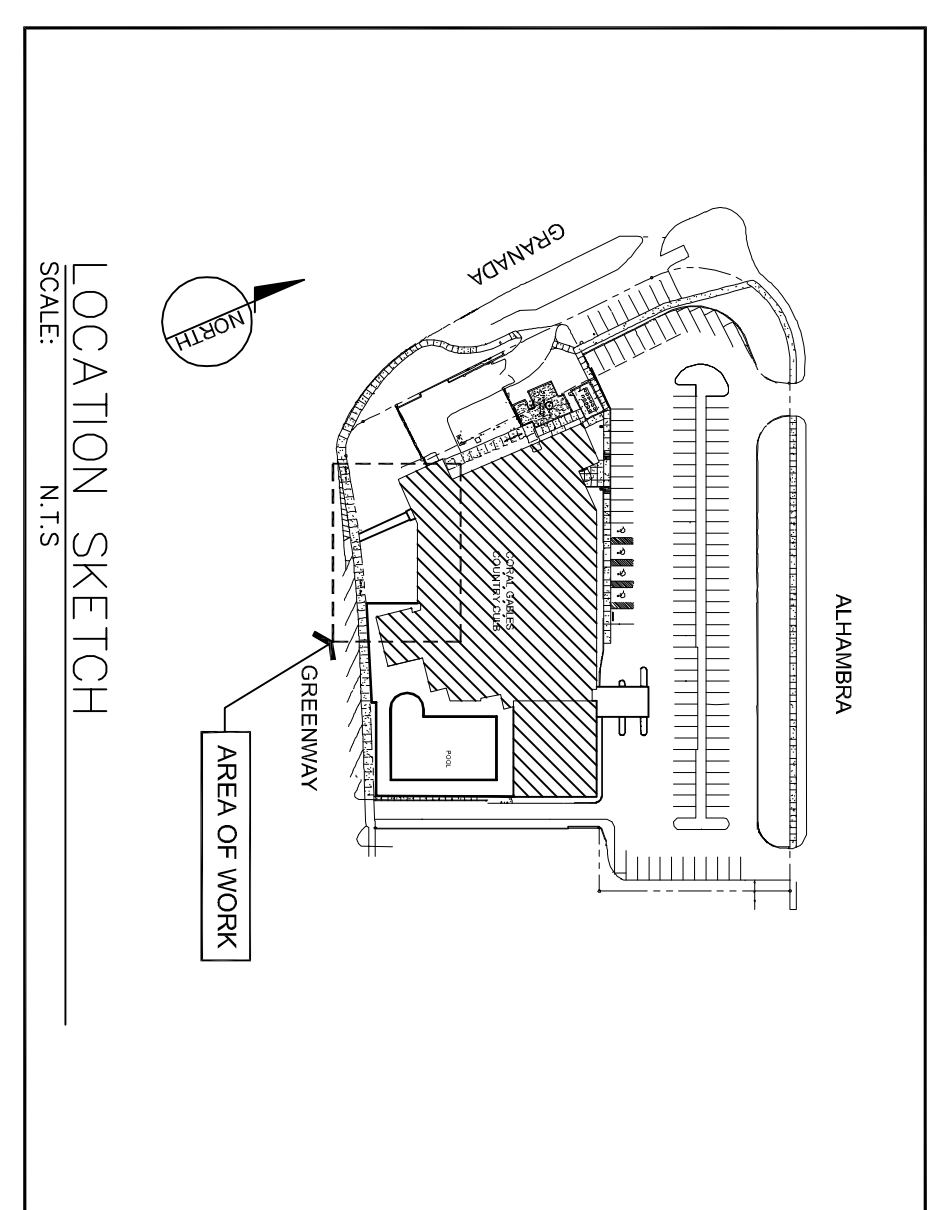
WALL KEY

	EXISTING EXTERIOR CMU WALL.
	EXISTING INTERIOR PARTITION.

NOTE: GC SHALL FIELD VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO THE START OF ANY WORK.

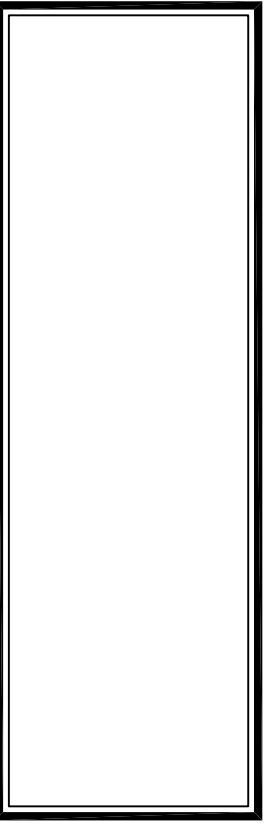
SCOPE OF WORK:

1. Install new 24" x 24" keystone walkway.
2. New stairs to pool deck area.
3. New 4'-0" metal gate to pool deck area.



REVISIONS

NO.	DATE	DESCRIPTION



Manuel R. Vega
15144 NW 20th Street
MIAMI, FLORIDA 33178
FL REG. NO. 7205
(305) 338-4500

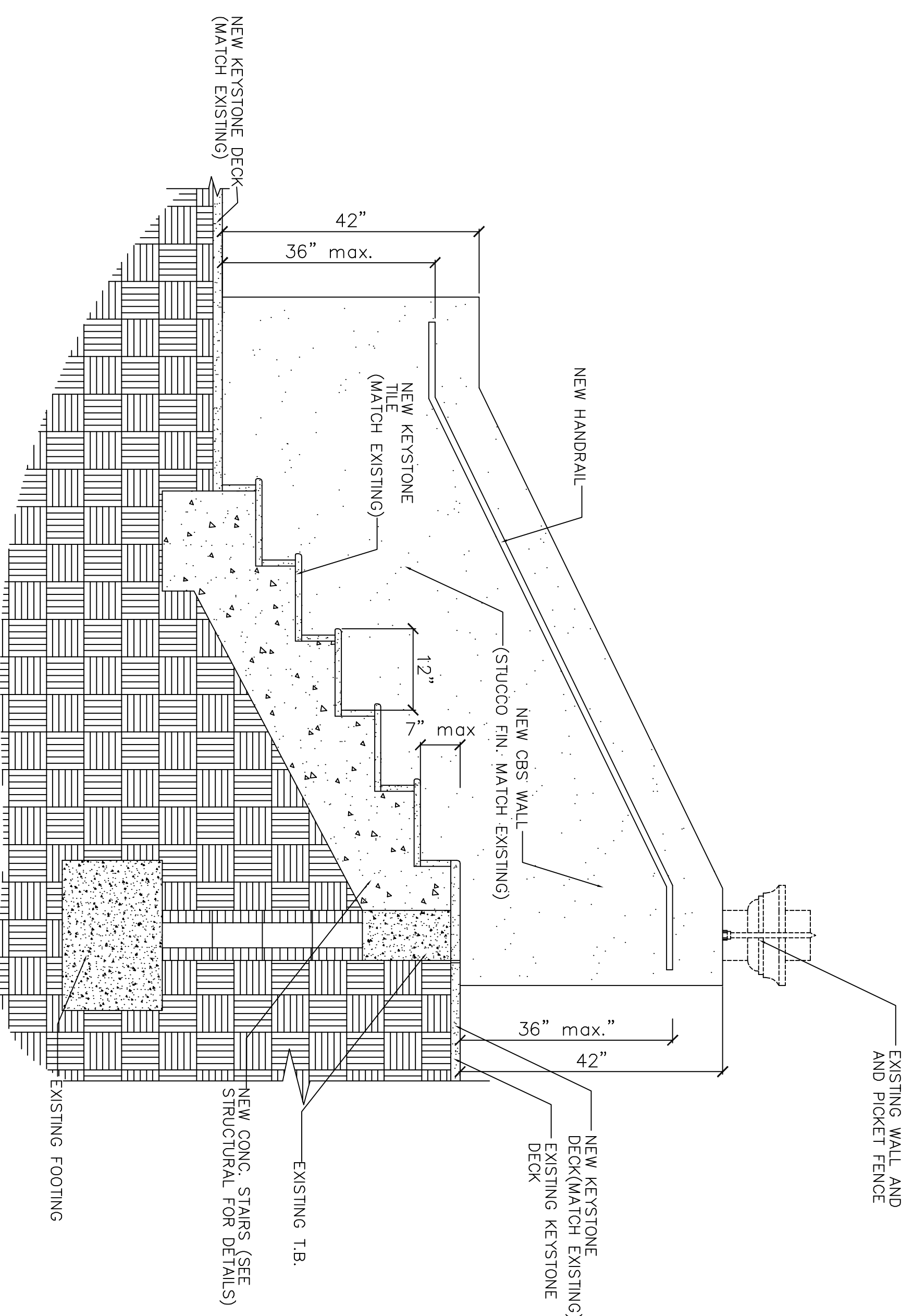
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DATE: 1-9-14

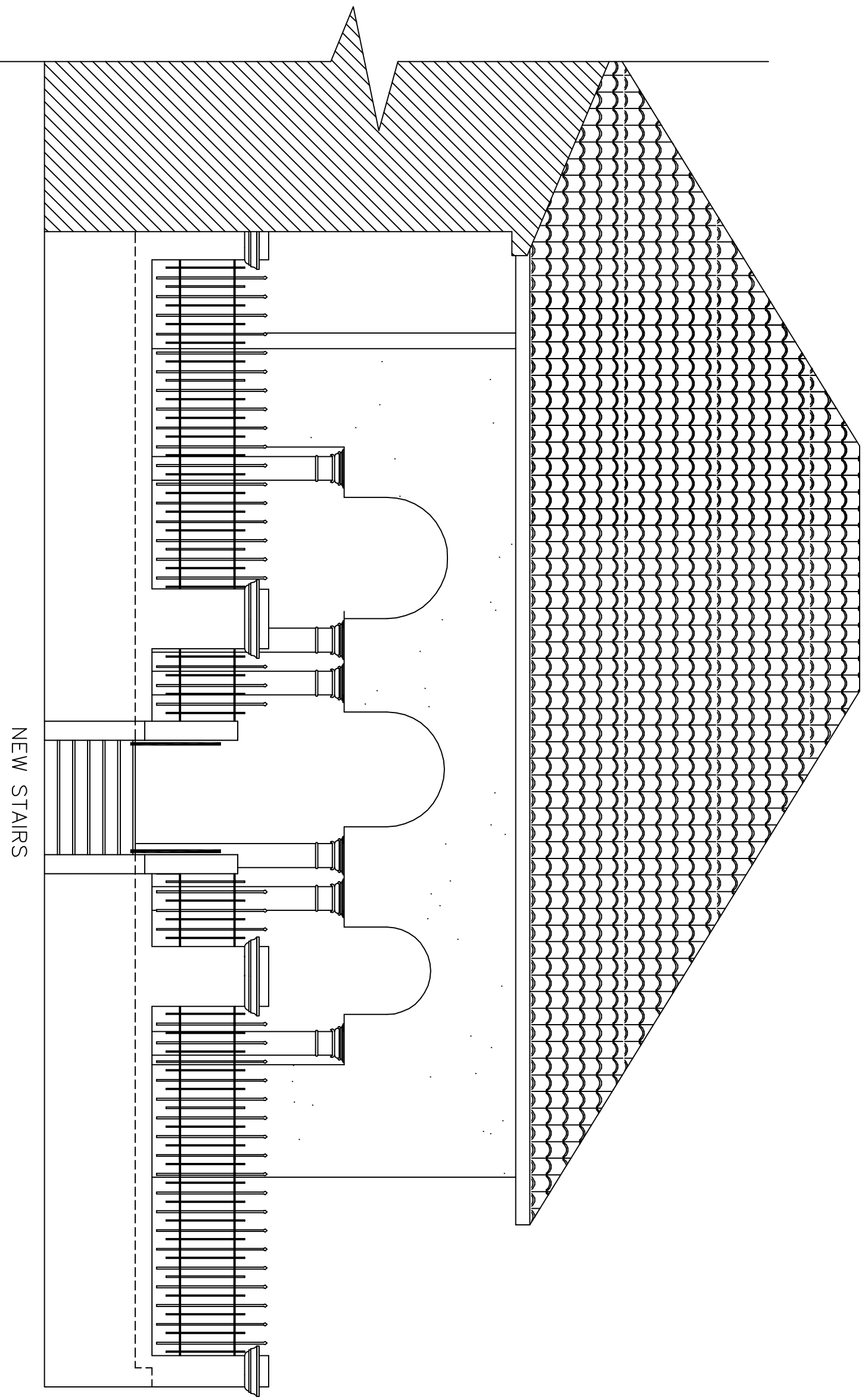
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CORAL GABLES COUNTRY CLUB
997 NORTH GREENWAY DRIVE
CORAL GABLES 33134
FLORIDA

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A-2
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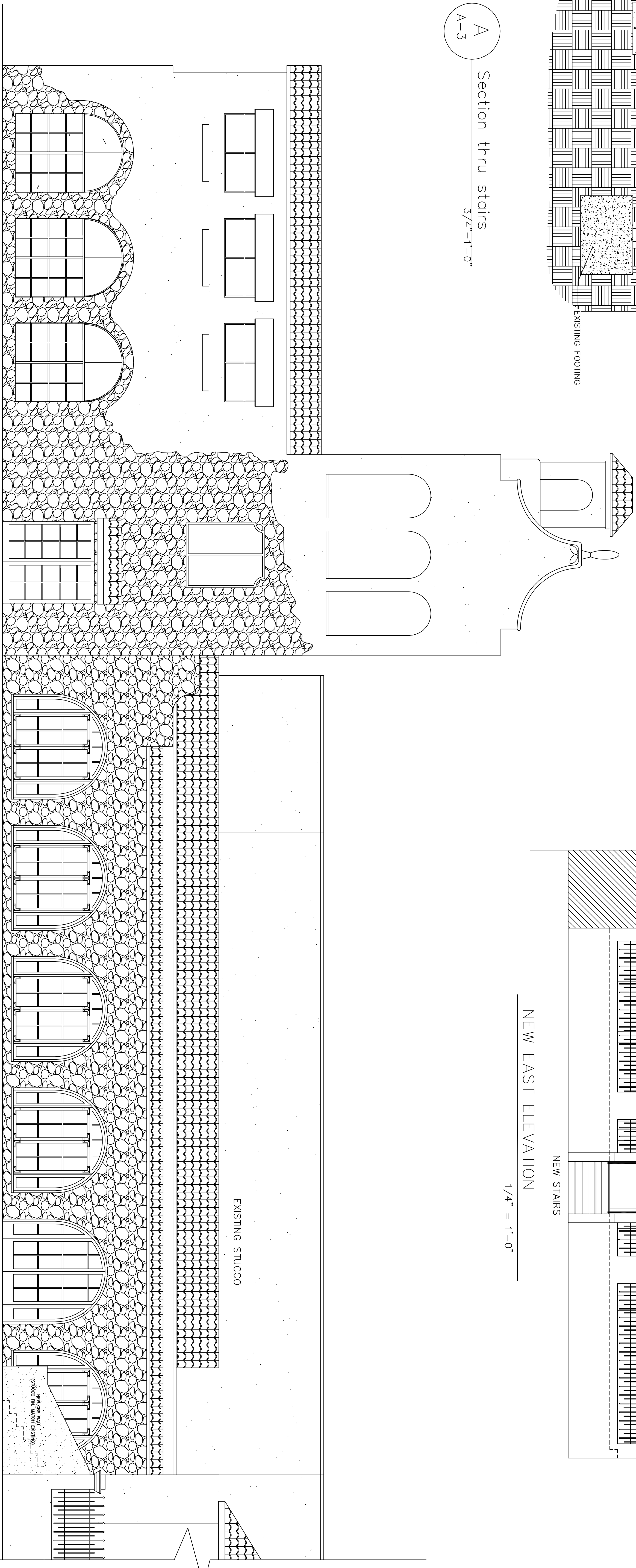
Signat & Sealed By: Manuel R. Vega
Florida Registered Architect
License Number 7205



A
A-3 Section thru stairs
3/4"=1'-0"

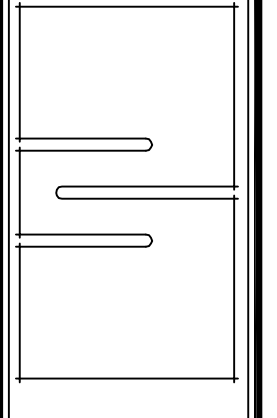
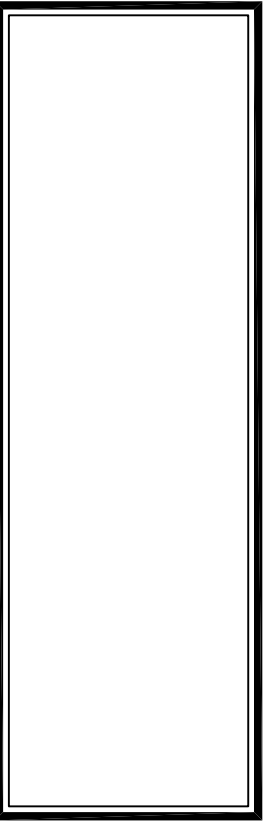


NEW EAST ELEVATION
1/4" = 1'-0"



NEW SOUTH ELEVATION
1/4" = 1'-0"

REVISIONS	Date:	By:



Manuel R. Vega
 Architect
 10411 NW 48th Street
 DORAL, FLORIDA 33178
 FL. REG. NO. 7205
 (305) 338-4500

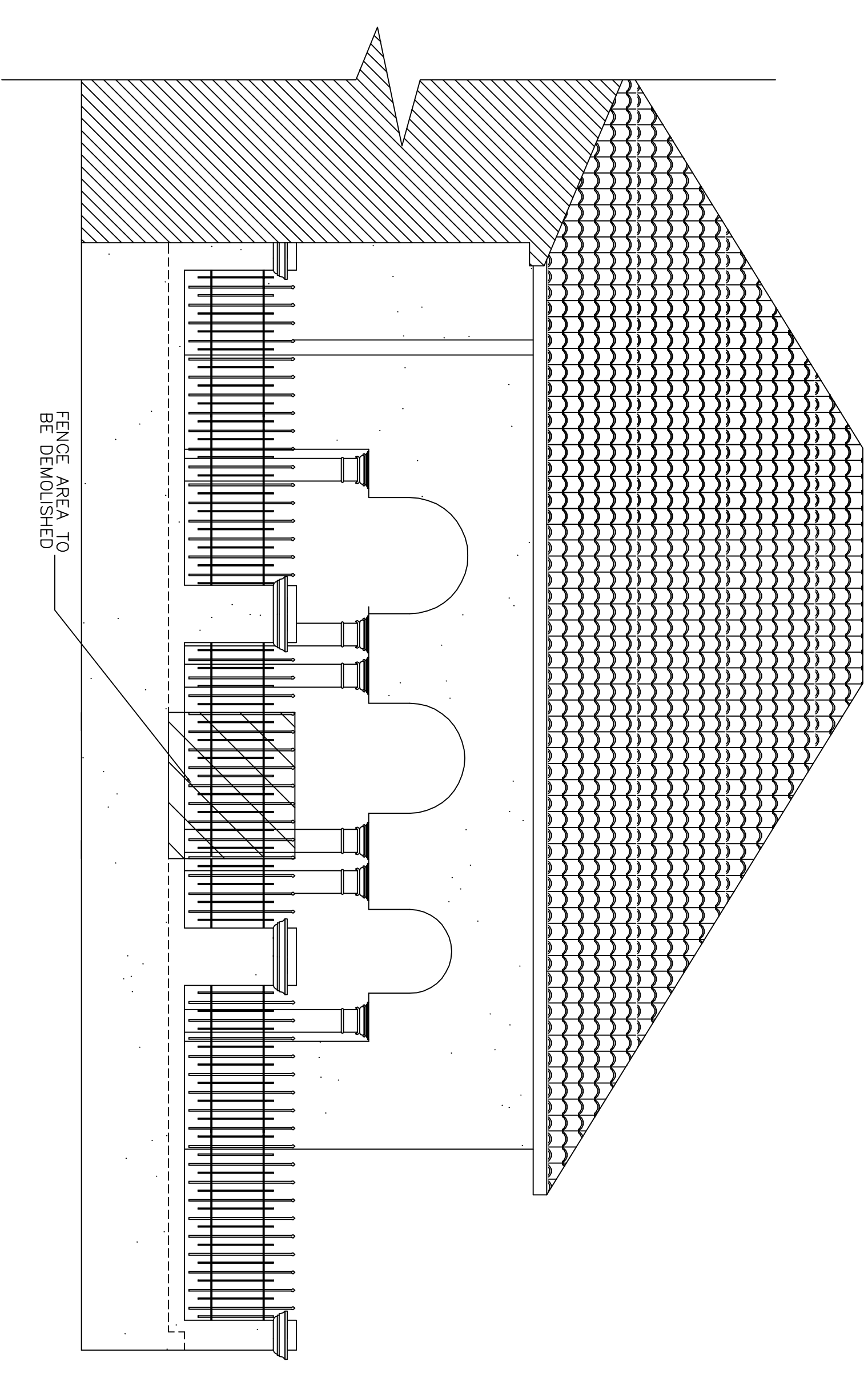
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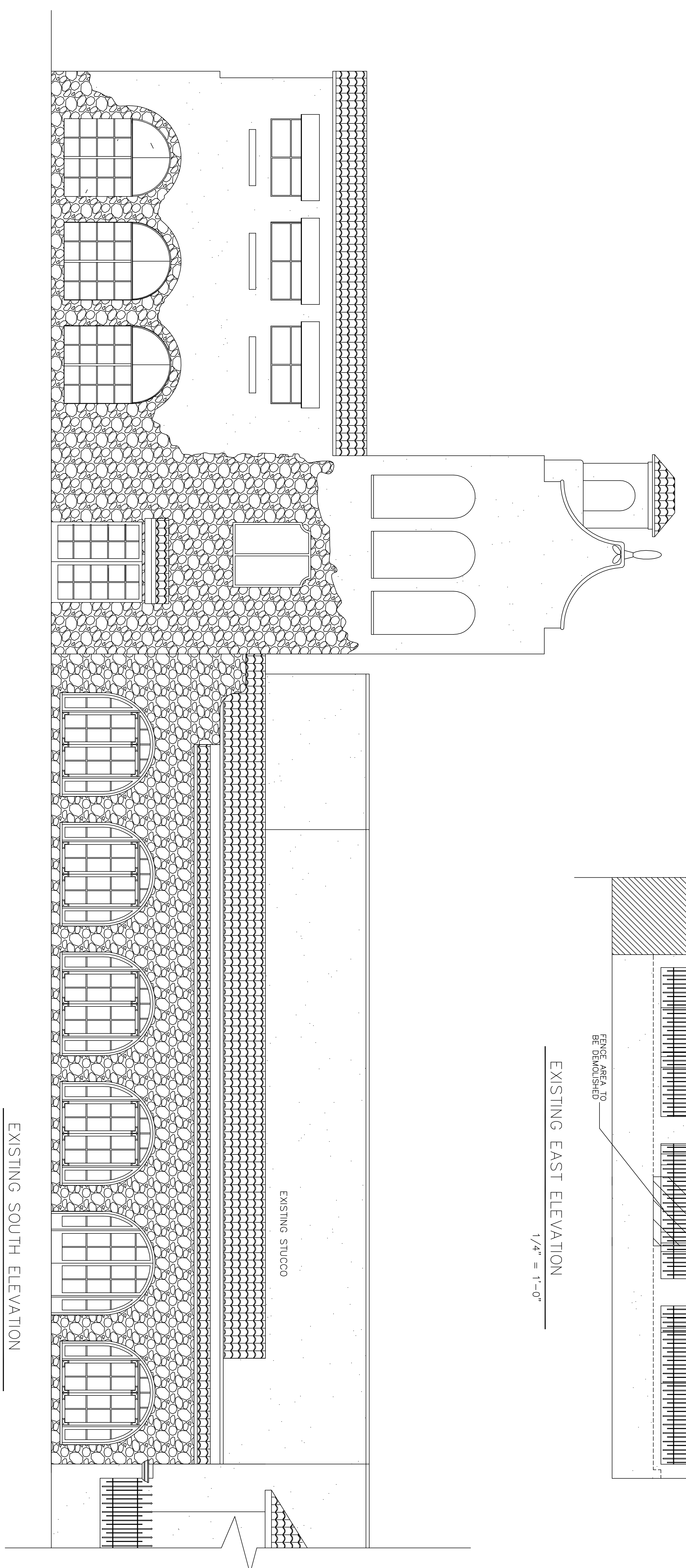
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CORAL GABLES COUNTRY CLUB
 997 NORTH GREENWAY DRIVE
 CORAL GABLES 33134
 MIAMI DADE FLORIDA

SHEET	A-3
OF	4

Sealed & Signed By: Manuel R. Vega
 Florida Registered Architect
 License Number 7205

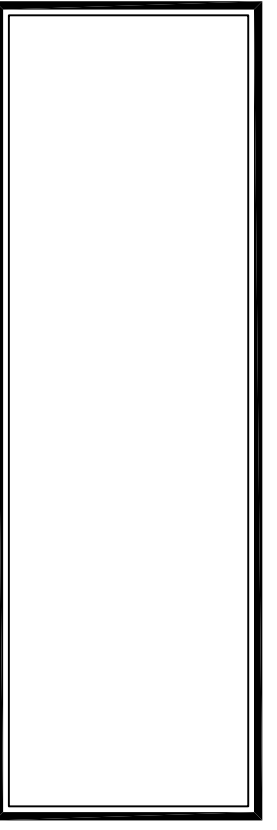


EXISTING EAST ELEVATION
1/4" = 1'-0"



EXISTING SOUTH ELEVATION
1/4" = 1'-0"

R	E	V	I	S	I	O	N	S	Date:	By:



Manuel R. Vega
 Architect
 10411 NW 48th Street
 DORAL, FLORIDA 33178
 FL. REG. NO. 7205
 (305) 338-4500

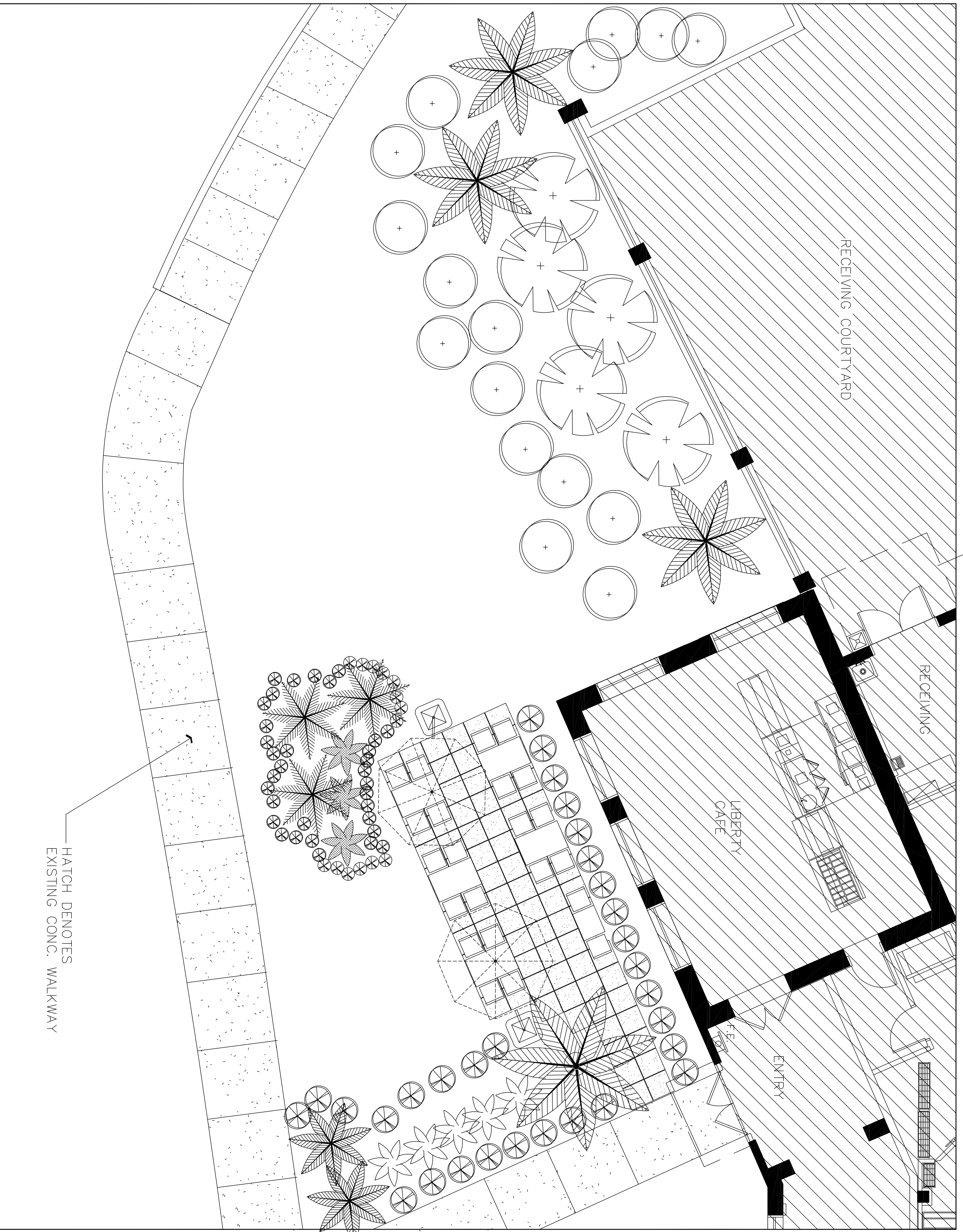
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DATE:	1-9-14

PROPOSED NEW LIBERTY CAFE DECK & STAIRS TO POOL DECK FOR:
CORAL GABLES COUNTRY CLUB
 997 NORTH GREENWAY DRIVE
 MIAMI DADE FLORIDA
 CORALGABLES 33134

SHEET	A-4
OF	4

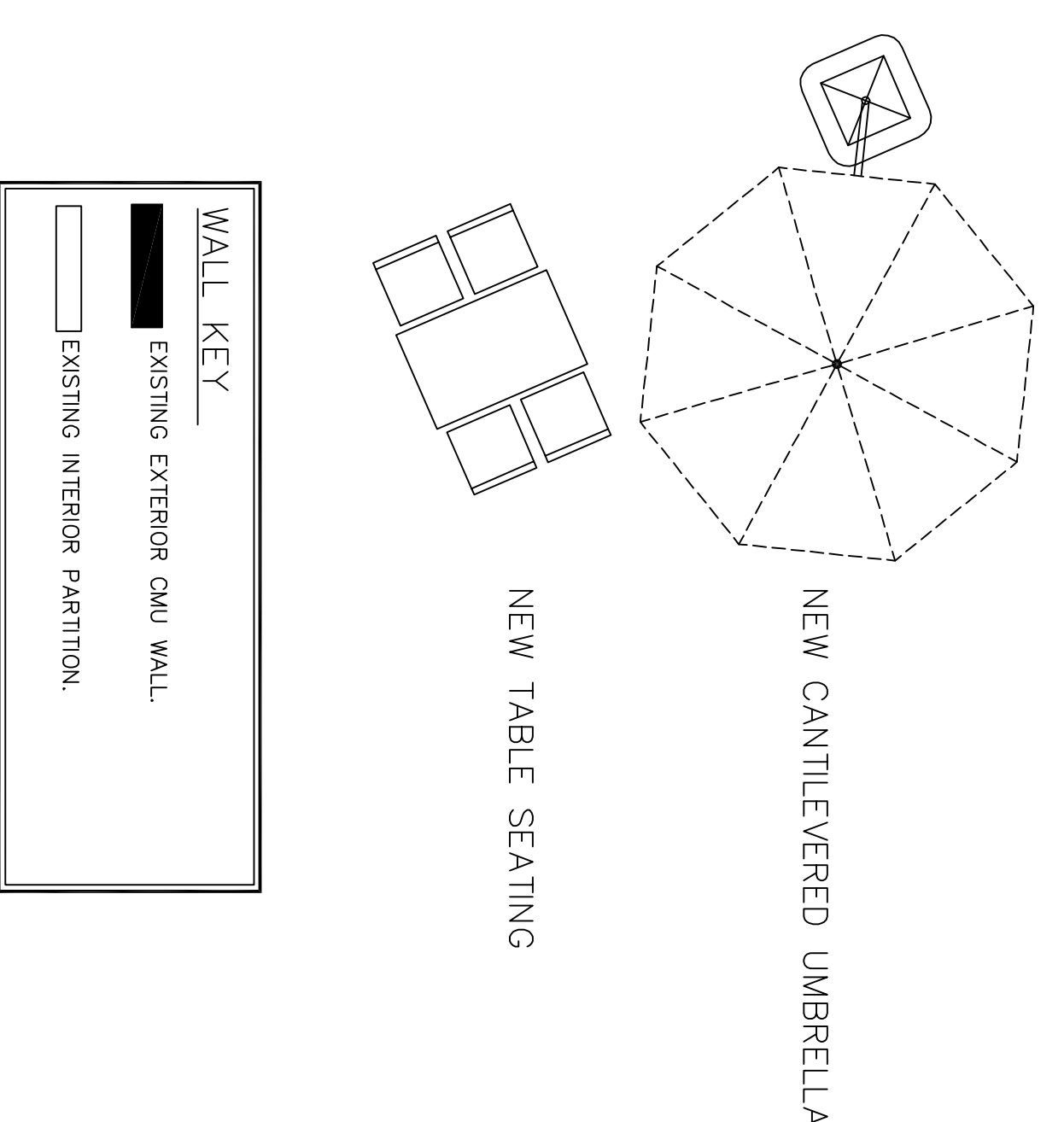
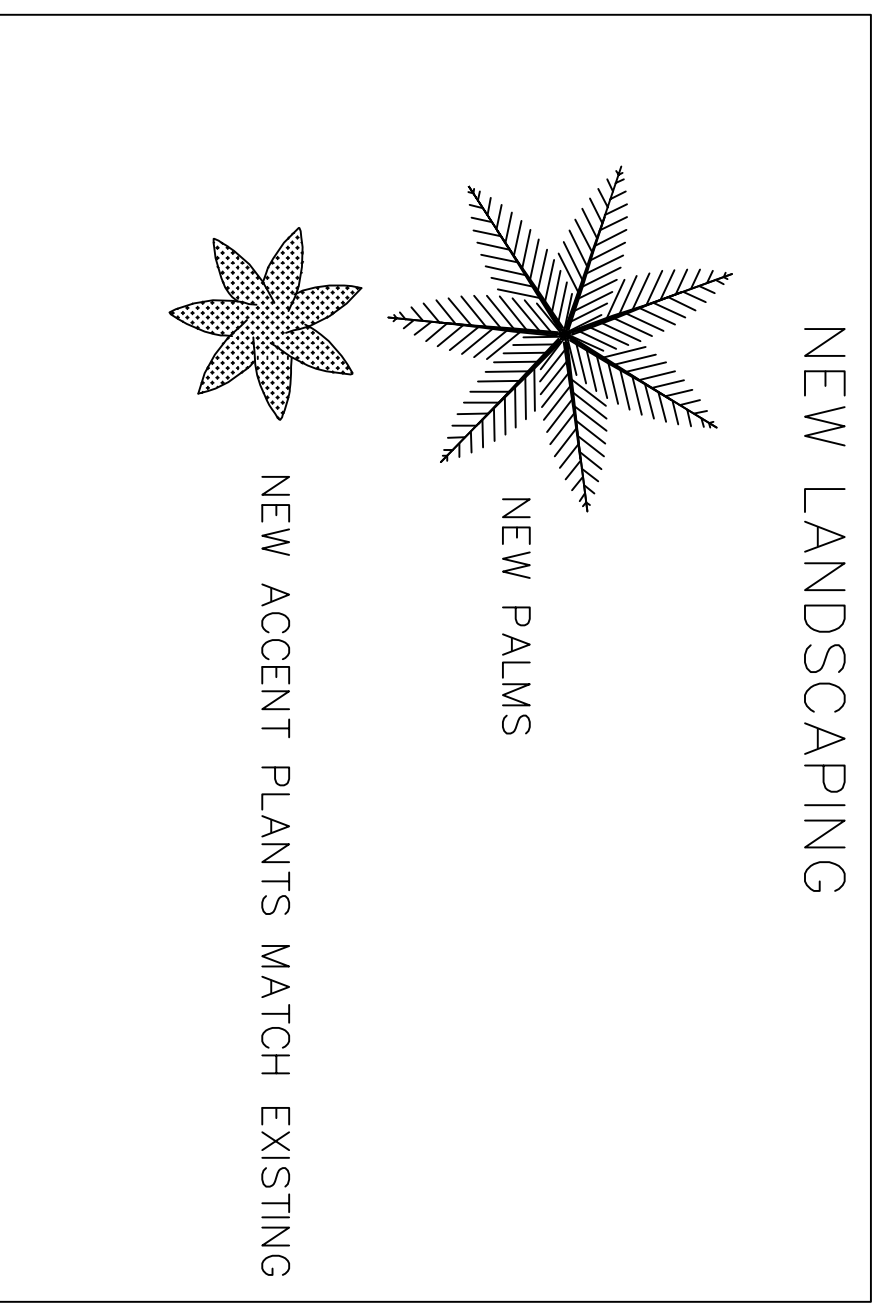
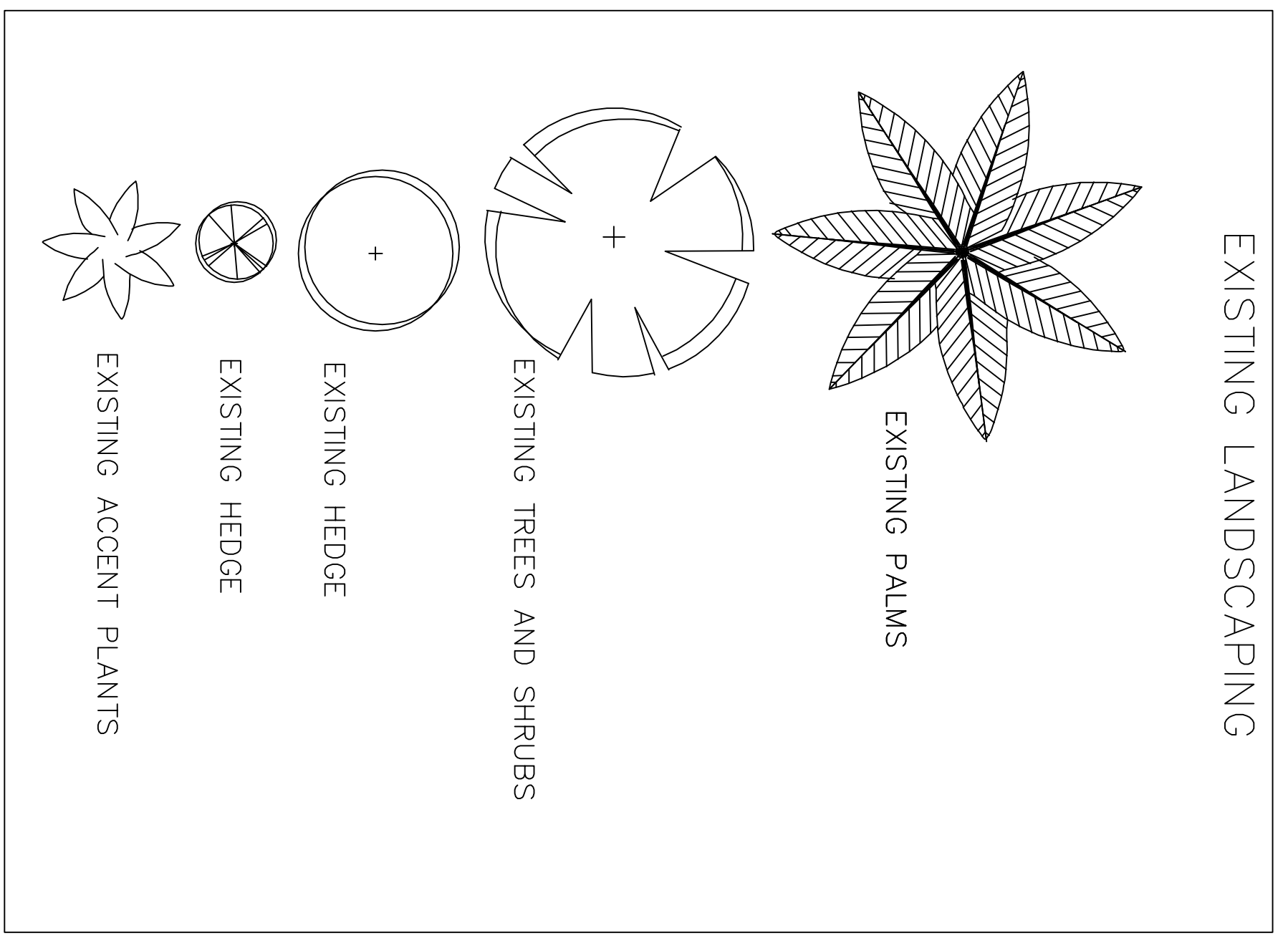
Signer & Sealer: Manuel R. Vega
 Florida Registered Architect
 License Number: 7205



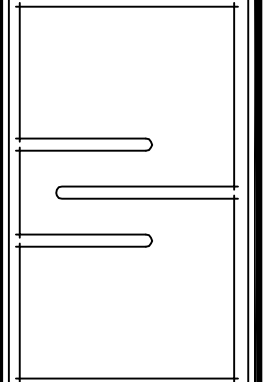
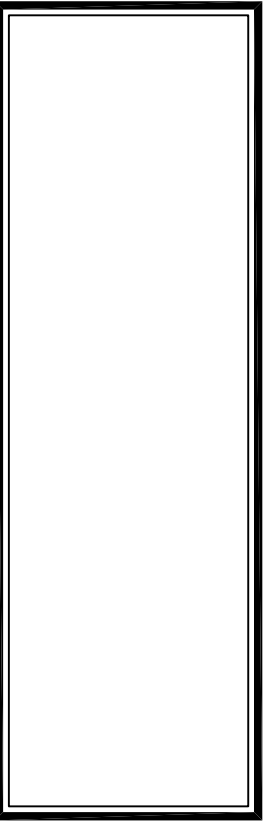
PROPOSED NEW LANDSCAPING & SEATING PLAN

1/4" = 1'-0"

HATCH DENOTES
EXISTING CONC. WALKWAY



REVISIONS	Date:	By:



Manuel R. Vega
 15144 NW 20th Street
 MIAMI, FLORIDA 33178
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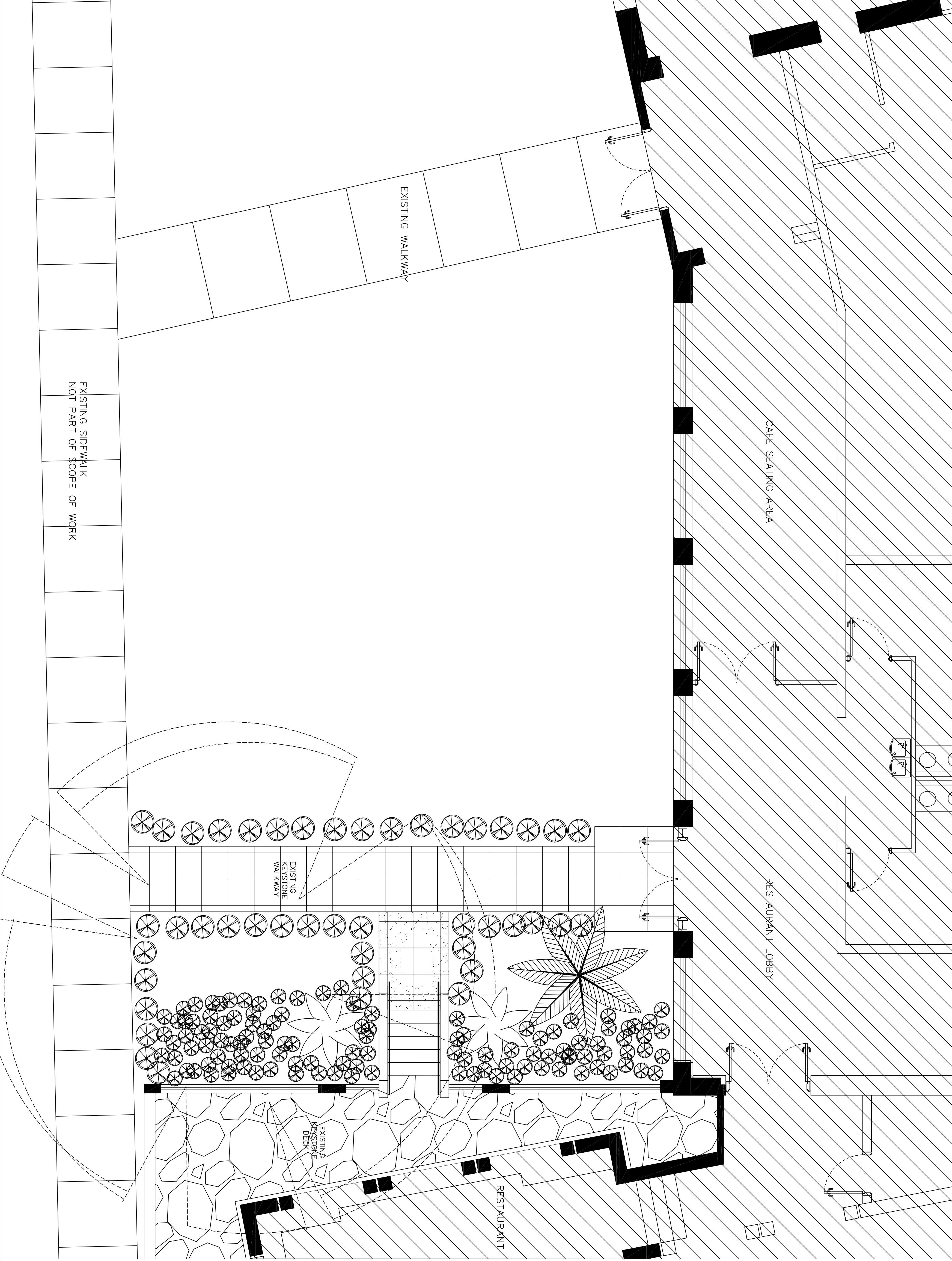
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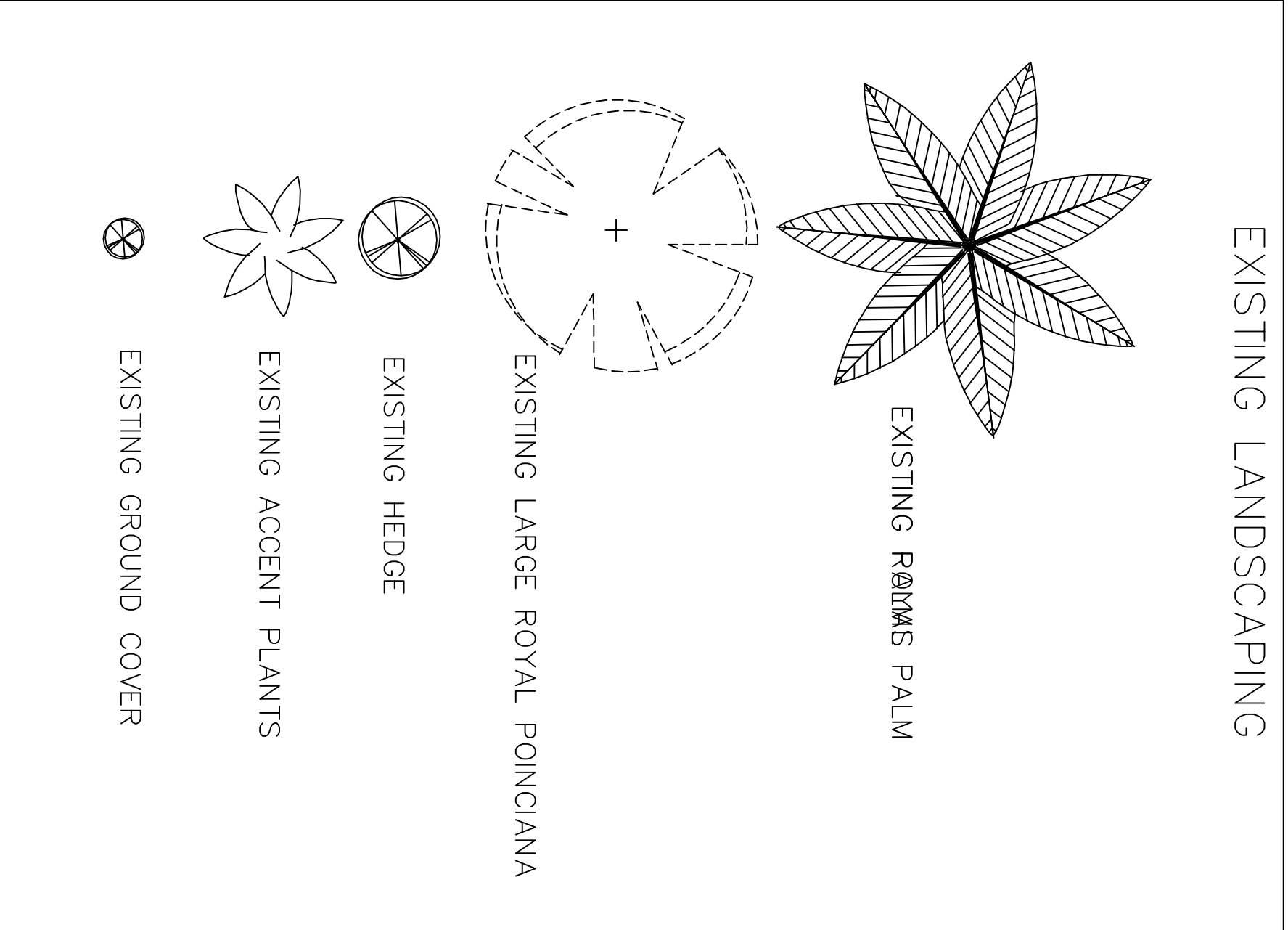
PROPOSED NEW LIBERTY CAFE DECK & STAIRS TO POOL DECK FOR:
CORAL GABLES COUNTRY CLUB
 997 NORTH GREENWAY DRIVE
 CORAL GABLES 33134
 MIAMI DADE FLORIDA

SHEET	L-1
OF	2

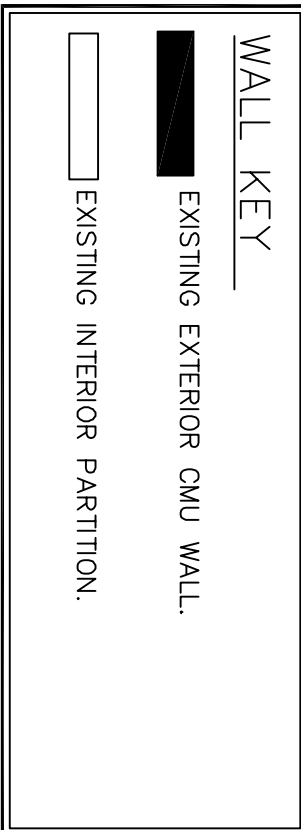
Signat & Sealed By: Manuel R. Vega III
 Florida Registered Architect
 License Number 7205
 Date: 12-10-13



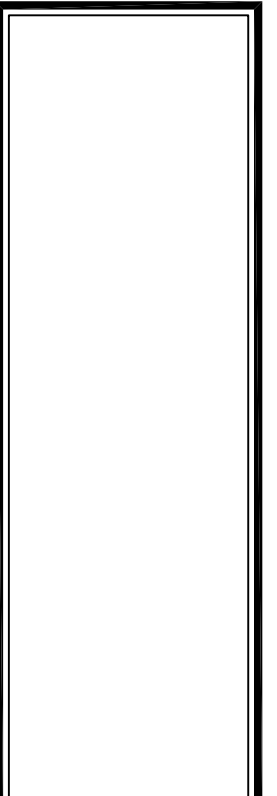
PROPOSED NEW KEYSTONE WALKWAY & STAIRS FLOOR PLAN
1/4" = 1'-0"



NOTE:
Relocate existing plants, if it is necessary to add new plants use the same variety.



REVISIONS	Date:	By:



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 CORAL GABLES 33134
 MIAMI DADE FLORIDA

SHEET
 L-2
 OF
 2

Seal & Stamp of Manuel R. Vega
 Florida Registered Architect
 License Number 7205



LIBERTY CAFE LOOKING NORTH



LIBERTY CAFE LOOKING NORTHWEST



EXISTING GREENWAY ENTRANCE LOOKING EAST



NEW GREENWAY ENTRANCE LOOKING EAST



LIBERTY CAFE LOOKING WEST



GREENWAY ENTRANCE LOOKING EAST