

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2015-96**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, APPROVING THE REQUEST BY KNIGHT'S KEY INVESTORS, LLC AND KNIGHT'S KEY ROAD, LLC FOR A CONDITIONAL USE PERMIT, PURSUANT TO CHAPTER 102, ARTICLE 13 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (CODE) ENTITLED "CONDITIONAL USE PERMITS", AUTHORIZING THE REDEVELOPMENT OF A PROPERTY INTO A RESORT FACILITY; WITH PROPOSED DENSITIES OF APPROXIMATELY 9.16 TRANSIENT AND AFFORDABLE HOUSING UNITS PER ACRE, PROPOSED INTENSITIES OF LESS THAN 10 PERCENT; AND INCLUDING AN APPROVAL BY THE DIRECTOR OF PLANNING TO ALLOW "MINOR ARCHITECTURAL FEATURES" TO EXCEED THE MAXIMUM HEIGHT LIMIT OF 37 FEET TO APPROXIMATELY 44 FEET PURSUANT TO CHAPTER 107, ARTICLE 5, SECTION 107.41, "HEIGHT-EXCEPTIONS TO LIMITS"; LOCATED AT 1 KNIGHT'S KEY BLVD; WHICH IS LEGALLY DESCRIBED AS LOT 1 AND PART OF LOT 2 AND BAY BOTTOM EAST OF AND ADJACENT TO GOVERNMENT LOT 2, SECTION 8 AND 17, TOWNSHIP 66 SOUTH, RANGE 32 EAST, KNIGHTS KEY, MONROE COUNTY, FLORIDA; HAVING REAL ESTATE NUMBER 00101800-000000, NEAREST MILE MARKER 47.; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Knight's Key Investors, LLC And Knight's Key Road, LLC, (The "Applicant") filed an Application on June 30, 2015 for a Conditional Use Permit and Development Agreement pursuant to Chapter 102, Articles 13 and 8 respectively of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**; the Applicant proposes to redevelop the existing 199 unit RV Park into 199 hotel/resort units, adding 21,362 square feet of commercial space, adding 30 affordable workforce housing units; and

**WHEREAS**, City staff reviewed the Applicant's request for a Conditional Use Permit and Development Agreement determining that the Applicant's project proposal was in compliance with the City's Comprehensive Plan and Land Development Regulations (LDRs) and further that there was no substantial impact on the City's Level of Service (LOS); and

**WHEREAS**, on the 17th day of August, 2015, the City of Marathon Planning Commission (the "Commission") conducted a properly advertised public hearing (the "Public Hearings") regarding the request submitted by the Applicant, for a Conditional Use Permit pursuant to Chapter 102, Article 13 of the LDRs; and

**WHEREAS**, , and on the 25th day of August, 2015 and the 8th day of September, 2015, the City Council (the "Council") conducted properly advertised public hearings (the "Public Hearings") regarding the request submitted by the Applicant, for a Conditional Use Permit pursuant to Chapter 102, Article 13 of the LDRs; and

**WHEREAS**; the City Council made a determination that the Applicant's request for a Conditional Use Permit, subject to the terms of the LDRs and with Conditions imposed, was in Compliance with the City's Comprehensive Plan and LDRs and further, that the approval is in the public interest, is consistent with its policy to encourage the redevelopment of hotels and motels in Marathon, and will further the health, safety and welfare of the residents of Marathon; and

**WHEREAS**, the purpose of the Conditional Use Permit is to allow for the integration of certain land uses and structures within the City of Marathon, based on conditions imposed by the Council. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses and on the basis of all zoning, subdivision and other ordinances applicable to the proposed location and zoning district,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:**

**Section 1.** The above recitals are true and correct and incorporated herein.

**Section 2.** The City Council hereby approves Development Order 2015-13, a copy of which is attached hereto as Exhibit "A", granting a Conditional Use Permit to Knight's Key Investors, LLC And Knight's Key Road, LLC for the redevelopment of the existing 199 unit RV Park into 199 hotel/resort units, adding 21,362 square feet of commercial space, adding 30 affordable workforce housing units. The Director of Planning is authorized to sign the development order on behalf of the City.

**Section 3.** This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 9<sup>th</sup> DAY OF SEPTEMBER, 2015.**

**THE CITY OF MARATHON, FLORIDA**

  
\_\_\_\_\_  
**Chris Bull, Mayor**

AYES: Keating, Kelly, Senmartin, Zieg, Bull  
NOES: None  
ABSENT: None  
ABSTAIN: None

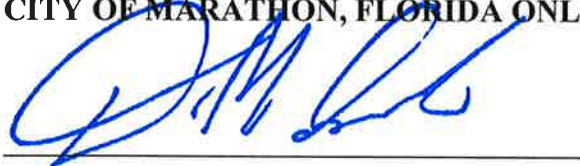
**ATTEST:**



\_\_\_\_\_  
Diane Clavier, City Clerk

(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE  
CITY OF MARATHON, FLORIDA ONLY:**



\_\_\_\_\_  
City Attorney



**CITY OF MARATHON, FLORIDA  
CONDITIONAL USE  
DEVELOPMENT ORDER # 2015-13**

**A DEVELOPMENT ORDER APPROVING THE REQUEST BY KNIGHT’S KEY INVESTORS, LLC AND KNIGHT’S KEY ROAD, LLC FOR A CONDITIONAL USE PERMIT, PURSUANT TO CHAPTER 102, ARTICLE 13 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (CODE) ENTITLED “CONDITIONAL USE PERMITS”, AUTHORIZING THE REDEVELOPMENT OF A PROPERTY INTO A RESORT FACILITY; WITH PROPOSED DENSITIES OF APPROXIMATELY 9.16 TRANSIENT AND AFFORDABLE HOUSING UNITS PER ACRE, PROPOSED INTENSITIES OF LESS THAN 10 PERCENT; AND INCLUDING AN APPROVAL BY THE DIRECTOR OF PLANNING TO ALLOW “MINOR ARCHITECTURAL FEATURES” TO EXCEED THE MAXIMUM HEIGHT LIMIT OF 37 FEET TO APPROXIMATELY 44 FEET PURSUANT TO CHAPTER 107, ARTICLE 5, SECTION 107.41, “HEIGHT-EXCEPTIONS TO LIMITS”; LOCATED AT 1 KNIGHT’S KEY BLVD; WHICH IS LEGALLY DESCRIBED AS LOT 1 AND PART OF LOT 2 AND BAY BOTTOM EAST OF AND ADJACENT TO GOVERNMENT LOT 2, SECTION 8 AND 17, TOWNSHIP 66 SOUTH, RANGE 32 EAST, KNIGHTS KEY, MONROE COUNTY, FLORIDA; HAVING REAL ESTATE NUMBER 00101800-000000, NEAREST MILE MARKER 47; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Knight’s Key Investors, LLC And Knight’s Key Road, LLC, (The “Applicant”) filed an Application on June 31, 2015 for a Conditional Use Permit and Development Agreement pursuant to Chapter 102, Articles 13 and 8 respectively of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**; the Applicant proposes to redevelop the existing 199 unit RV Park into 199 hotel/resort units, adding 21,362 square feet of commercial space, adding 30 affordable workforce housing units; and

**WHEREAS**, City staff reviewed the Applicant’s request for a Conditional Use Permit and Development Agreement determining that the Applicant’s project proposal was in compliance with the City’s Comprehensive Plan and Land Development Regulations (LDRs) and further that there was no substantial impact on the City’s Level of Service (LOS); and

**WHEREAS**, on the 17th day of August, 2015, the City of Marathon Planning Commission (the “Commission”) conducted a properly advertised public hearing (the “Public Hearings”) regarding the request submitted by the Applicant, for a Conditional Use Permit pursuant to Chapter 102, Article 13 of the LDRs; and

**WHEREAS**, and on the 25th day of August, 2015 and the 8th day of September, 2015, the City Council (the “Council”) conducted properly advertised public hearings (the “Public Hearings”) regarding the request submitted by the Applicant, for a Conditional Use Permit pursuant to Chapter 102, Article 13 of the LDRs; and

**WHEREAS**; the City Council made a determination that the Applicant’s request for a Conditional Use Permit, subject to the terms of the LDRs and with Conditions imposed, was in Compliance with the City’s Comprehensive Plan and LDRs and further, that the approval is in the public interest, is consistent with its policy to encourage the redevelopment of hotels and motels in Marathon, and will further the health, safety and welfare of the residents of Marathon; and

**WHEREAS**, the purpose of the Conditional Use Permit is to allow for the integration of certain land uses and structures within the City of Marathon, based on conditions imposed by the Council. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses and on the basis of all zoning, subdivision and other ordinances applicable to the proposed location and zoning district,

**FINDINGS OF FACT:**

1. The OWNER is proposing to redevelop the existing 199 unit RV Park into 199 hotel/resort units, adding 21,362 square feet of commercial space, adding 30 affordable workforce housing units.
2. In accordance with Section 102.77 of the LDRs, the Commission and Council considered and determined that the OWNER met the following criteria:
  - a. The Proposed Use is consistent with the Comprehensive Plan and LDRs;
  - b. The Proposed Use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;
  - c. The Proposed Use shall not adversely affect the health, safety, and welfare of the public; and
  - d. The proposed conditional use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
  - e. Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:
    1. Ingress and egress to the Property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;
    2. Off-street parking and loading areas where required, with particular attention to item 1 above;
    3. The noise, glare or odor effects of the conditional use on surrounding properties;
    4. Refuse and service areas, with particular reference to location, screening and Items 1 and 2 above;

5. Utilities, with reference to location and availability;
6. Screening and buffering with reference to type, dimensions and character;
7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;
8. Required yards and other open space;
9. General compatibility with surrounding properties; and
10. The allocation and transfer of transient residential units (TRUs).
11. Obligations to provide adequate workforce housing.
12. Any special requirements set forth in the LDRs for the Proposed Use involved.

### **CONDITIONS IMPOSED:**

Granting approval of the Conditional Use Permit is subject to the following conditions:

1. Staff requires that upon planning review, if the redevelopment is found to have any effect on the Eastern Indigo Snake Habitat, then the prescribed protection measures must be undertaken, and the information poster posted on site.
2. Clear sight triangles must be shown on the site plan at time of building permit issuance.
3. Applicant and City shall use commercial reasonable efforts to obtain all necessary permits for developing a Westbound left turn lane from Knight's Key Boulevard to US1. Applicant shall be responsible for any costs for permitting and developing the turn lane. City shall not charge a Road impact fee to Applicant in exchange for completing the turn lane. If Applicant and City are not able to obtain all necessary permits for the turn lane within one year from the date applicant obtains any and all necessary building permits for developing the Property into a Hotel, then this condition shall be void and of no force or effect Landscaping in the DOT or City ROW can blend with the landscaping for the project.
4. A detailed lighting plan must be submitted before the project is permitted.
5. City approval is required for the stormwater management system prior to Building Permit Approval.
6. The City recommends a separate meter for irrigation, landscaping and pool.
7. The City will require civil plans for capacity requirements, anticipated flows, including pool and accessory structures, needs a restaurant seating plan, details including number of washers for laundry facility. The plans should show pipes and line sizes, method of transmission, and NPDES, notice of intent.
8. The plans have to be submitted to the City in order to be reviewed by our engineers, Wade Trim, for approval prior to sending to DEP.
9. Demo plans to show abandonment of existing systems and possible grease trap.
10. Make sure that the landscaping does not interfere with the sewer pipes in the ROW.
11. All signs will be reviewed and approved for compliance with the City of Marathon LDR's.
12. The billboard is on private property, it can be taken off the DOT permitting, change it to a City permit and it can be refaced. The lighting needs to be adjusted as to not interfere with drivers coming off the bridge as it does now.
13. A final lighting plan must be submitted prior to building permit issuance.

14. A final landscaping plan must be submitted prior to building permit issuance.
15. As the City understands it, the Applicant will dedicate the area of Knight's Key Boulevard to the City. An agreement to transfer the property to the City satisfactory to the City Attorney will be required prior to final permitting. If Applicant conveys Knight's Key Boulevard to the City, subject to a landscape easement in favor of Applicant in which Applicant agrees to maintain the landscaping on both sides of Knight's Key Boulevard, City shall waive the Parks, Safety, and Conservation land impact fees.
16. Applicant shall continue to provide reasonable access to the Pigeon Key ferry, with such access subject to Pigeon Key continuing to agree to repair and maintain the seawall and access used by Pigeon Key, and also subject to reasonable rules and regulations created and enforced by Applicant. The terms of the access, maintenance and repair agreement may be evidenced by a recordable easement executed by both Applicant and Pigeon Key.
17. There is no parking for boats/trailers on the property and it is not planned. Boating customers are sent to the Coral Lagoon property by agreement between the two entities.
18. Applicant has agreed to provide 30 workforce/employee housing units as depicted on the site plan dated August 12, 2015. The City finds the workforce/employee housing complies with the City's Comprehensive Plan and Land Development Regulations, as they exist and are currently being amended.
19. The applicant will obtain any required permits from SFWMD and FDOT prior to building permit issuance.
20. The applicant will obtain any required permits from ACOE and DEP prior to building permit issuance.
21. The applicant will provide fire protection plans in accordance with fire protection requirements as outlined by the City Fire Marshal.
22. The applicant will meet all floodplain related requirements as part of the Building Permit process.
23. As a condition of redevelopment, the developer and the City shall enter into a Development Agreement, in addition to compliance with all other provisions of the Code.
24. The Conditional Use Development Order will constitute the Certificate of Concurrency for the project. The determination will be valid for one year.

**VIOLATION OF CONDITIONS:**

The OWNER understands and acknowledges that it must comply with all of the terms and conditions herein, and all other applicable requirements of the City or other governmental agencies applicable to the use of the Property. In accordance with the City Code and LDRs, the Council may revoke this approval upon a determination that the OWNER or its successor or designee is in non-compliance with this Resolution, City Code, or LDRs. Failure to adhere to the terms and conditions of approval contained herein is a violation of the City Code, and persons found violating the conditions shall be subject to the penalties prescribed therein.

**CONCLUSIONS OF LAW:**

Based upon the above Findings of Fact, the Council does hereby make the following Conclusions of Law:

1. The Application has been processed in accordance with the applicable provisions of the LDRs, and will not be detrimental to the community as a whole; and
2. In rendering its decision, as reflected in this Resolution, the Council has:
  - (a) Accorded procedural due process;
  - (b) Observed the essential requirements of the law;
  - (c) Supported its decision by substantial competent evidence of record; and
3. The Application for a CUP Amendment is hereby GRANTED subject to the conditions specified herein.

**EFFECTIVE DATE:**

This development order shall not take effect for thirty (30) days following the date it is filed with the City Clerk, and during that time, the CUP granted herein shall be subject to appeal as provided in the LDRs. An appeal shall stay the effectiveness of this development order until said appeal is resolved.

Sept 10, 2015  
Date

George Garrett  
George Garrett  
Director of Planning

This Development Order was filed in the Office of the City Clerk of this 10 day of Sept., 2015.

Diane Clavier  
Diane Clavier, City Clerk



**NOTICE**

Under the authority of Section 102.79(c) of the City of Marathon Land Development Regulations, this development order shall become null and void with no further notice required by the City, unless a complete building permit application for site preparation and building construction with revised plans as required herein is submitted to the City of Marathon Building Official within one (1) year from the date of conditional use approval, or the date when the Department of Economic Opportunity waives its appeal and all required certificates of occupancy are procured with three (3) years of the date of this development order is approved by the City Council.

In addition, please be advised that pursuant to Chapter 9J-1, Florida Administrative Code, this instrument shall not take effect for forty-five (45) days following the rendition to the Florida Department of Economic Opportunity. During that forty-five days, the Florida Department of Economic Opportunity may appeal this instrument to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

**CERTIFICATE OF SERVICE**

A true and correct copy of the above and foregoing Resolution was furnished, via U.S. certified mail, return receipt requested, addressed to Knights Key Investors LLC,  
this 11 day of Sept, 2015.

Go Donald Craig  
P.O. Box 7215  
Breckenridge, CO 80424

Diane Clavier  
Diane Clavier City Clerk

ATTACHMENT A  
Project Plans



KNIGHT'S KEY INVESTORS, LLC  
KNIGHT'S KEY ROAD, LLC  
P.O. BOX 2039  
KEY WEST, FLORIDA 33045

### KNIGHT'S KEY RESORT & MARINA

1 KNIGHT'S KEY BOULEVARD  
MARATHON, FLORIDA 33050

SCALE: 1"=80'-0"  
AUGUST 05, 2015



DATE: 07/29/2015  
 CHECKED: MJD  
 DESIGNED: MJD  
 APPROVED BY:

**WEC**  
 WILSON ENGINEERING CONSULTANTS  
 201 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33850  
 888.509.1700  
 941.509.1700

# CONCEPTUAL SITE PLAN

## FOR

### KNIGHTS' KEY RESORT AND MARINA

PROJECT NO. 150511  
 SHEET NO. 1301



DATE: 07/29/2015  
 CHECKED: MJD  
 DESIGNED: MJD  
 APPROVED BY:

**PROJECT DATA:**

PROJECT: KNIGHTS' KEY RESORT AND MARINA  
 CLIENT: KNIGHTS' KEY RESORT AND MARINA  
 DESIGNER: WILSON ENGINEERING CONSULTANTS, LLC  
 201 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33850  
 888.509.1700  
 941.509.1700

CONTRACT NO. 150511  
 SHEET NO. 1301

DATE: 07/29/2015  
 CHECKED: MJD  
 DESIGNED: MJD  
 APPROVED BY:

**GENERAL INFORMATION:**

DESIGNER: WILSON ENGINEERING CONSULTANTS, LLC  
 201 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33850  
 888.509.1700  
 941.509.1700

CLIENT: KNIGHTS' KEY RESORT AND MARINA  
 1301 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33850  
 888.509.1700  
 941.509.1700

PROJECT NO. 150511  
 SHEET NO. 1301

**GENERAL INFORMATION (continued):**

PROPERTY OWNER: KNIGHTS' KEY RESORT AND MARINA  
 1301 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33850  
 888.509.1700  
 941.509.1700

DESIGNER: WILSON ENGINEERING CONSULTANTS, LLC  
 201 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33850  
 888.509.1700  
 941.509.1700

CLIENT: KNIGHTS' KEY RESORT AND MARINA  
 1301 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33850  
 888.509.1700  
 941.509.1700

**GENERAL INFORMATION (continued):**

DESIGNER: WILSON ENGINEERING CONSULTANTS, LLC  
 201 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33850  
 888.509.1700  
 941.509.1700

CLIENT: KNIGHTS' KEY RESORT AND MARINA  
 1301 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33850  
 888.509.1700  
 941.509.1700

PROJECT NO. 150511  
 SHEET NO. 1301

**GENERAL INFORMATION (continued):**

DESIGNER: WILSON ENGINEERING CONSULTANTS, LLC  
 201 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33850  
 888.509.1700  
 941.509.1700

CLIENT: KNIGHTS' KEY RESORT AND MARINA  
 1301 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33850  
 888.509.1700  
 941.509.1700

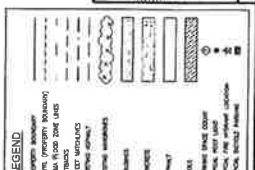
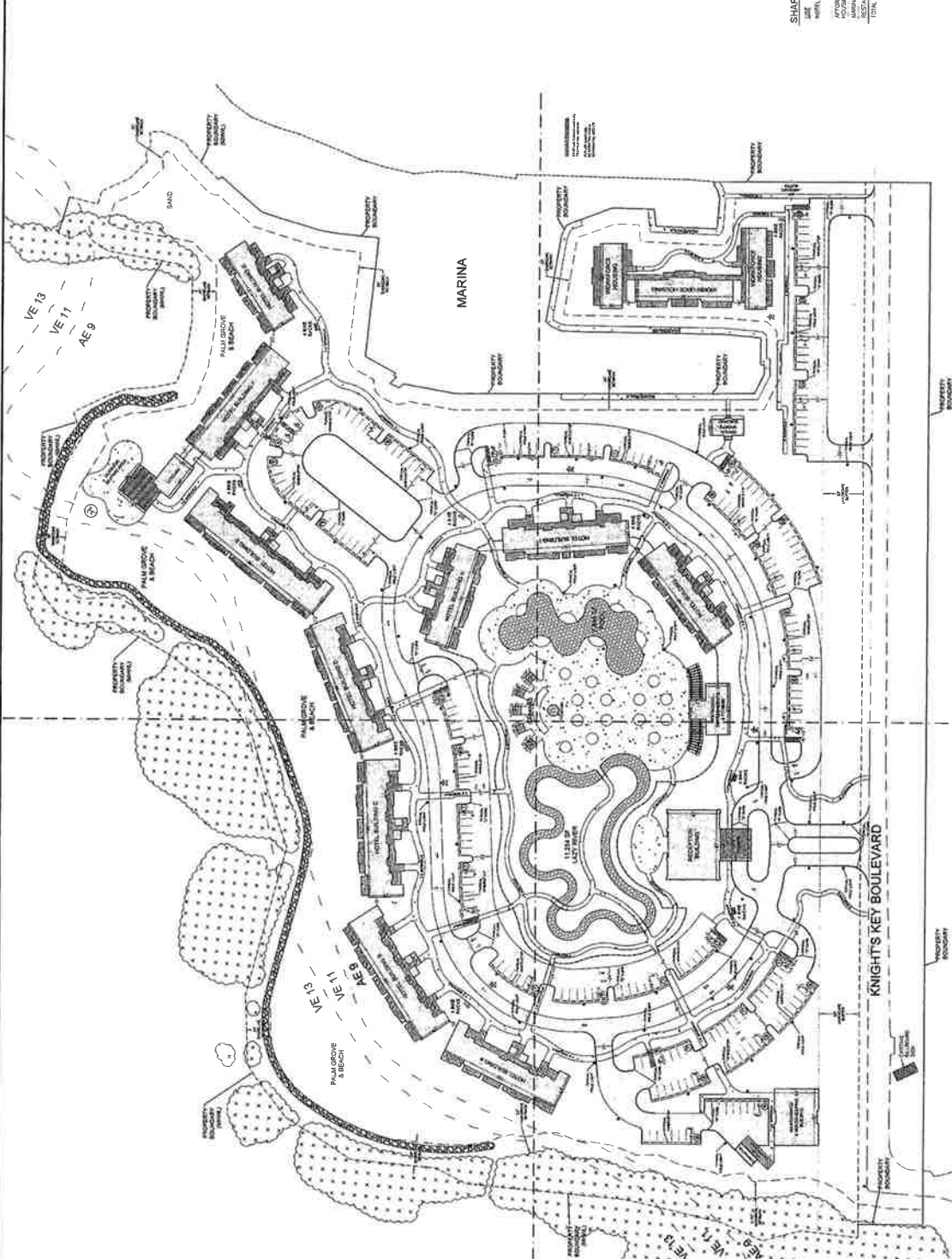
PROJECT NO. 150511  
 SHEET NO. 1301

**GENERAL INFORMATION (continued):**

DESIGNER: WILSON ENGINEERING CONSULTANTS, LLC  
 201 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33850  
 888.509.1700  
 941.509.1700

CLIENT: KNIGHTS' KEY RESORT AND MARINA  
 1301 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33850  
 888.509.1700  
 941.509.1700

PROJECT NO. 150511  
 SHEET NO. 1301



**HOTEL FLOOR AREA SUMMARY**

UNIT FLOOR AREA	12,500 SF
PARKING FLOOR AREA	24,500 SF
<b>TOTAL FLOOR AREA</b>	<b>37,000 SF</b>

**SHARED PARKING CALCULATION**

TYPE	AREA (SQ FT)	PER 1,000 SQ FT	TOTAL
RESIDENTIAL	10,000	1	10
COMMERCIAL	5,000	1	5
OFFICE	5,000	1	5
RETAIL	5,000	1	5
INDUSTRIAL	5,000	1	5
<b>TOTAL</b>	<b>30,000</b>	<b>1 PER 1,000 SQ FT</b>	<b>30</b>

**PERVIOUSNESS CALCULATION**

TYPE	AREA (SQ FT)	PERVIOUSNESS (%)	PERVIOUSNESS (SQ FT)
ASPHALT	10,000	1	10,000
GRAVEL	5,000	5	25,000
PAVEMENT	5,000	10	50,000
CONCRETE	5,000	1	5,000
WOODEN	5,000	1	5,000
<b>TOTAL</b>	<b>30,000</b>	<b>PERVIOUSNESS</b>	<b>95,000</b>

**FLOOR AREA RATIO (F.A.R.) CALCULATION**

MAXIMUM FLOOR AREA: 37,000 SF  
 TOTAL LOT AREA: 100,000 SF  
 FLOOR AREA RATIO: 0.37

**PERVIOUSNESS PERCENTAGE**

PERVIOUSNESS: 100%  
 TOTAL PERVIOUSNESS: 95%

**PERVIOUSNESS PERCENTAGE (continued):**

PERVIOUSNESS: 100%  
 TOTAL PERVIOUSNESS: 95%

**PERVIOUSNESS PERCENTAGE (continued):**

PERVIOUSNESS: 100%  
 TOTAL PERVIOUSNESS: 95%

**PERVIOUSNESS PERCENTAGE (continued):**

PERVIOUSNESS: 100%  
 TOTAL PERVIOUSNESS: 95%



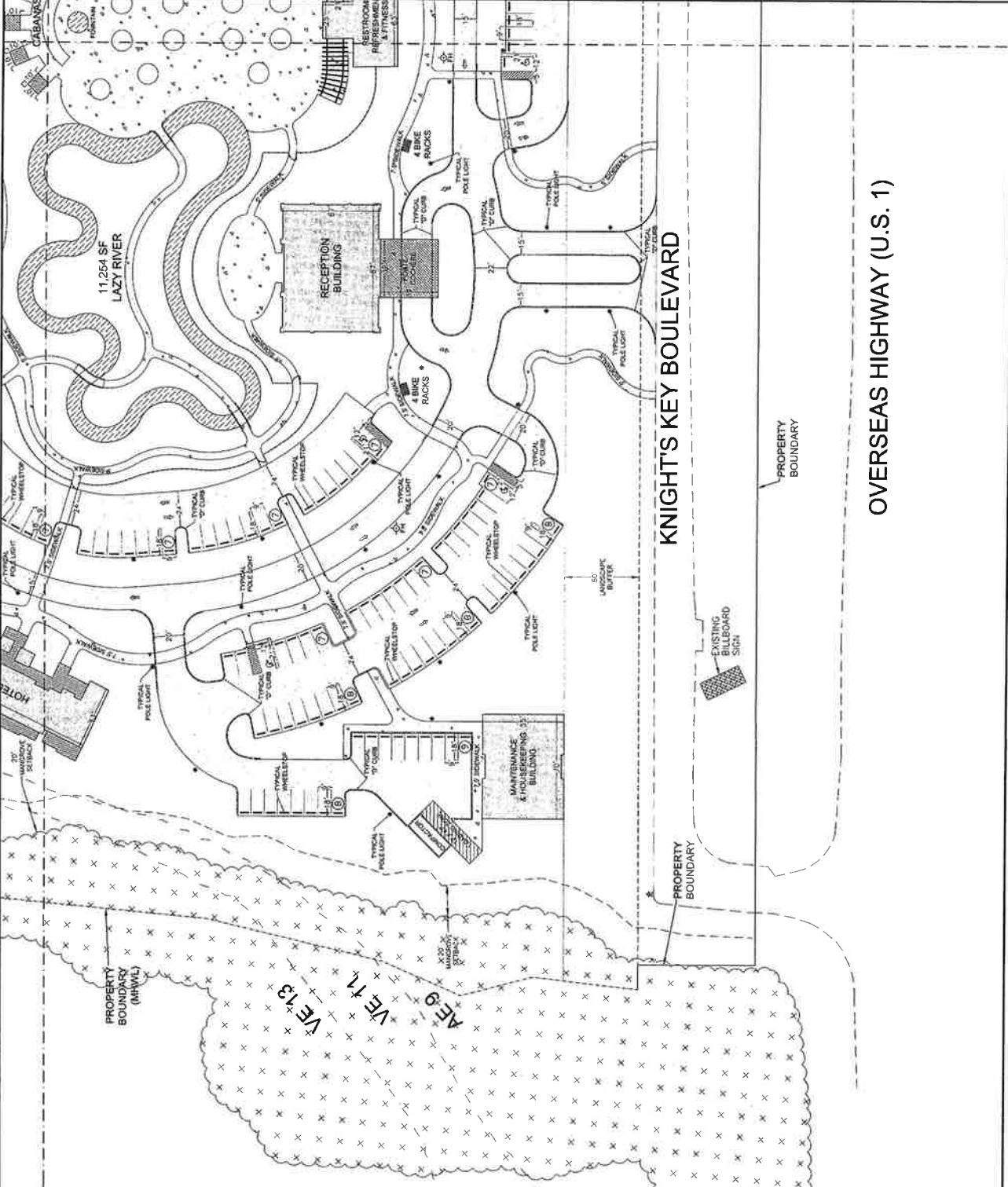
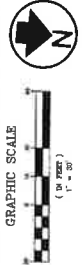
CONCEPTUAL SITE PLAN 1  
for  
KNIGHTS KEY RESORT AND MARINA

WEO  
WATERWORKS ENGINEERING  
INCORPORATED  
941.505.1700  
201 MARION AVE. SUITE 1300  
PUNTA GORDA, FLORIDA 33950

DATE	07/28/2013
DESIGNED BY	MJD
CHECKED BY	MJC
APPROVED BY	MJD
SCALE	1" = 30'
DRAWN BY	MJD

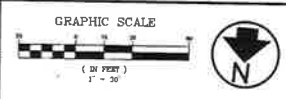
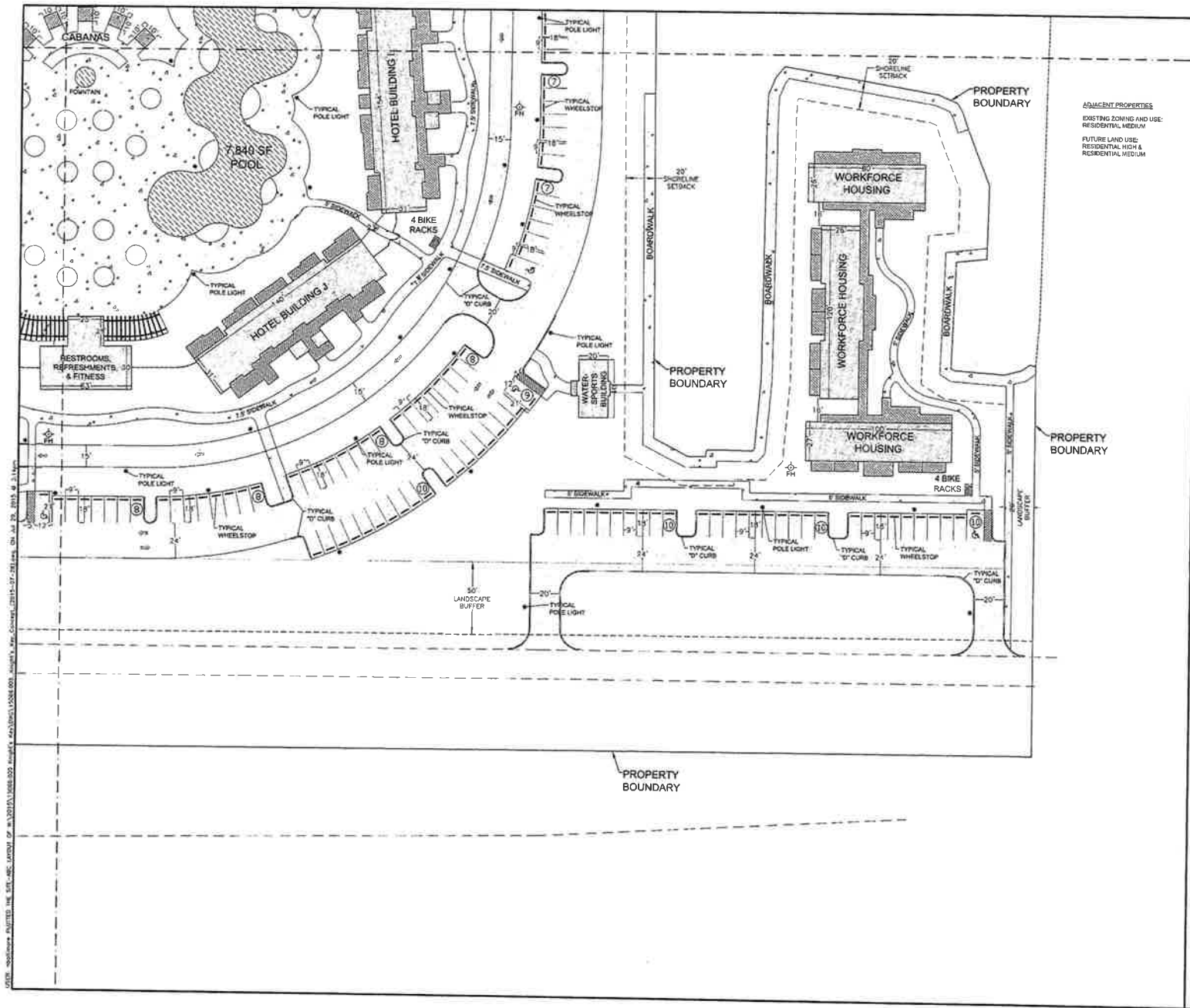
**LEGEND**

PROPERTY BOUNDARY	(Dashed line)
EXISTING PROPERTY BOUNDARY	(Dotted line)
EXISTING TIME LINES	(Dashed line with 'X' marks)
EXISTING WALKWAYS	(Solid line)
EXISTING DRIVEWAYS	(Solid line)
EXISTING ROADS	(Solid line)
EXISTING UTILITIES	(Dashed line)
EXISTING POOLS	(Hatched area)
EXISTING BUILDINGS	(Solid outline)
EXISTING SIGNAGE	(Hatched area)
EXISTING LANDSCAPE	(Hatched area)
EXISTING VEGETATION	(Hatched area)









ADJACENT PROPERTIES  
 EXISTING ZONING AND USE:  
 RESIDENTIAL MEDIUM  
 FUTURE LAND USE:  
 RESIDENTIAL HIGH &  
 RESIDENTIAL MEDIUM

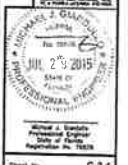
Approved By:	MS	MS	MS
Scale:	1" = 20'	1" = 20'	1" = 20'
Job No.:	2015-001	2015-001	2015-001
Date Issued:	07/29/2015	07/29/2015	07/29/2015

WEC  
 291 W. HARBOR AVE., SUITE 1306  
 PORTA RICA, PUERTO RICO 00985  
 941.308.1700

CONCEPTUAL SITE PLAN 4  
 for  
 KNIGHT'S KEY RESORT AND MARINA

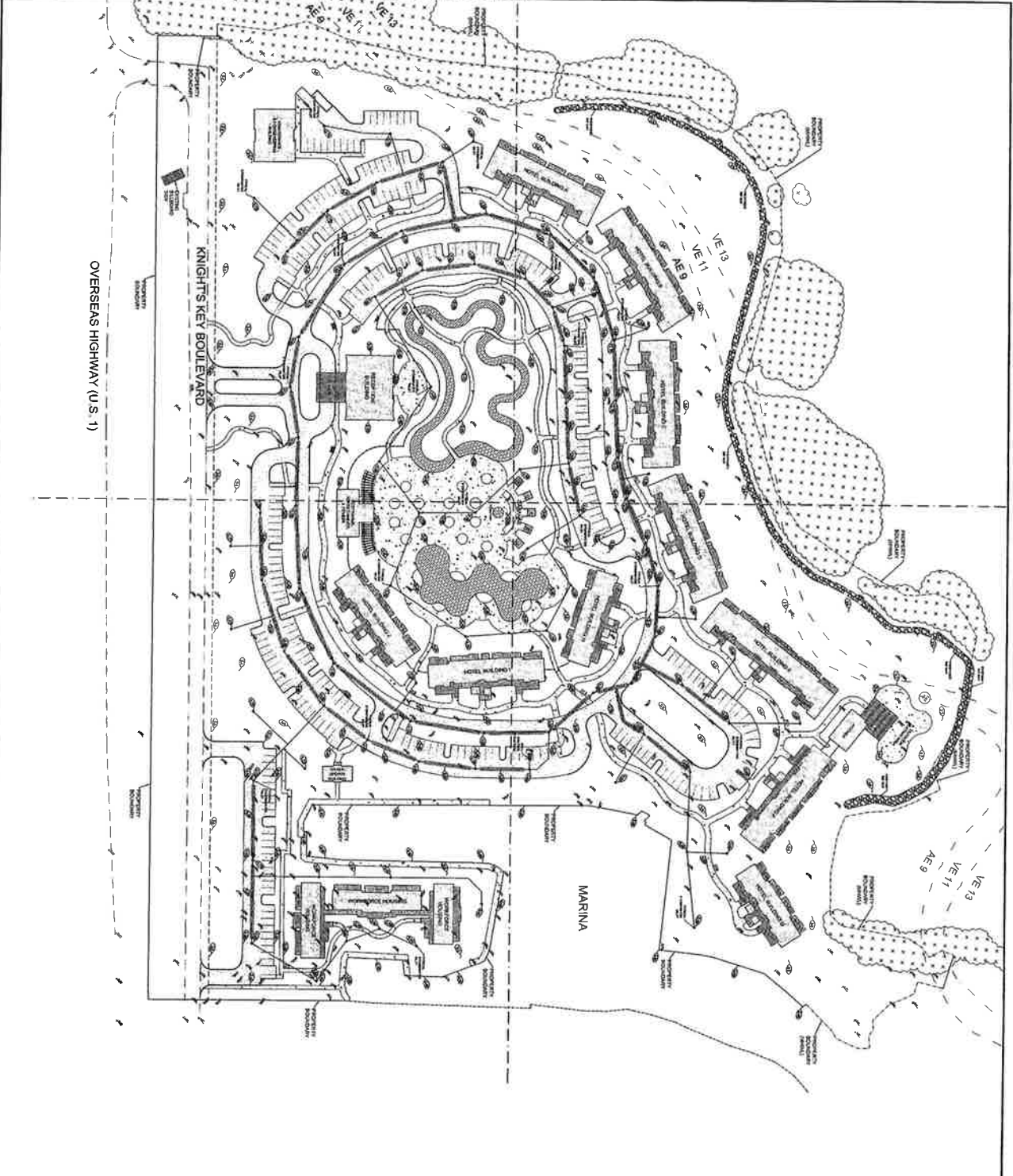
**LEGEND**

PROPERTY BOUNDARY	---
50' SHORELINE SETBACK	---
5' BOARDWALK	---
10' CURB	---
STRAIGHT	---
BIKE RACKS	---
EXISTING ASPHALT	---
EXISTING GRASS	---
POOL	---
PARKING SPACE SOLID	---
TYPICAL POLE LIGHT	---
TYPICAL WHEELSTOP	---
TYPICAL BIKE RACK	---



DATE: 08/04/2015 10:00 AM  
 USER: JGONZALEZ  
 PROJECT: KNIGHT'S KEY RESORT AND MARINA  
 SHEET: CONCEPTUAL SITE PLAN 4  
 SCALE: 1" = 20'  
 DATE: 07/29/2015





**PROJECT DATA:**

PROJECT: KNIGHTS KEY RESORT AND MARINA  
 LOCATION: 14000 S.W. 11TH AVENUE, SUITE 100, MIAMI, FL 33186  
 OWNER: KNIGHTS KEY RESORT, INC.  
 DATE: 07/28/2015

STATE: FLORIDA  
 COUNTY: DADE COUNTY  
 PROJECT NUMBER: 15068-005  
 PROJECT TYPE: CONCEPTUAL DRAINAGE PLAN

DESIGNER: WEC ENGINEERING  
 PROJECT MANAGER: J. GORDA  
 CHECKER: M. J. GORDA  
 DATE: 07/28/2015

SCALE: 1" = 60'

**STORMWATER SYSTEM INFORMATION:**

DESIGN SPEED: 3.00 ft/sec  
 DESIGN FLOW: 1.00 cfs  
 DESIGN RAINFALL INTENSITY: 3.00 in/hr

**PERMANENT / TEMPORARY CALCULATIONS**

Flow Type	Area (sq ft)	Permeability	Volume (cu ft)	Retention Time (min)
Permanent	1,200	0.05	60	10
Temporary	2,400	0.10	120	20
Total	3,600	-	180	-

**Channel Flow Calculations**

Channel	Length (ft)	Flow Rate (cfs)	Velocity (ft/sec)
Channel 1	100	1.00	2.00
Channel 2	200	2.00	2.00
Channel 3	300	3.00	2.00

ALL DIMENSIONS AND LOCATIONS SHOWN ARE BASED ON THE CONCEPTUAL DRAINAGE PLAN. THE EXACT LOCATION OF THE DRAINAGE STRUCTURES WILL BE DETERMINED BY THE SURVEYOR. SEE DRAWING 15068-005 FOR FURTHER DETAILS.

**LEGEND**

Symbol	Description
—	PROPERTY BOUNDARY
—	ROAD RIGHT-OF-WAY
—	EXISTING DRAINAGE
—	PROPOSED DRAINAGE
—	STORMWATER COLLECTION POINT
—	STORMWATER CONDUIT
—	STORMWATER POND
—	STORMWATER TREATMENT BASIN
—	STORMWATER STORAGE TANK
—	STORMWATER CONTROL STRUCTURE

**CONCEPTUAL DRAINAGE PLAN**  
 for  
**KNIGHT'S KEY RESORT AND MARINA**

**WEC** ENGINEERING  
 201 W. MARION AVE, SUITE 1300  
 PUNTA GORDA, FLORIDA 33950  
 888.555.1700

Field	Value
Approved By:	MJC
Scale:	1" = 60'
Job No:	15068-005
Date Issued:	07/28/2015
Design:	JNB
Drawn:	JNB
Checked:	MJC





**LEGEND**

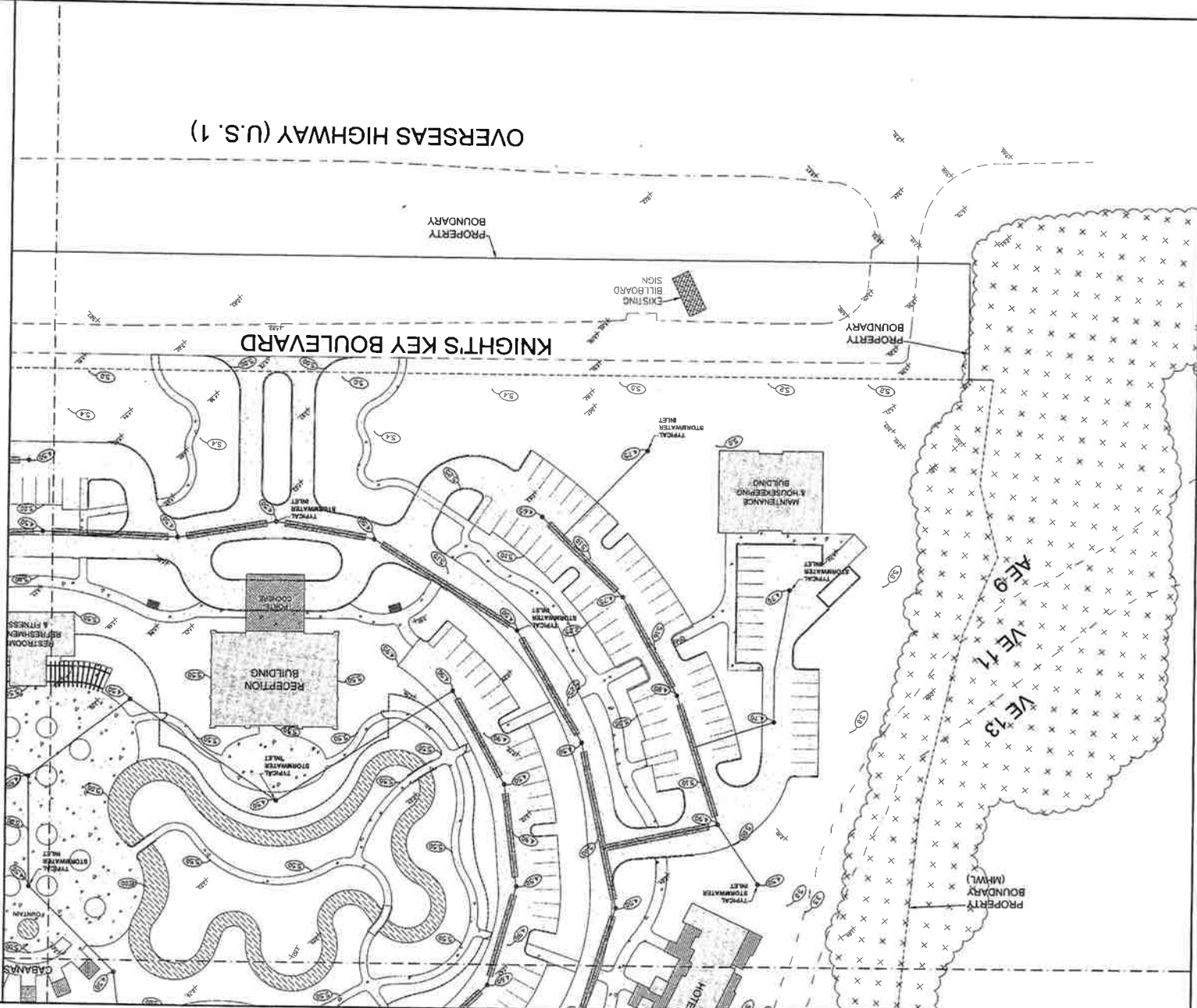
(Symbol)	PROPOSED STORM SEWER
(Symbol)	EXISTING STORM SEWER
(Symbol)	PROPOSED TRASH CHUTE
(Symbol)	EXISTING TRASH CHUTE
(Symbol)	PROPOSED WATER MAIN
(Symbol)	EXISTING WATER MAIN
(Symbol)	PROPOSED PAVEMENT
(Symbol)	EXISTING PAVEMENT
(Symbol)	PROPOSED ASPHALT
(Symbol)	EXISTING ASPHALT
(Symbol)	PROPOSED CONCRETE
(Symbol)	EXISTING CONCRETE
(Symbol)	PROPOSED BALUSTRADE
(Symbol)	EXISTING BALUSTRADE
(Symbol)	PROPOSED GRASS
(Symbol)	EXISTING GRASS
(Symbol)	PROPOSED SAND
(Symbol)	EXISTING SAND
(Symbol)	PROPOSED ROCK
(Symbol)	EXISTING ROCK
(Symbol)	PROPOSED BRICK
(Symbol)	EXISTING BRICK
(Symbol)	PROPOSED METAL SHEET
(Symbol)	EXISTING METAL SHEET
(Symbol)	PROPOSED GLASS
(Symbol)	EXISTING GLASS

NO.	DESCRIPTION	REVISION

**CONCEPTUAL DRAINAGE PLAN 1**  
for  
**KNIGHTS KEY RESORT AND MARINA**

**WEC** CONSULTING ENGINEERS, INC.  
201 W. MARION AVE., SUITE 1300  
FORT LAUDERDALE, FL 33304  
954.580.1700 FAX 954.580.1700

DESIGNED BY:	DATE:	CHECKED BY:	DATE:
DRAWN BY:	DATE:	APPROVED BY:	DATE:
SCALE:	DATE:	DATE:	DATE:



**LEGEND**

1"	PROPOSED SUMP
2"	PROPOSED STORMWATER MILET
3"	EXISTING STORMWATER MILET
4"	EXISTING STORMWATER MILET
5"	EXISTING STORMWATER MILET
6"	EXISTING STORMWATER MILET
7"	EXISTING STORMWATER MILET
8"	EXISTING STORMWATER MILET
9"	EXISTING STORMWATER MILET
10"	EXISTING STORMWATER MILET
11"	EXISTING STORMWATER MILET
12"	EXISTING STORMWATER MILET
13"	EXISTING STORMWATER MILET
14"	EXISTING STORMWATER MILET
15"	EXISTING STORMWATER MILET
16"	EXISTING STORMWATER MILET
17"	EXISTING STORMWATER MILET
18"	EXISTING STORMWATER MILET
19"	EXISTING STORMWATER MILET
20"	EXISTING STORMWATER MILET
21"	EXISTING STORMWATER MILET
22"	EXISTING STORMWATER MILET
23"	EXISTING STORMWATER MILET
24"	EXISTING STORMWATER MILET
25"	EXISTING STORMWATER MILET
26"	EXISTING STORMWATER MILET
27"	EXISTING STORMWATER MILET
28"	EXISTING STORMWATER MILET
29"	EXISTING STORMWATER MILET
30"	EXISTING STORMWATER MILET
31"	EXISTING STORMWATER MILET
32"	EXISTING STORMWATER MILET
33"	EXISTING STORMWATER MILET
34"	EXISTING STORMWATER MILET
35"	EXISTING STORMWATER MILET
36"	EXISTING STORMWATER MILET
37"	EXISTING STORMWATER MILET
38"	EXISTING STORMWATER MILET
39"	EXISTING STORMWATER MILET
40"	EXISTING STORMWATER MILET
41"	EXISTING STORMWATER MILET
42"	EXISTING STORMWATER MILET
43"	EXISTING STORMWATER MILET
44"	EXISTING STORMWATER MILET
45"	EXISTING STORMWATER MILET
46"	EXISTING STORMWATER MILET
47"	EXISTING STORMWATER MILET
48"	EXISTING STORMWATER MILET
49"	EXISTING STORMWATER MILET
50"	EXISTING STORMWATER MILET
51"	EXISTING STORMWATER MILET
52"	EXISTING STORMWATER MILET
53"	EXISTING STORMWATER MILET
54"	EXISTING STORMWATER MILET
55"	EXISTING STORMWATER MILET
56"	EXISTING STORMWATER MILET
57"	EXISTING STORMWATER MILET
58"	EXISTING STORMWATER MILET
59"	EXISTING STORMWATER MILET
60"	EXISTING STORMWATER MILET
61"	EXISTING STORMWATER MILET
62"	EXISTING STORMWATER MILET
63"	EXISTING STORMWATER MILET
64"	EXISTING STORMWATER MILET
65"	EXISTING STORMWATER MILET
66"	EXISTING STORMWATER MILET
67"	EXISTING STORMWATER MILET
68"	EXISTING STORMWATER MILET
69"	EXISTING STORMWATER MILET
70"	EXISTING STORMWATER MILET
71"	EXISTING STORMWATER MILET
72"	EXISTING STORMWATER MILET
73"	EXISTING STORMWATER MILET
74"	EXISTING STORMWATER MILET
75"	EXISTING STORMWATER MILET
76"	EXISTING STORMWATER MILET
77"	EXISTING STORMWATER MILET
78"	EXISTING STORMWATER MILET
79"	EXISTING STORMWATER MILET
80"	EXISTING STORMWATER MILET
81"	EXISTING STORMWATER MILET
82"	EXISTING STORMWATER MILET
83"	EXISTING STORMWATER MILET
84"	EXISTING STORMWATER MILET
85"	EXISTING STORMWATER MILET
86"	EXISTING STORMWATER MILET
87"	EXISTING STORMWATER MILET
88"	EXISTING STORMWATER MILET
89"	EXISTING STORMWATER MILET
90"	EXISTING STORMWATER MILET
91"	EXISTING STORMWATER MILET
92"	EXISTING STORMWATER MILET
93"	EXISTING STORMWATER MILET
94"	EXISTING STORMWATER MILET
95"	EXISTING STORMWATER MILET
96"	EXISTING STORMWATER MILET
97"	EXISTING STORMWATER MILET
98"	EXISTING STORMWATER MILET
99"	EXISTING STORMWATER MILET
100"	EXISTING STORMWATER MILET

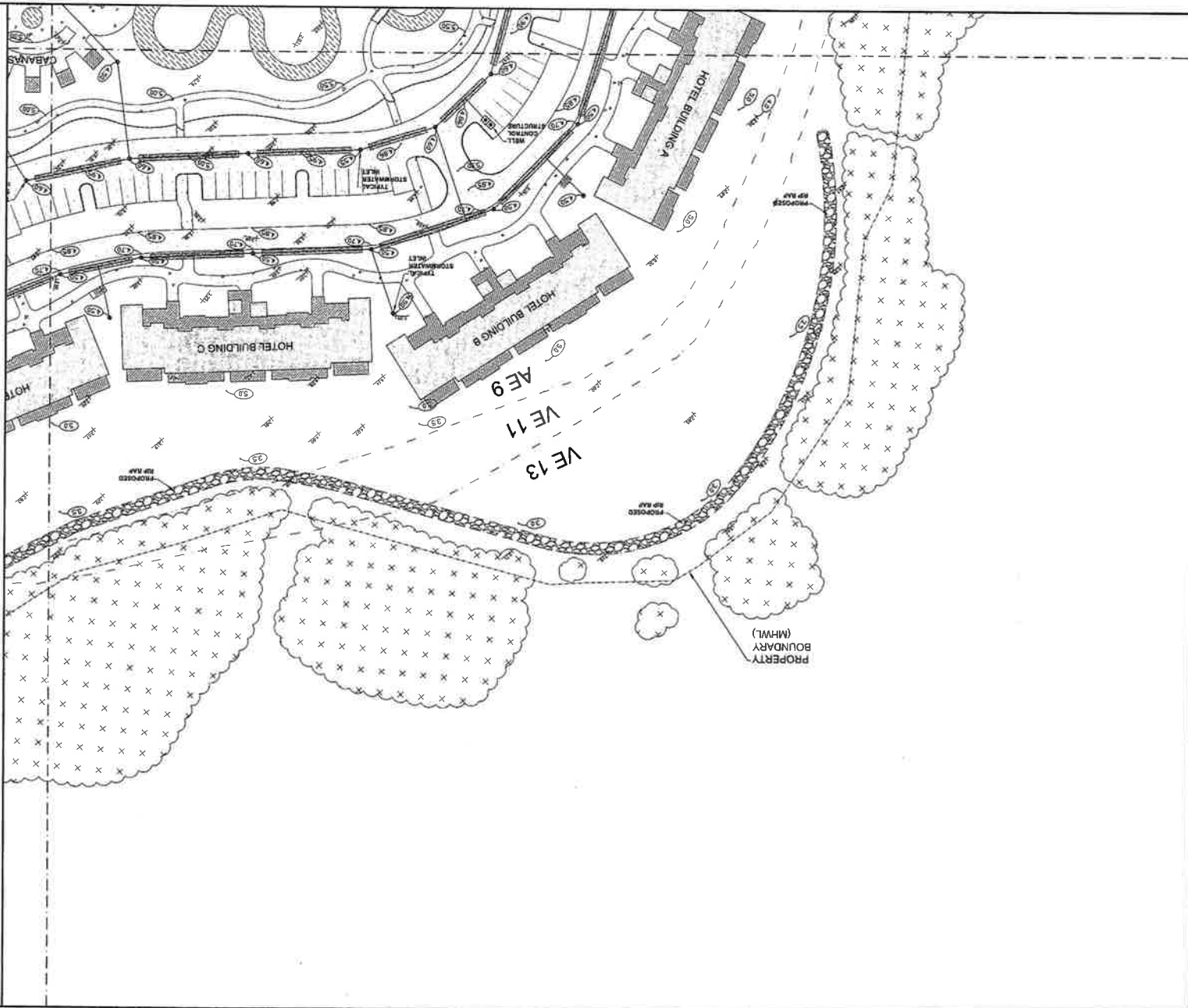


No.	Description

### CONCEPTUAL DRAINAGE PLAN 2 for KNIGHTS KEY RESORT AND MARINA

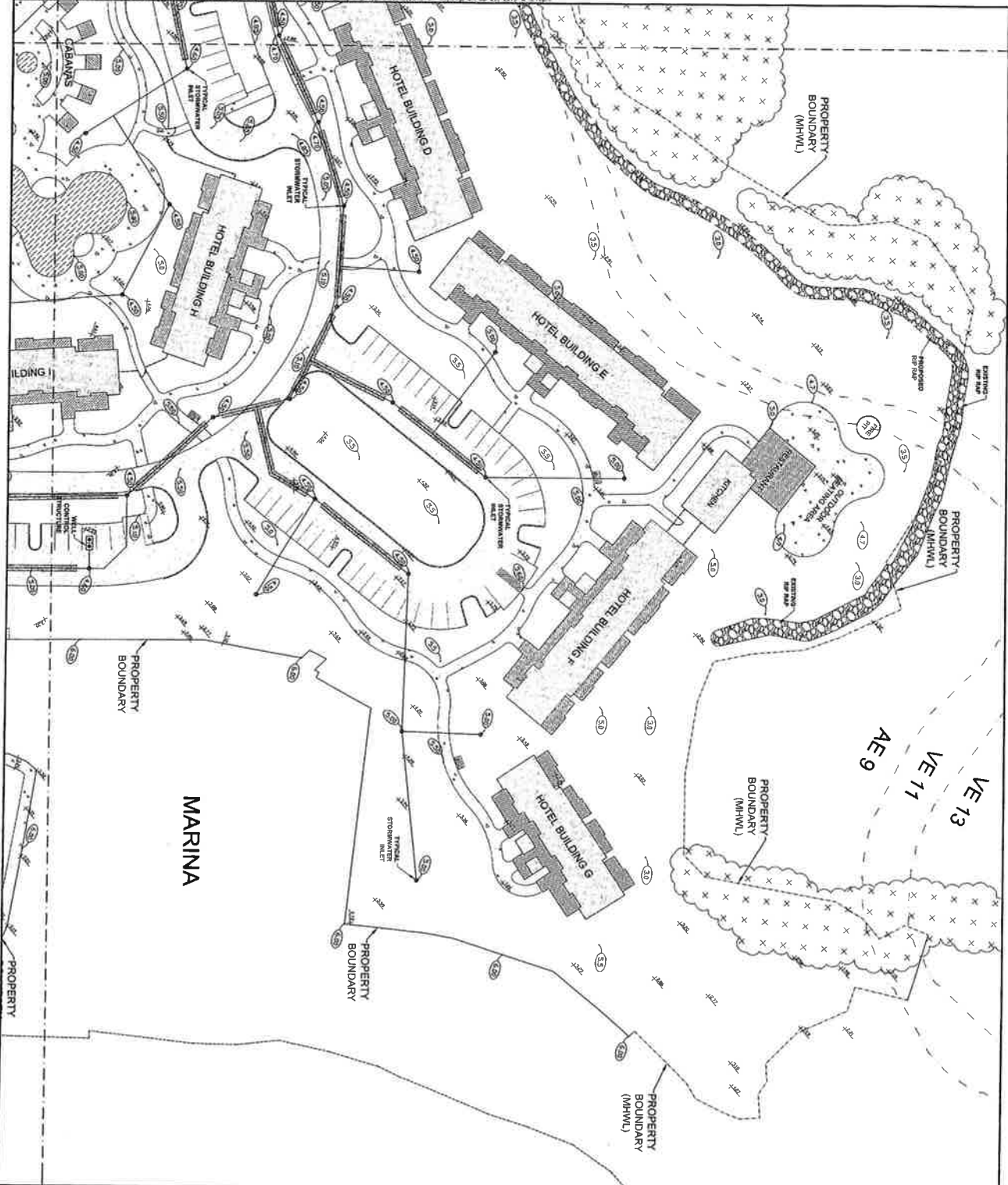
WEG INCORPORATED  
 CONSULTING ENGINEERS  
 201 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33950  
 888.835.1750 FAX 888.835.1750

Approved By:	MJS	Design:	MJS
Scale:	1" = 30'	Drawn:	MJS
Date Plotted:	07/21/2015	Checked:	MJS



THIS DOCUMENT IS THE PROPERTY OF WEG ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WEG ENGINEERING, INC.

DATE: 07/28/2015 PLOTTED: 07/28/2015 10:08:59 AM LAYOUT OF: H:\2015\15068-003 Knight's Key Concept.dwg User: jrb Date: 7/28/2015 10:08:59 AM Plot: 07/28/2015 10:08:59 AM



LEGEND	
	Impervious Surface
	Permeable Surface
	Typical Stormwater Tank
	Catch Basin
	18\"/>
	24\"/>
	30\"/>
	36\"/>
	42\"/>
	48\"/>
	54\"/>
	60\"/>
	66\"/>
	72\"/>
	78\"/>
	84\"/>
	90\"/>
	96\"/>
	102\"/>
	108\"/>
	114\"/>
	120\"/>
	126\"/>
	132\"/>
	138\"/>
	144\"/>
	150\"/>
	156\"/>
	162\"/>
	168\"/>
	174\"/>
	180\"/>
	186\"/>
	192\"/>
	198\"/>
	204\"/>
	210\"/>
	216\"/>
	222\"/>
	228\"/>
	234\"/>
	240\"/>
	246\"/>
	252\"/>
	258\"/>
	264\"/>
	270\"/>
	276\"/>
	282\"/>
	288\"/>
	294\"/>
	300\"/>
	306\"/>
	312\"/>
	318\"/>
	324\"/>
	330\"/>
	336\"/>
	342\"/>
	348\"/>
	354\"/>
	360\"/>
	366\"/>
	372\"/>
	378\"/>
	384\"/>
	390\"/>
	396\"/>
	402\"/>
	408\"/>
	414\"/>
	420\"/>
	426\"/>
	432\"/>
	438\"/>
	444\"/>
	450\"/>
	456\"/>
	462\"/>
	468\"/>
	474\"/>
	480\"/>
	486\"/>
	492\"/>
	498\"/>
	504\"/>
	510\"/>
	516\"/>
	522\"/>
	528\"/>
	534\"/>
	540\"/>
	546\"/>
	552\"/>
	558\"/>
	564\"/>
	570\"/>
	576\"/>
	582\"/>
	588\"/>
	594\"/>
	600\"/>

VE 9  
VE 11  
VE 13

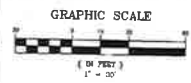
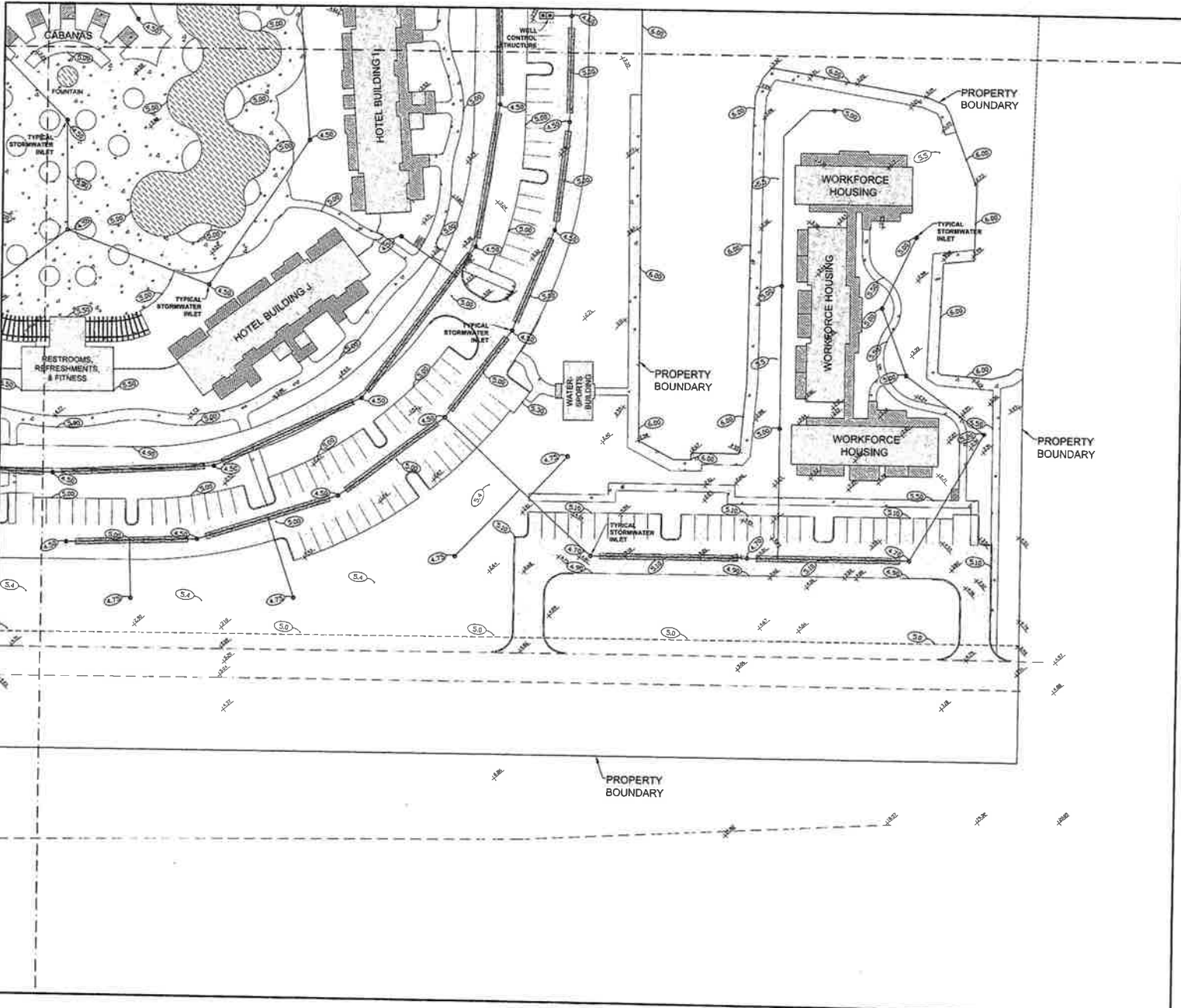


Description	Revisions

CONCEPTUAL DRAINAGE PLAN 3  
for  
KNIGHT'S KEY RESORT AND MARINA

WEG  
201 W. MARION AVE, SUITE 1308  
PUNTA GORDA, FLORIDA 33950  
941.565.1700

Approved By:	MAC	Design:	HRM
Scale:	1" = 30'	Drawn:	JWB
Job No:		Checked:	MWD
Date Issued:	07/28/2015		



Approved By:	MAC Design:	WLL
Scale:	1" = 20'	JMB
Job No.:	Checked:	MAC
Date Issued:	07/29/2015	

**WEG**  
 201 W. MARION AVE. SUITE 1300  
 PUNTA GORDA, FLORIDA 33980  
 941.906.1700

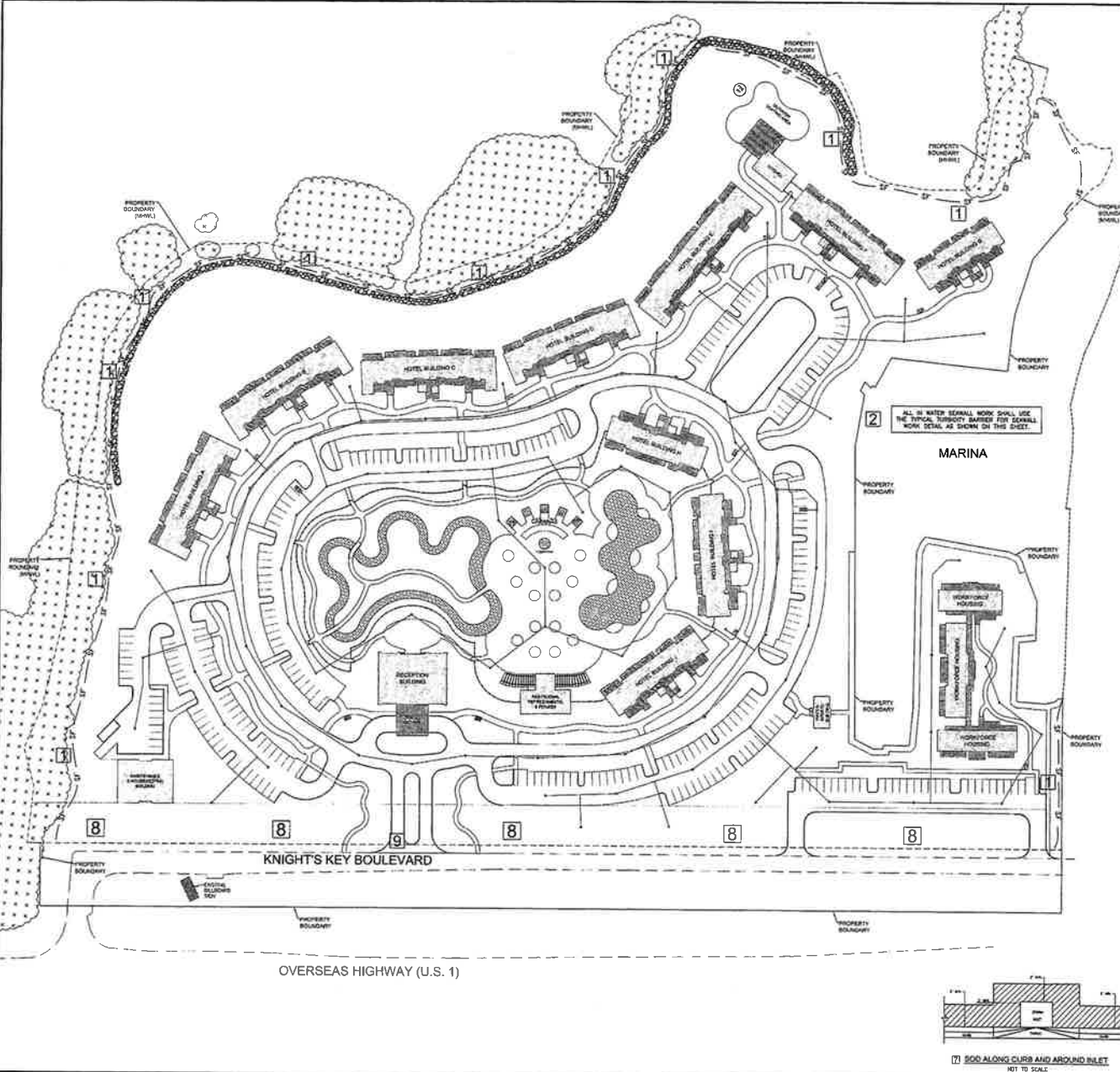
CONCEPTUAL DRAINAGE PLAN 4  
 for  
 KNIGHT'S KEY RESORT AND MARINA

LEGEND

PROPERTY BOUNDARY	
WELL PROPERTY BOUNDARY	
PIPE (FIVE INCH LINES)	
INLET MANHOLE	
EXISTING ASPHALT	
CURBING MANHOLES	
ROADS	
CONCRETE	
GRAVEL	
POOLS	
TYPICAL SLOPE MARKS	
STORMWATER PIPE	
EXPLANATION TRENCH	
STORMWATER INLET	
STORMWATER WELL STRUCTURE	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	



USER: macdesigner PLOTTED THE CAD: macdesigner OF: \S:\2015\15066.DWG Date: 07/29/2015 09:11:48



GRAPHIC SCALE



**EROSION CONTROL MAINTENANCE SCHEDULE**

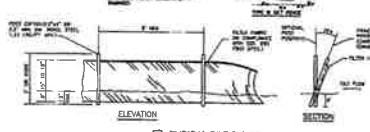
THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AS SHOWN ON THIS DRAWING THROUGH THE END OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AS SHOWN ON THIS DRAWING THROUGH THE END OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AS SHOWN ON THIS DRAWING THROUGH THE END OF CONSTRUCTION.

**LEGEND**

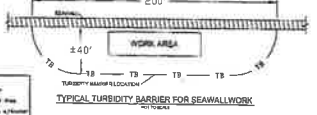
- 1 - BEST MANAGEMENT PRACTICE (CALL NUMBER AND REFERENCE)
- ST - TYPICAL SILT FENCE LOCATION
- TB - TYPICAL TURBIDITY BARRIER LOCATION

IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AS SHOWN ON THIS DRAWING THROUGH THE END OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AS SHOWN ON THIS DRAWING THROUGH THE END OF CONSTRUCTION.

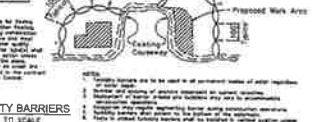
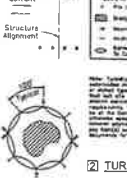
ALL EROSION PROTECTION FACILITIES SHALL BE MAINTAINED AFTER CONSTRUCTION COMPLETION AND UNDER A MAINTENANCE SCHEDULE AS SHOWN ON THIS DRAWING THROUGH THE END OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AS SHOWN ON THIS DRAWING THROUGH THE END OF CONSTRUCTION.



1) TYPICAL SILT FENCE NOT TO SCALE



TYPICAL TURBIDITY BARRIER FOR SEAWALLWORK NOT TO SCALE



2) TURBIDITY BARRIERS NOT TO SCALE



3) SYNTHETIC BALES NOT TO SCALE

4) PROTECTION AROUND INLETS OR SIMILAR STRUCTURES NOT TO SCALE



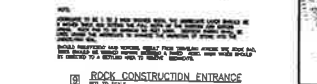
5) STAKED SILK BARRIER OR SILT FENCE NOT TO SCALE

6) SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING LAKE NOT TO SCALE



7) SOD ALONG CURB AND AROUND INLET NOT TO SCALE

8) GRASS SLOPES NOT TO SCALE



9) ROCK CONSTRUCTION ENTRANCE NOT TO SCALE

9) ROCK CONSTRUCTION ENTRANCE NOT TO SCALE

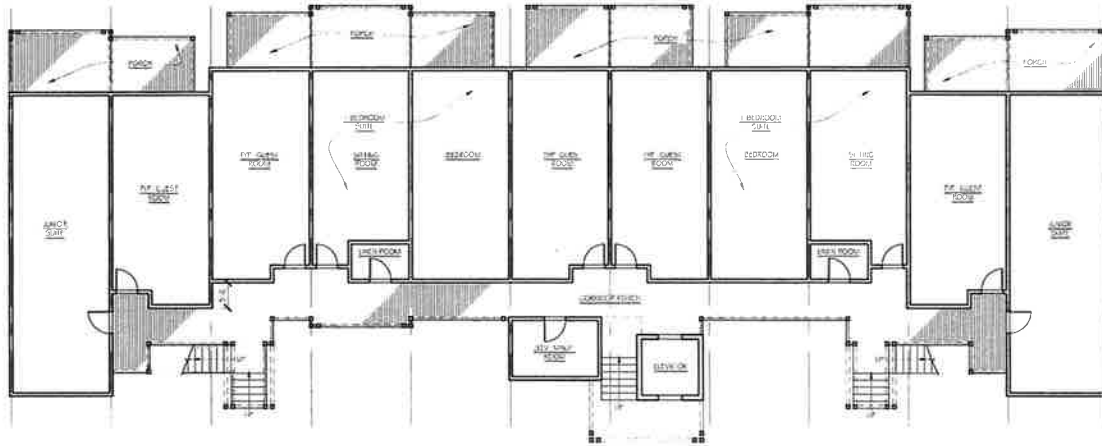
BRJ	Scale	1:5000 (0.02)
Drawn	Checked	07/27/2015
Author	Checked	
MJC	Scale	
Drawn	Checked	
Author	Checked	

WEC  
 201 W. MARION AVE., SUITE 1300  
 PUNTA GORDA, FLORIDA 33950  
 888.255.1700

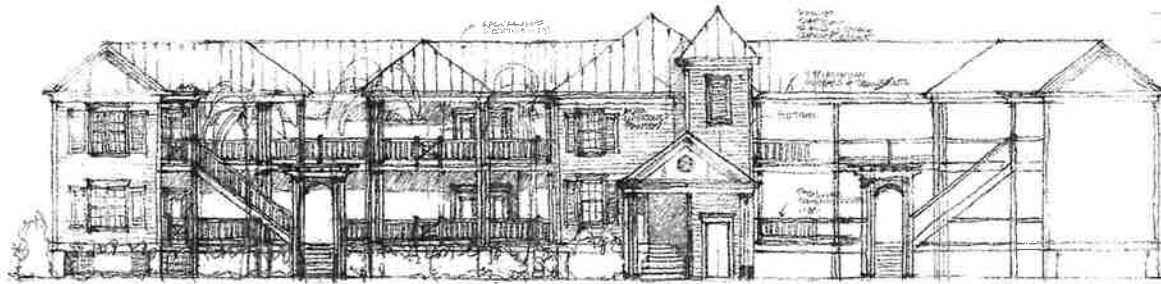
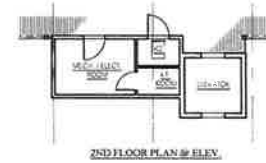
**CONSTRUCTION MANAGEMENT PLAN**  
 for  
**KNIGHTS KEY RESORT AND MARINA**

Revisions	

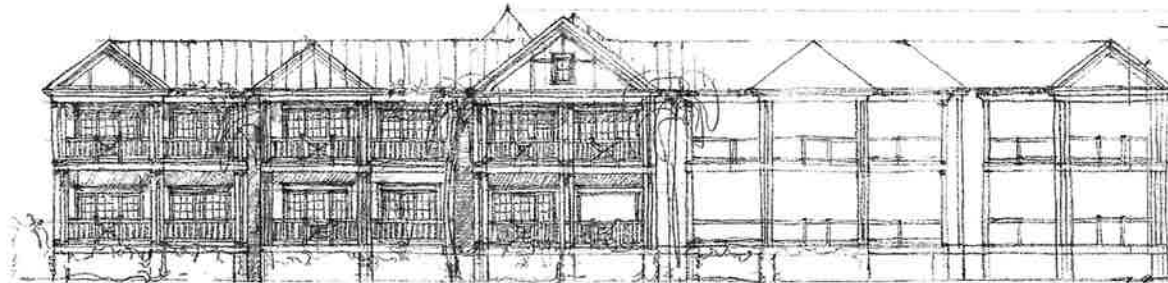




BUILDING A - FIRST FLOOR PLAN  
2ND FLOOR SIMILAR - SCALE: 1/8" = 1'-0"



ENTRY SIDE ELEVATION, BUILDING A



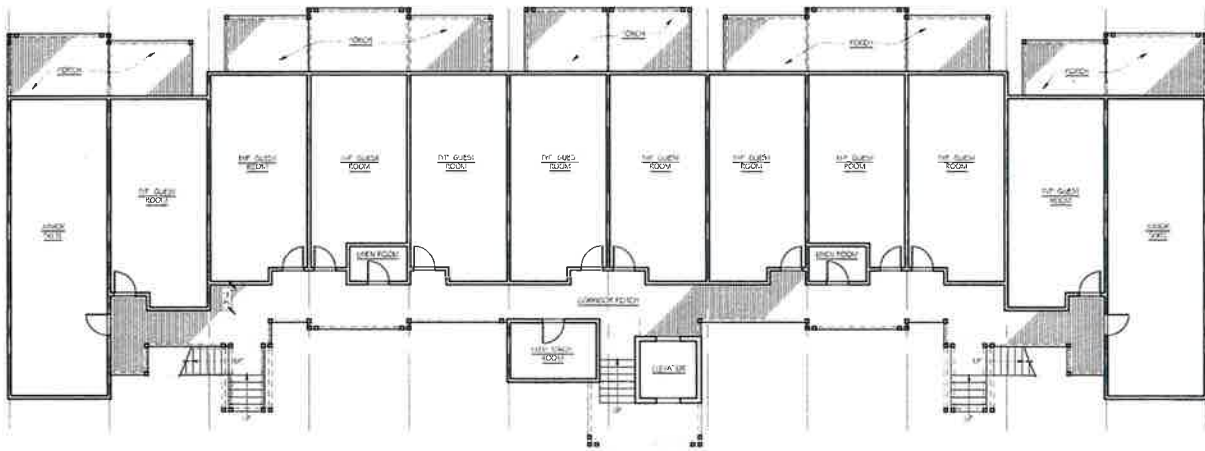
WATER SIDE ELEVATION, BUILDING A KNIGHTS KEY RESORT

GRASSI DESIGN GROUP  
 1000 N. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: 954.566.9999  
 Fax: 954.566.9991

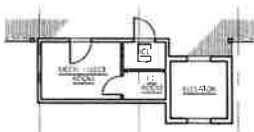
KNIGHTS KEY RESORT  
 1 KNIGHTS KEY BOULEVARD  
 MARATHON, FLORIDA

BUILDING A - 1ST FL PLAN,  
 ENTRY SIDE & WATER  
 SIDE ELEVATIONS

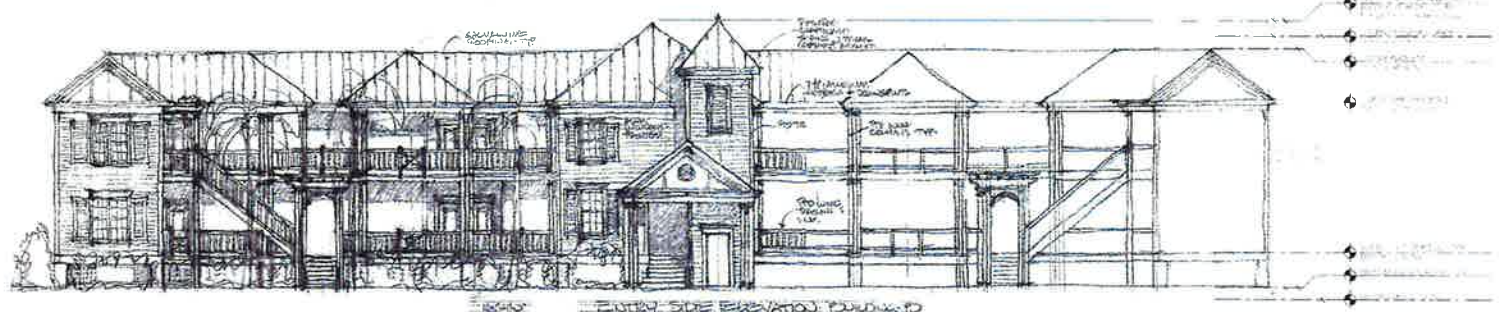
A1



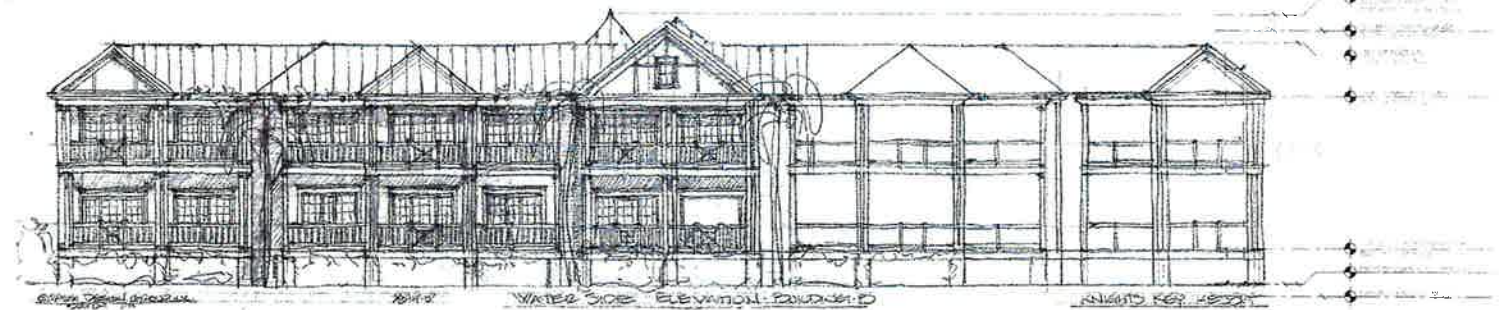
BUILDING B - FIRST FLOOR PLAN  
2ND FLOOR SIMILAR - SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN @ ELEV.



ENTRY SIDE ELEVATION - 2010.10.10



WATER SIDE ELEVATION - 2010.10.10

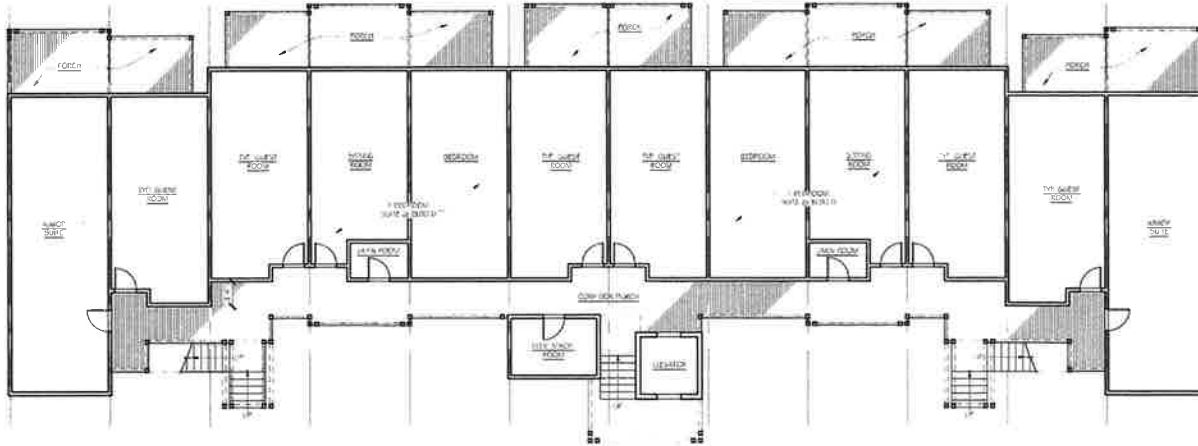
PROJECT NO. 210  
SCALE: 1/8" = 1'-0"  
DATE: 07.28.15  
REVISED

GRASSI DESIGN GROUP  
KNIGHTS KEY RESORT  
1 KNIGHTS KEY BOULEVARD  
MARIATHON, FLORIDA

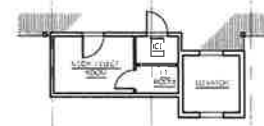
BLDG B - 1ST FL PLAN, ENTRY SIDE &  
WATER SIDE ELEVATIONS

A2

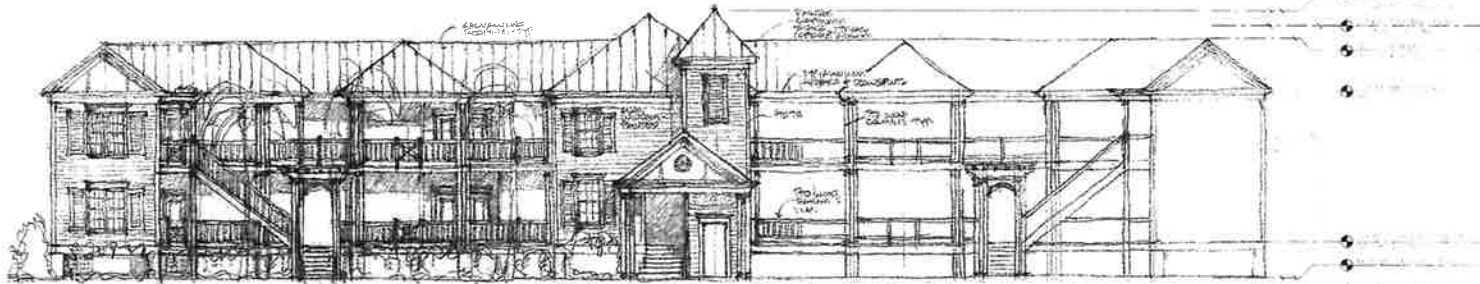




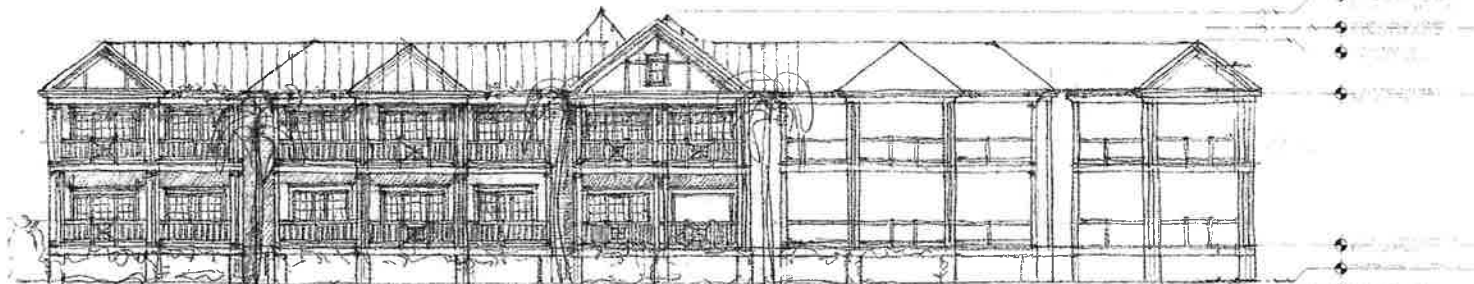
BUILDING C&D - FIRST FLOOR PLAN  
2ND FLOOR SIMILAR - SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN @ ELEV.



BLDG C AND D - ENTRY SIDE ELEVATION: FOUNDING C&D



BLDG C AND D - WATER SIDE ELEVATION: FOUNDING C&D

KNIGHTS KEY RESORT

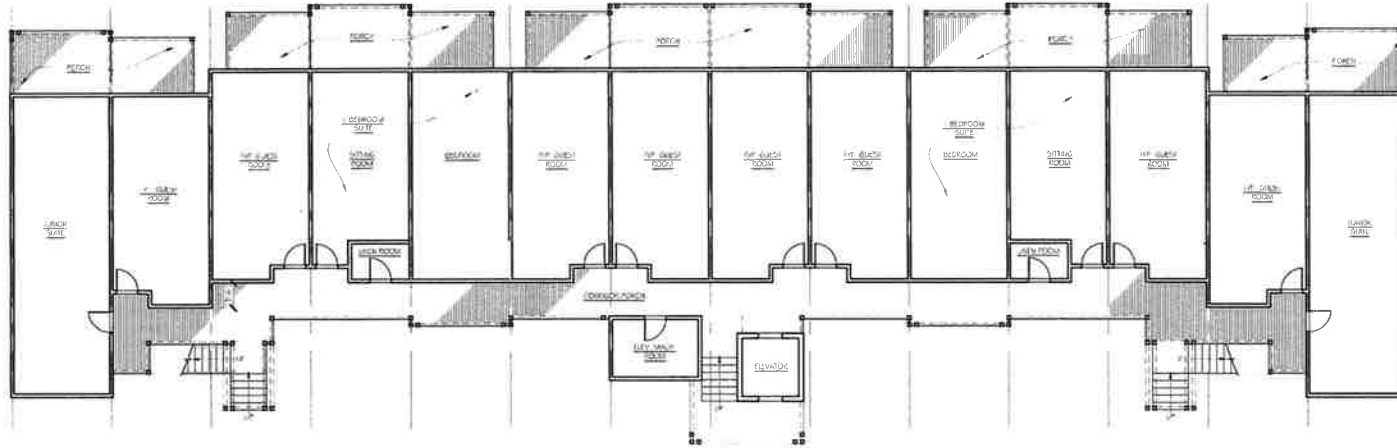
4500 Highway 19, Suite 100  
Naples, FL 34109  
Tel: 239.441.1234  
Fax: 239.441.1235

**GD** GRASS DESIGN GROUP

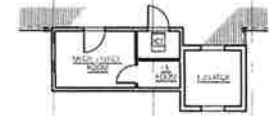
DATE: 02/20/13	REVISION:
DATE: 07/29/13	REVISION:
DATE: 07/29/13	REVISION:
DATE: 07/29/13	REVISION:
DATE: 07/29/13	REVISION:

**KNIGHTS KEY RESORT**  
1 KNIGHTS KEY BOULEVARD  
NAPLES, FLORIDA

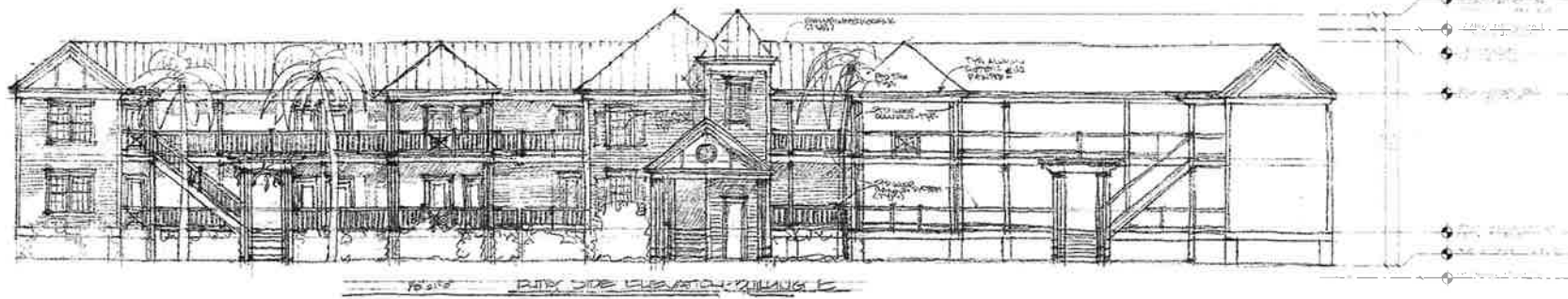
**BLDGS C AND D - 1ST FL  
PLAN, ENTRY SIDE &  
WATER SIDE ELEVATIONS**



BUILDING E - FIRST FLOOR PLAN  
 2ND FLOOR SIMILAR - SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN @ ELEV.



FRONT SIDE ELEVATION - BUILDING E

As Noted, Street View 24  
 11/15/99  
 11/15/99

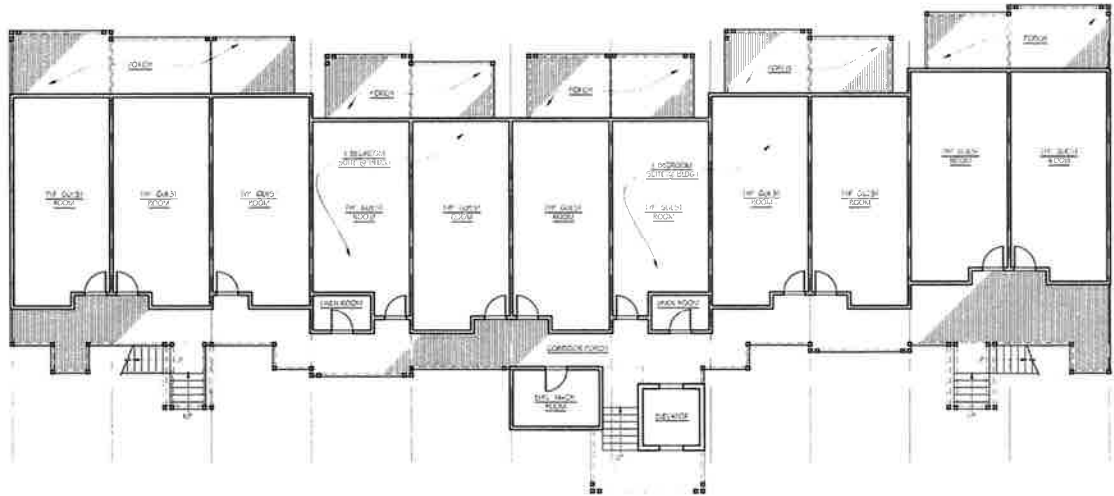


PROJ. NO.	343
SCALE	AS SHOWN
DATE	07/23/11
DESIGNED BY	
CHECKED BY	

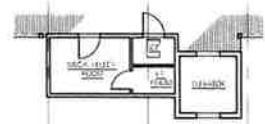
**KNIGHTS KEY RESORT**  
 1 KNIGHTS KEY BOULEVARD  
 MARATHON, FLORIDA

**BUILDING E- FIRST FLOOR  
 PLAN AND ENTRY SIDE  
 ELEVATIONS**

**A4**



BUILDING F & I - FIRST FLOOR PLAN  
 2ND FLOOR SIMILAR - SCALE: 1/8"=1'-0"



2ND FLOOR PLAN & ELEV.



75x15' FRONT SIDE ELEVATION BUILDING F



75x15' REAR SIDE ELEVATION BUILDING F

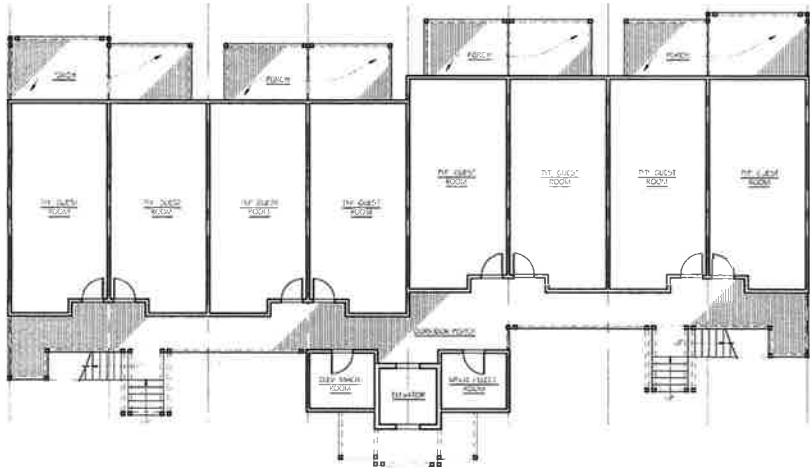
GRASS DESIGN GROUP  
 1000 N. W. 10th Ave., Suite 100  
 Miami, FL 33136  
 TEL: 305.375.7979  
 FAX: 305.375.7979

JOB NO. 1522  
 SCALE: 1/8"=1'-0"  
 DATE: 05/15/11  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]

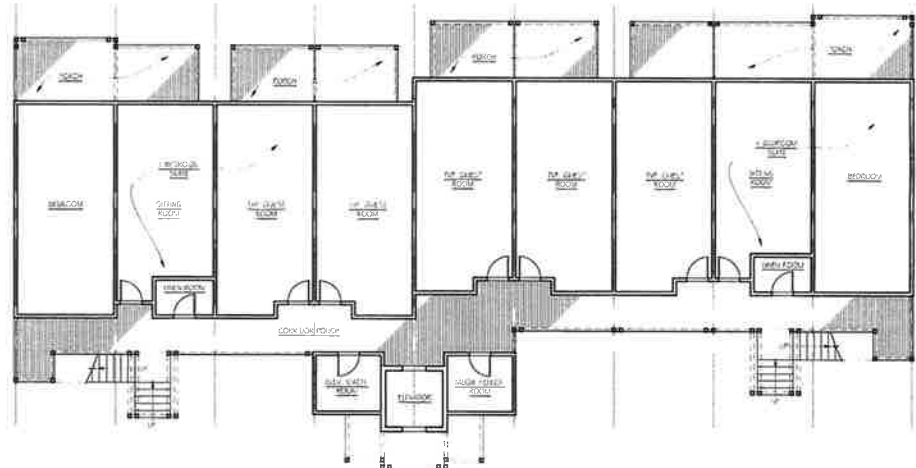
KNIGHTS KEY RESORT  
 1 KNIGHTS KEY BOULEVARD  
 MARATHON, FLORIDA

BUILDING F & I - FIRST  
 FLOOR PLAN AND ENTRY  
 SIDE ELEVATIONS

A5



**BUILDING G - FIRST FLOOR PLAN**  
2ND FLOOR SIMILAR - SCALE: 1/8"=1'-0"



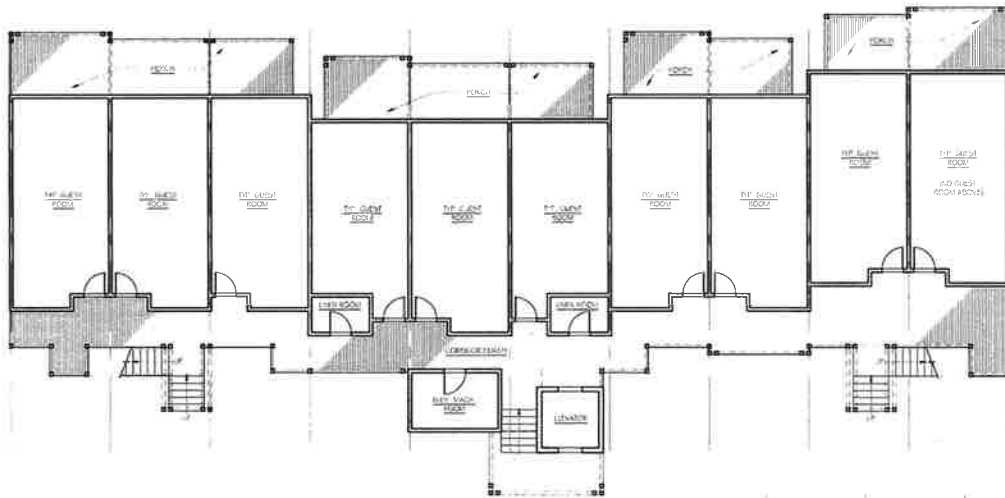
**BUILDING H - FIRST FLOOR PLAN**  
2ND FLOOR SIMILAR - SCALE: 1/8"=1'-0"



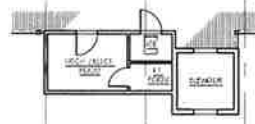
VIEW 1 ENTRY SIDE ELEVATION BUILDING G



VIEW 1 ENTRY SIDE ELEVATION BUILDING H



BUILDING J - FIRST FLOOR PLAN  
2ND FLOOR SIMILAR - SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN & ELEV.



TYPICAL GUEST ROOM FLOOR PLANS  
SCALE: 1/8" = 1'-0"

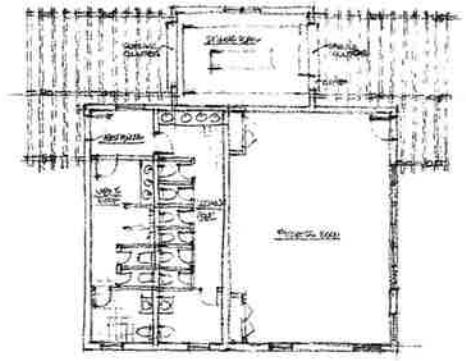
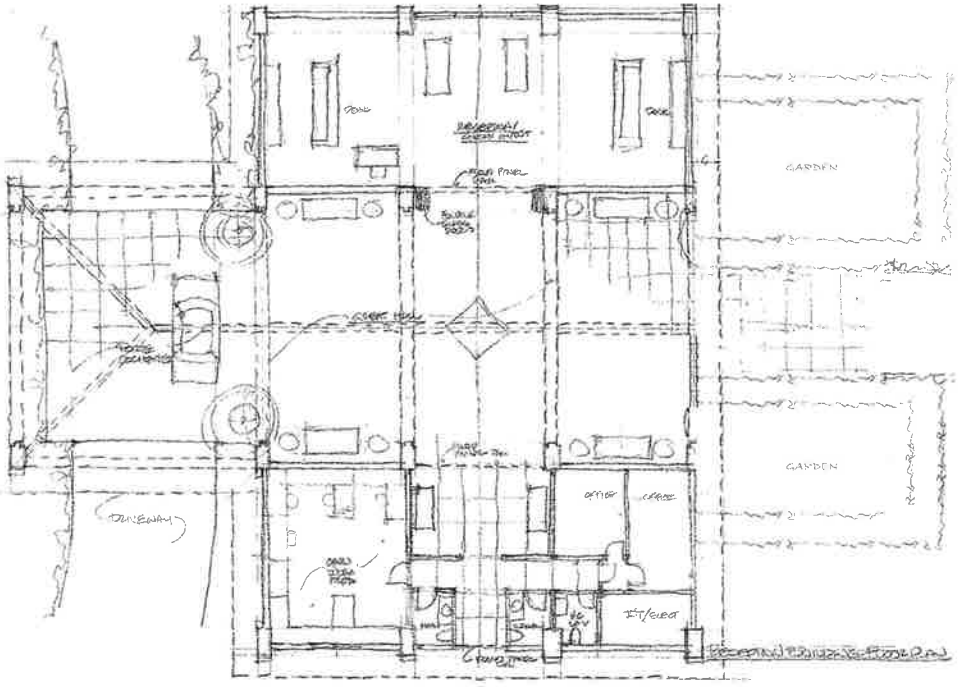
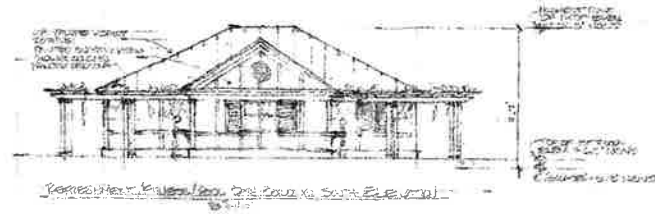
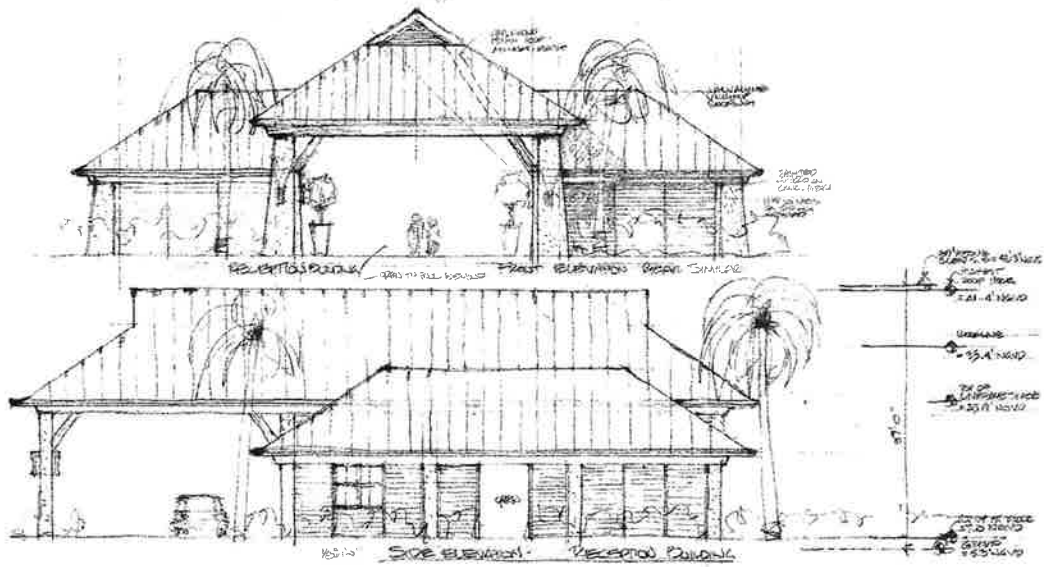


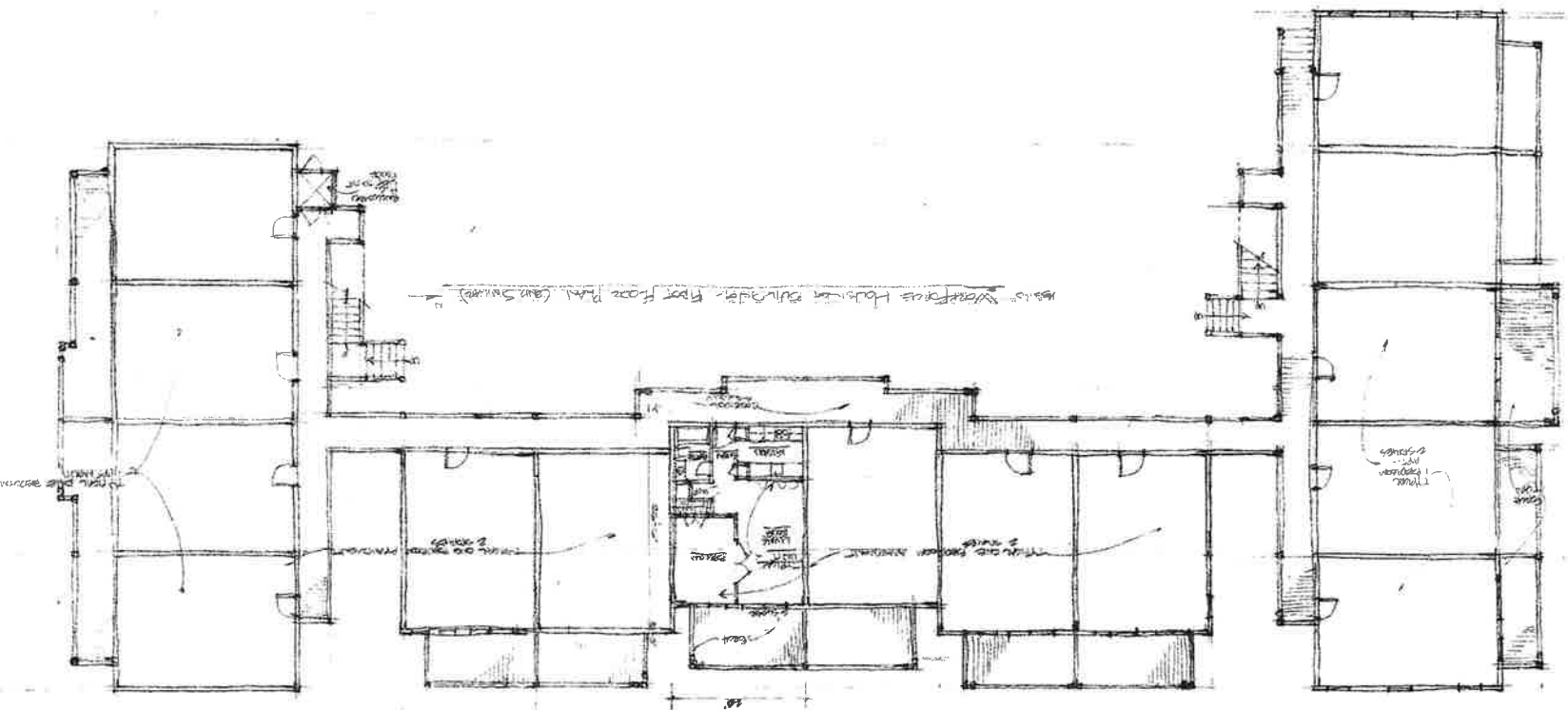
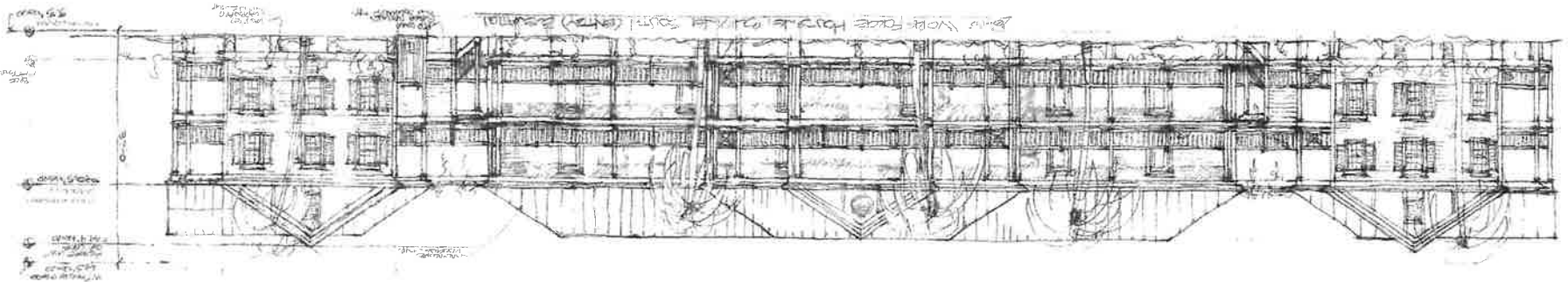
7/20/07 Entry Side Elevation - Building J

4500 SW 15th Ave, Suite 10 Miami, FL 33135 Phone: 305.555.1111 Fax: 305.555.1111	
<b>GID</b> GRASS DESIGN GROUP	
JOB NO. 1320 SCALE: 1/8" = 1'-0" DATE: 05/21/07	REVIEWED:

**KNIGHTS KEY RESORT**  
1 KNIGHTS KEY BOULEVARD  
MADISON, FLORIDA

BLDG J-1ST FL. PLAN  
& ENTRY SIDE ELEV. &  
TYP. GUEST RM FL. PLAN





AV

**WORKFORCE HOUSING  
BUILDING-FLOOR PLAN &  
ELEVATION**

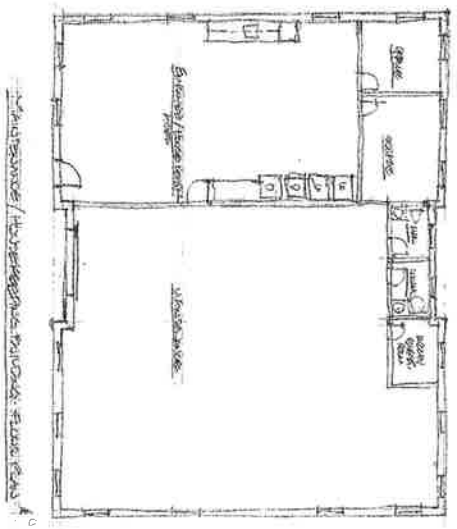
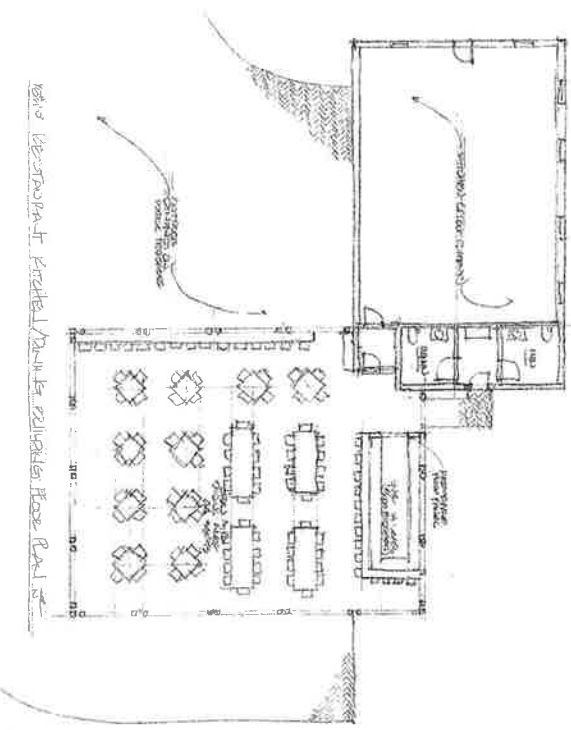
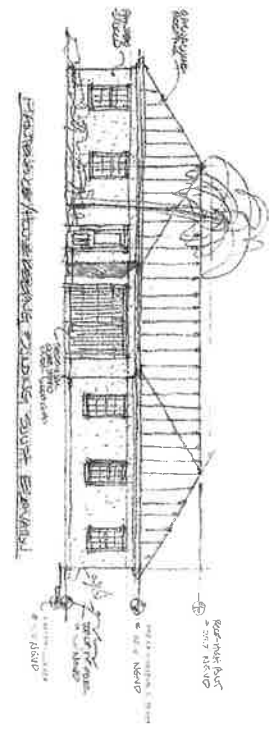
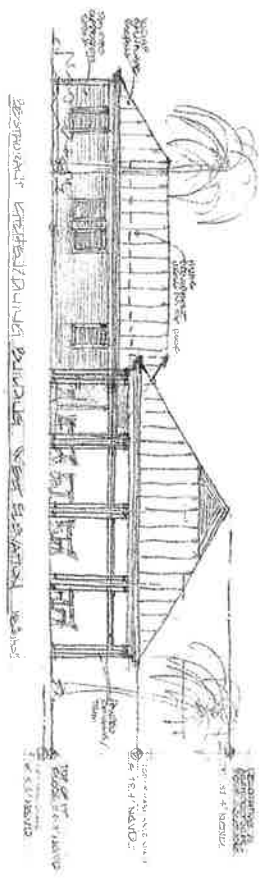
**KNIGHTS KEY RESORT  
1 KNIGHTS KEY BOULEVARD  
MAVATION, FLORIDA**

DATE: 03/28/13



GLASS DESIGN GROUP

10000  
10000  
10000



A10

RESTAURANT & KITCHEN,  
MAINTENANCE & HOUSEKEEPING  
BLDGs, - FLOOR PLANS & ELEVATIONS

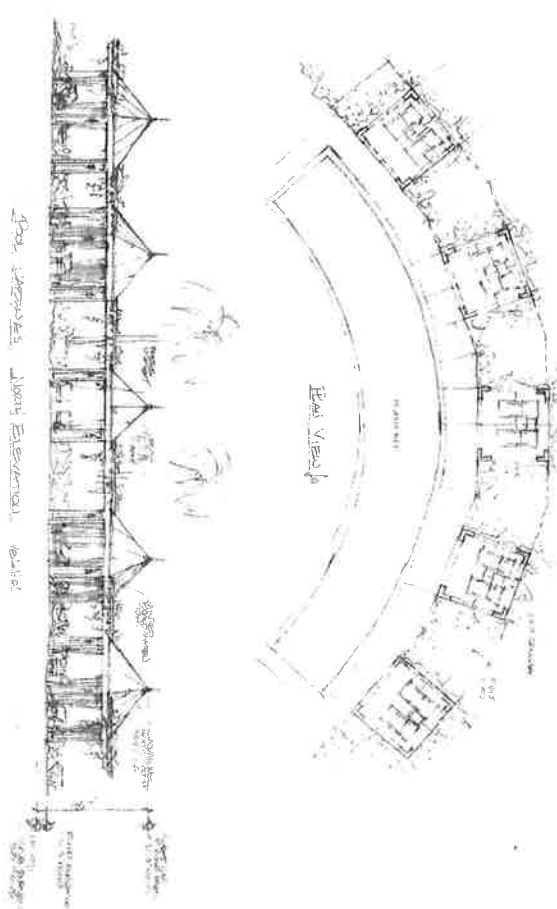
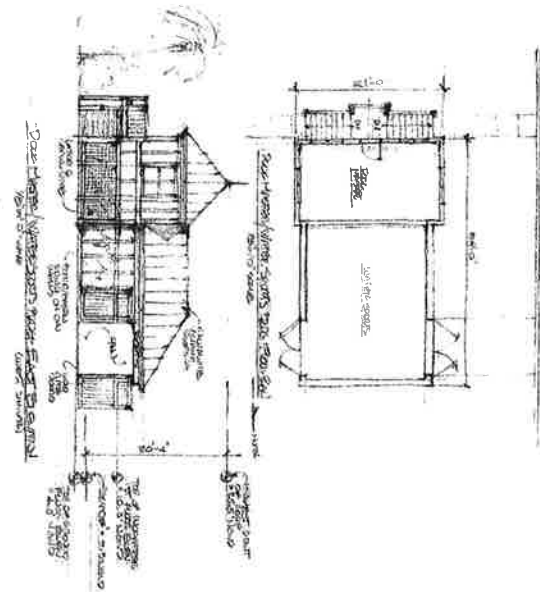
**KNIGHTS KEY RESORT**  
1 KNIGHTS KEY BOULEVARD  
MARATHON, FLORIDA

RJM NO: 520  
SCALE: 1/4" = 1'-0"  
DATE: 07.29.15

**GD** GRASSI DESIGN GROUP

As Written - See Schedule  
Sheet No. 20 of 24  
Project No. 1504.9997  
Tel. 917.754.9997





All

DOCK MASTER/ WATER SPORTS  
BUILDING AND CABANAS -  
FLOOR PLANS & ELEVATIONS

**KNIGHTS KEY RESORT**  
1 KNIGHTS KEY BOULEVARD  
MARATHON, FLORIDA

JOB NO. 1520  
SCALE 1/4" = 1'-0"  
DATE: 07.29.15

**GD** GRASSI DESIGN GROUP

44 Waltham Street, Suite 3A  
Marathon, FL 33907  
Phone: 734.2277  
Fax: 734.2277