









SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134  
T 305/856-2021  
F 305/856-0854

A California Corporation

Consultant

**enea**  
garden design

Enea Garden Design Inc.  
7500 NE 4th Court, Suite 104  
Miami, Florida 33138, USA  
T +1 305 576 8702 | F +1 305 576 8702  
www.eneagarden.com | info@eneagarden.com  
REG. No. LC29000339

**LONGBOAT KEY  
HOTEL & RESIDENCES**  
SITE/HOTEL  
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC  
7440 Via Dellagio, Suite 200  
Orlando, FL 32819  
407-999-9985



**APPROVED FOR ZONING**  
Site Plan Ordinance 2021-12 and  
Resolution 2021-21  
Reviewer: mamold 01/25/2022

FOR THE FIRM ENEA GARDEN DESIGN INC.  
GERARDO JAVIER DELGADO  
R.L.A. 0001574

Site/Hotel - Issued

No.	Description	Date
	FINAL SITE PLAN COMPLIANCE REVIEW	10/20/2021

Sheet Title Project No. **MA19106**

**SITE AREA  
DIAGRAMS**

Sheet No.

**L-102**



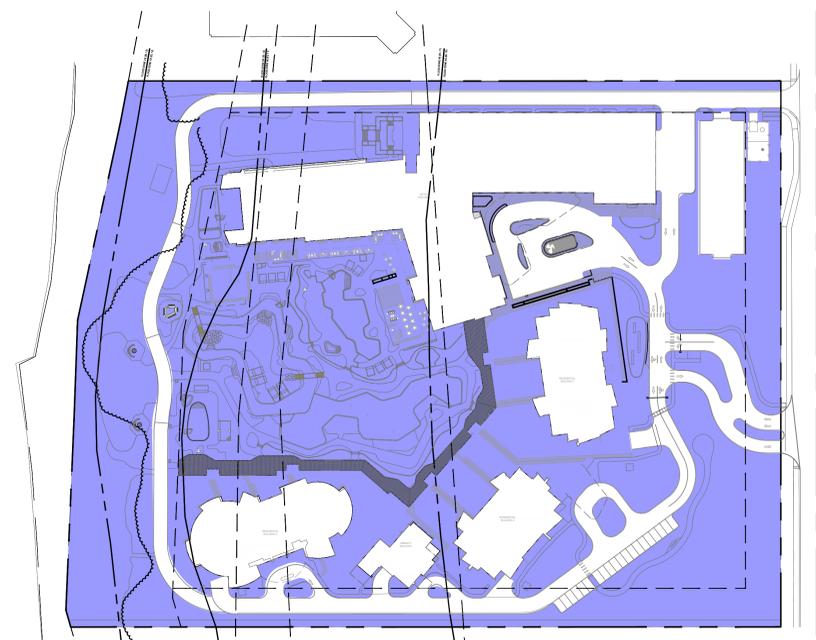
**1 LOT COVERAGE DIAGRAM**  
Scale: 1"=100'-0"

LOT COVERAGE (LONGBOAT KEY 2018 CODE OF ORDINANCES §158.145)  
GROSS LAND AREA: 767,339.5 SF  
40% OF GROSS LAND AREA = MAX. BLDG COVERAGE  
MAX. BLDG COVERAGE: 767,339.5 SF X .4 = 306,935.8 SF

Units Per Acre	4	5	6	8	11	14(NPD)
Floor area ratio	0.22	0.27	0.32	0.44	0.59	0.76
Open space ratio	3.2	2.7	2.2	1.6	1.2	1.2
Living space ratio	2.2	1.7	1.5	0.30	0.65	0.65
Recreation space ratio	0.17	0.16	0.15	0.13	0.11	0.11

**LEGEND**  
PROPOSED BLDG COVERAGE\*: 268,052 SF  
ACCESSORY STRUCTURES: 15,348 SF  
POOLS (6" OR MORE ABOVE GRADE): 5,556 SF

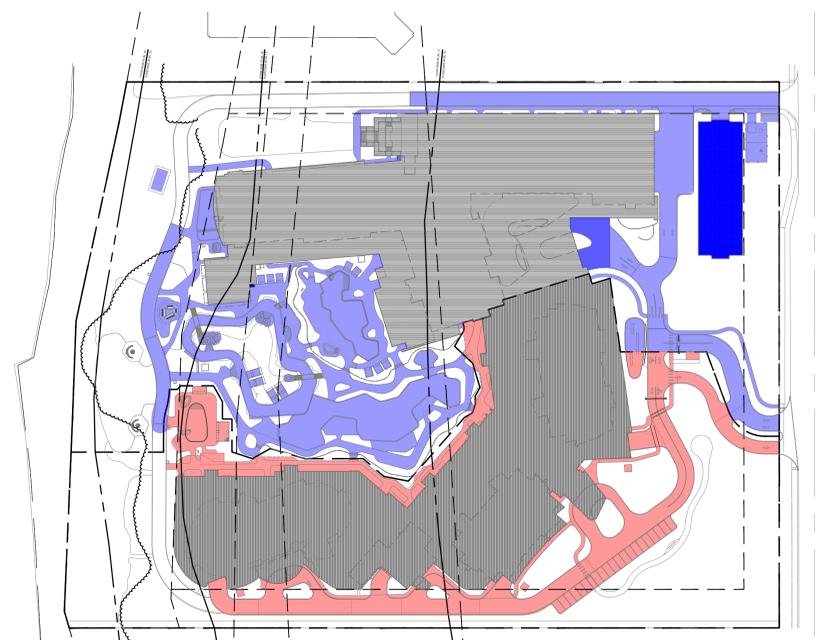
TOTAL LOT COVERAGE: 288,956.0 SF; 38%  
\*BUILDING AREA PROVIDED BY SB ARCHITECTS 2/16/2021



**2 LIVING SPACE RATIO DIAGRAM**  
Scale: 1"=100'-0"

LIVING SPACE (LONGBOAT KEY 2018 CODE OF ORDINANCES §158.102 (C)(2))  
LIVING SPACE REQUIRED PER CODE: (FLOOR AREA\* X 1.5) 537,858 X 1.5 = 806,787.0 SF  
SITE AREA - INTERIOR AND VEHICULAR SPACE = LIVING SPACE  
767,339.5 SF - 270,113.0 SF = 497,226.5 SF PROVIDED

**LEGEND**  
LIVING SPACE  
\*FLOOR AREA PROVIDED BY SB ARCHITECTS 5/11/2021



**3 OPEN SPACE DIAGRAM**  
Scale: 1"=100'-0"

REQUIRED OPEN SPACE (LONGBOAT KEY 2018 CODE OF ORDINANCES §158.069 AND §158.102(F))  
TOTAL LAND AREA (TA): 767,339.5 SF  
NON-RESIDENTIAL PORTION OF THE SITE: 437,749.5 SF  
RESIDENTIAL (RA) PORTION OF THE SITE: 329,590 SF  
20% OF GROSS LAND AREA NON-RESIDENTIAL DEVELOPMENT = REQUIRED OPEN SPACE  
437,749.5 SF X .2 = 87,549.9 SF

50% OF GROSS LAND AREA RESIDENTIAL DEVELOPMENT = REQUIRED OPEN SPACE  
329,590 SF X .5 = 164,795 SF  
NRA TA x 0.2TA + RA TA x 0.5TA = MIXED USE OPEN SPACE REQUIREMENT  
 $\frac{437,749.5}{767,339.5} \times 0.2 (767,339.5) + \frac{329,590.0}{767,339.5} \times 0.5 (767,339.5) = 87,549.9 + 164,795 = 252,344.9$  SF

**LEGEND**  
NRA IMPERVIOUS BLDGS AREA\* 130,514 SF  
OTHER IMPERVIOUS SURFACES 116,040 SF  
PERVIOUS PARKING\*\* 11,978 SF  
NRA OPEN SPACE: 179,217.5 SF  
RA IMPERVIOUS BLDGS AREA\* 137,538 SF  
OTHER IMPERVIOUS SURFACES 62,800 SF  
RA OPEN SPACE: 129,252 SF

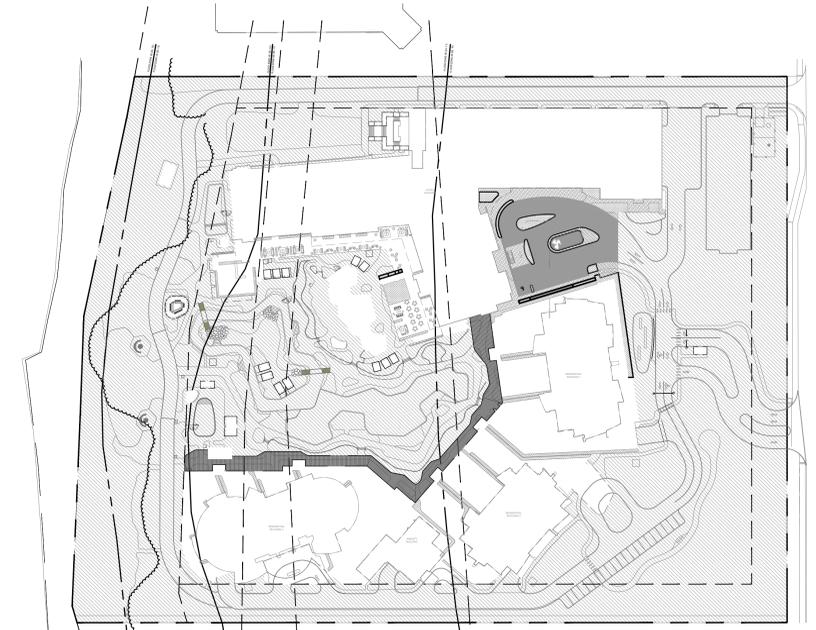
TOTAL PROVIDED OPEN SPACE = 308,469.5 SF  
\*BUILDING AREA PROVIDED BY SB ARCHITECTS 2/16/2021  
\*\* DOES NOT INCLUDE PERVIOUS FIRE LANE



**4 RECREATIONAL SPACE RATIO DIAGRAM**  
Scale: 1"=100'-0"

RECREATION SPACE (LONGBOAT KEY 2018 CODE OF ORDINANCES §158.102 (C)(2))  
RECREATION SPACE REQUIRED PER CODE: (FLOOR AREA\* X 0.15) 537,858 X 0.15 = 80,678.7 SF  
**LEGEND**  
RECREATION SPACE PROVIDED = 99,275.7 SF

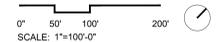
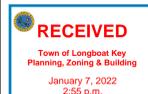
\*FLOOR AREA PROVIDED BY SB ARCHITECTS 5/11/2021



**5 OPEN SPACE RATIO DIAGRAM**  
Scale: 1"=100'-0"

OPEN SPACE RATIO - CODE 158.102(C)  
OPEN SPACE REQUIREMENT PER CODE (2.2 X FLOOR AREA\*): 537,858 SF X 2.2 = MIN. 1,183,287.6 SF  
LOT AREA NOT OCCUPIED BY BUILDINGS, EXCLUDING PARKING STRUCTURES  
LOT AREA - BUILDING LOT COVERAGE = SPACE NOT OCCUPIED BY BUILDINGS  
767,339.5 SF - 288,956 SF = 478,383.5 SF PROVIDED

**LEGEND**  
SPACE NOT OCCUPIED BY BUILDINGS  
\*FLOOR AREA PROVIDED BY SB ARCHITECTS 5/11/2021





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REG. No. LC20000339

# LONGBOAT KEY HOTEL & RESIDENCES SITE/HOTEL Longboat Key, FL 34228

Owner

**UNICORP ACQUISITIONS, LLC**  
7440 Via Dellagio, Suite 200  
Orlando, FL 32819  
407-999-9985



**UNICORP**  
NATIONAL DEVELOPMENTS, INC.

**APPROVED FOR ZONING**  
Site Plan Ordinance 2021-12 and  
Resolution 2021-21  
Reviewer: mamold 01/25/2022

FOR THE FIRM ENEA GARDEN DESIGN INC.  
GERARDO JAVIER DELGADO  
R.L.A. 0001574

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Sheet Title Project No. **MA19106**

**DUNE MITIGATION  
DIAGRAM**

Sheet No.

**L-103**

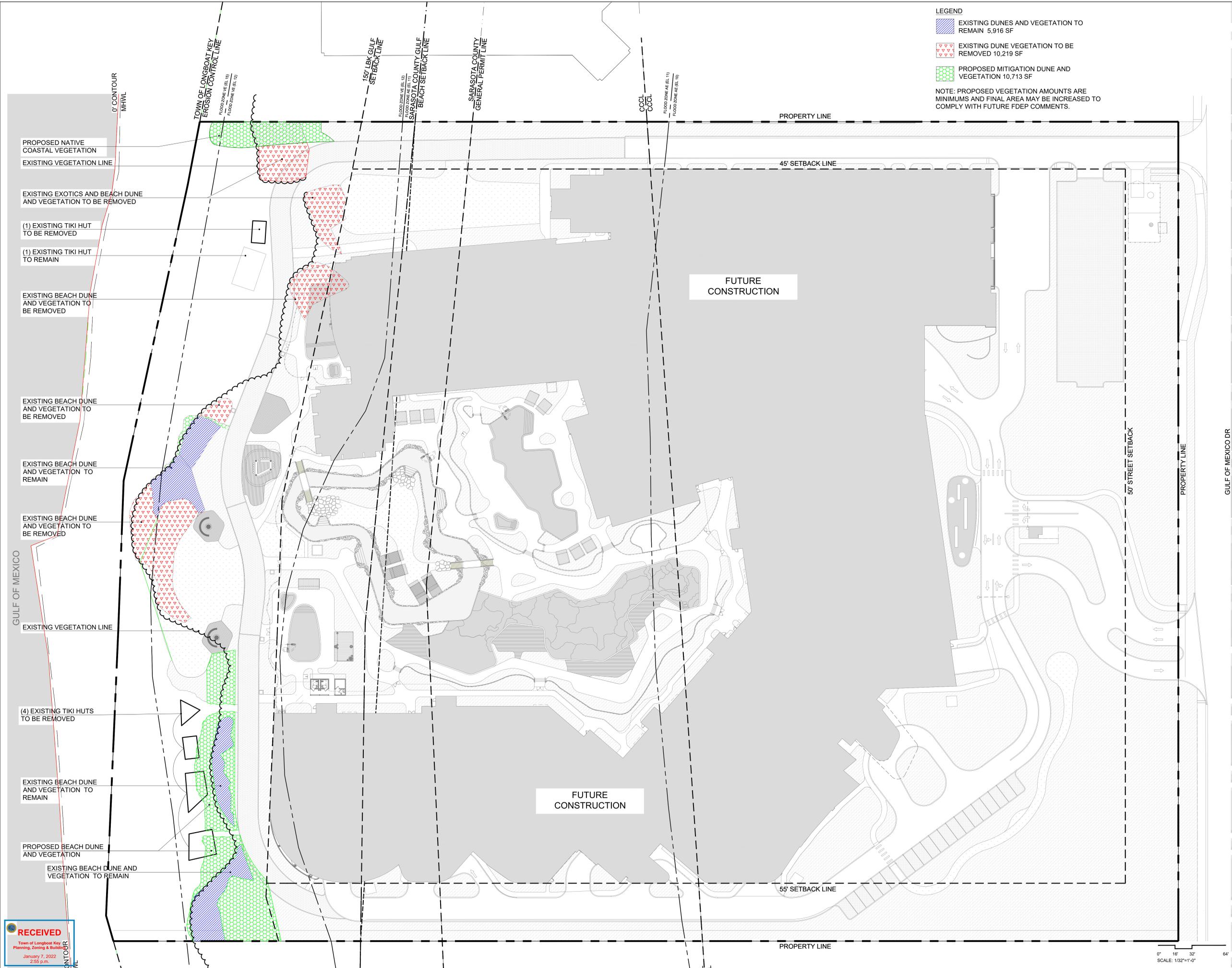
LEGEND

EXISTING DUNES AND VEGETATION TO REMAIN 5,916 SF

EXISTING DUNE VEGETATION TO BE REMOVED 10,219 SF

PROPOSED MITIGATION DUNE AND VEGETATION 10,713 SF

NOTE: PROPOSED VEGETATION AMOUNTS ARE MINIMUMS AND FINAL AREA MAY BE INCREASED TO COMPLY WITH FUTURE FDEP COMMENTS.



- PROPOSED NATIVE COASTAL VEGETATION
- EXISTING VEGETATION LINE
- EXISTING EXOTICS AND BEACH DUNE AND VEGETATION TO BE REMOVED
- (1) EXISTING TIKI HUT TO BE REMOVED
- (1) EXISTING TIKI HUT TO REMAIN
- EXISTING BEACH DUNE AND VEGETATION TO BE REMOVED
- EXISTING BEACH DUNE AND VEGETATION TO BE REMOVED
- EXISTING BEACH DUNE AND VEGETATION TO REMAIN
- EXISTING BEACH DUNE AND VEGETATION TO BE REMOVED
- EXISTING VEGETATION LINE
- (4) EXISTING TIKI HUTS TO BE REMOVED
- EXISTING BEACH DUNE AND VEGETATION TO REMAIN
- PROPOSED BEACH DUNE AND VEGETATION
- EXISTING BEACH DUNE AND VEGETATION TO REMAIN

**RECEIVED**  
Town of Longboat Key  
Planning, Zoning & Building  
January 7, 2022  
2:55 p.m.

0" 16' 32' 64'  
SCALE: 1/32"=1'-0"



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REG. No. LC2000039

# LONGBOAT KEY HOTEL & RESIDENCES

SITE/HOTEL - 1601 GULF OF MEXICO DRIVE  
Longboat Key, FL 34228

Owner  
**UNICORP ACQUISITIONS, LLC**  
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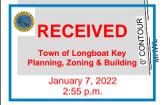
FOR THE FIRM ENEA GARDEN DESIGN INC.  
GERARDO JAVIER DELGADO  
R.L.A. 0001574

No.	Description	Date
1	FINAL SITE COMPLIANCE REVIEW	10/20/2021

Sheet Title: \_\_\_\_\_ Project No: **MA19106**

## ACCESSORY STRUCTURE DIAGRAM

Sheet No. **L-104**



0' 16' 32' 64'  
SCALE: 1/32"=1'-0"







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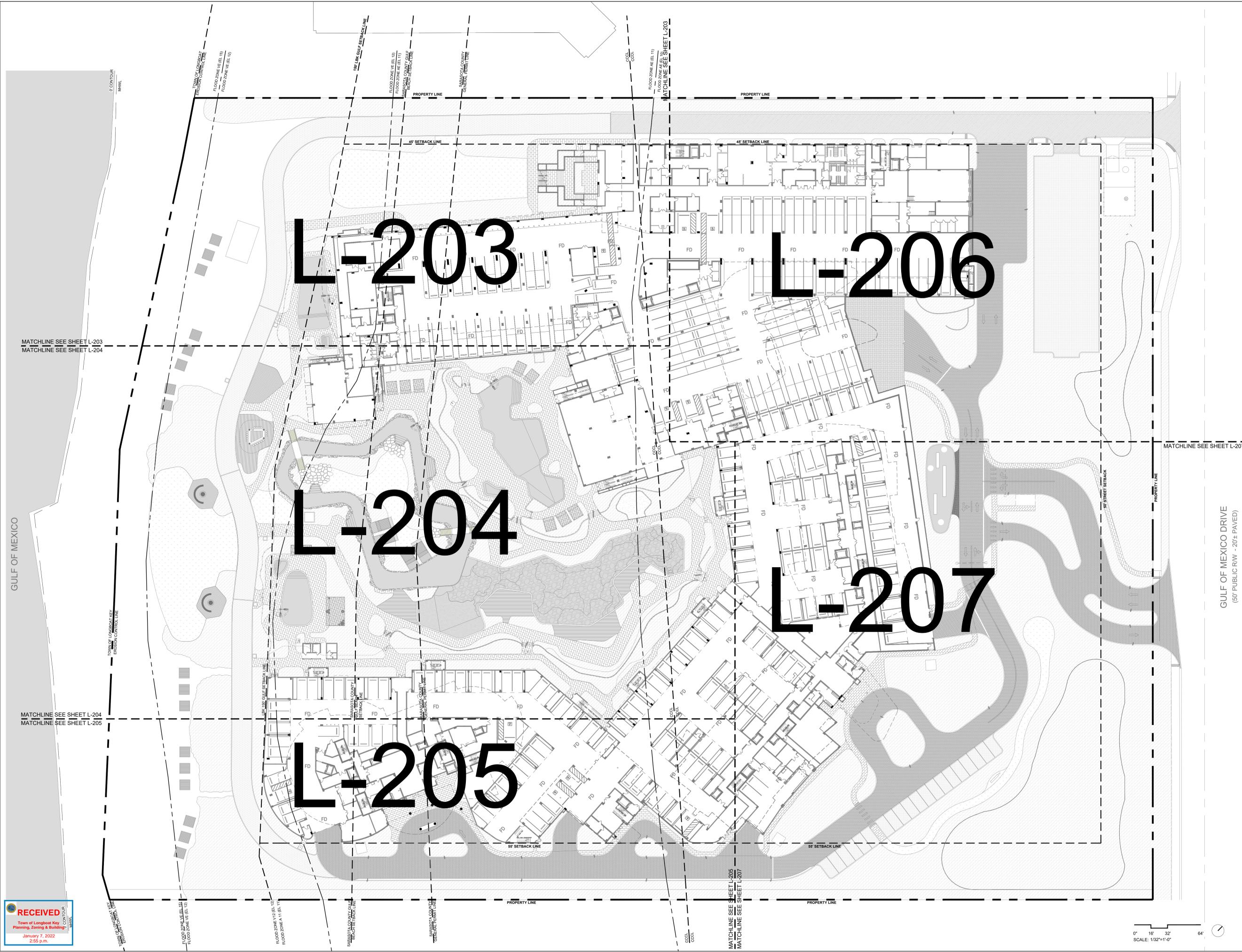
FOR THE FIRM ENEA GARDEN DESIGN INC.  
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Site/Hotel - Issued		
No.	Description	Date
1	FINAL SITE PLAN COMPLIANCE REVIEW	10/20/2021

Sheet Title: **HARDSCAPE MATERIALS KEY PLAN**

Project No: **MA19106**

Sheet No: **L-202**



SCALE: 1/32"=1'-0"



















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www.enea.design info@enea.design  
REG. No. LC20000339

- PARKING FACILITY WALLS
- ARCHITECTURAL TREATMENT
- UNCOVERED PARKING

TOTAL VISIBLE FACADE ELEVATION OF PARKING: 8,720 SQ FT  
TOTAL SCREENED OR ARCHITECTURAL FEATURE: 7,845 SQ FT (90.0%)



**LONGBOAT KEY  
HOTEL & RESIDENCES**  
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Sheet Title: **ELEVATIONS** Project No: **MA19106**

Sheet No: **L-306**







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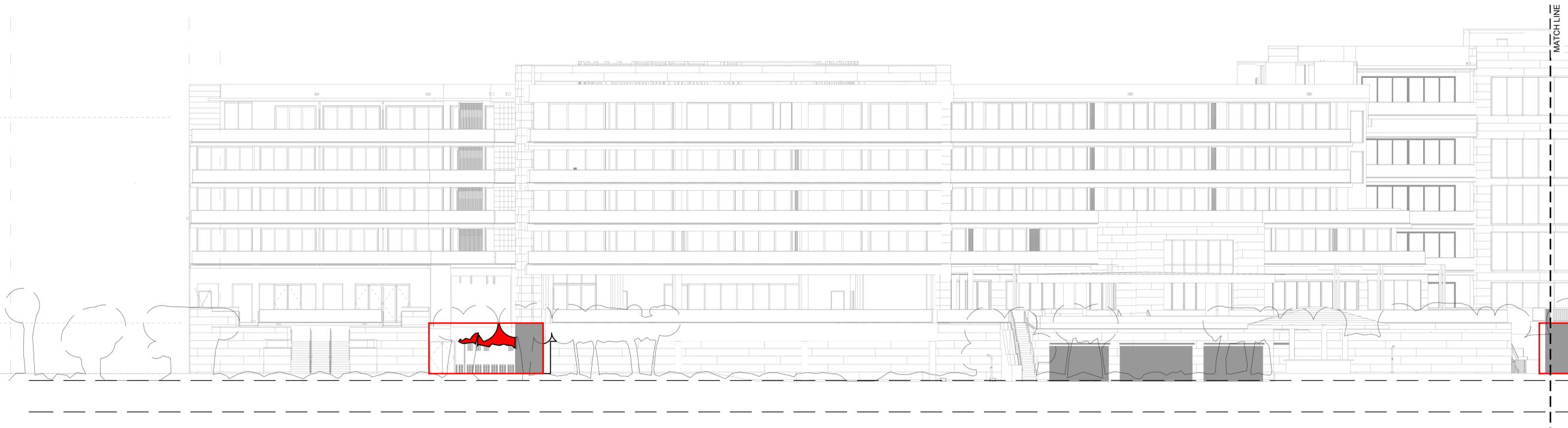
Sheet Title Project No. **MA19106**

**SECTIONS**

Sheet No.

**L-308**

- PARKING FACILITY WALLS
  - ARCHITECTURAL TREATMENT
  - UNCOVERED PARKING
- TOTAL VISIBLE FACADE ELEVATION OF PARKING: 5,060 SQ FT  
TOTAL SCREENED OR ARCHITECTURAL FEATURE: 4,559 SQ FT (90.1%)



**1** ELEVATION FROM GULF OF MEXICO

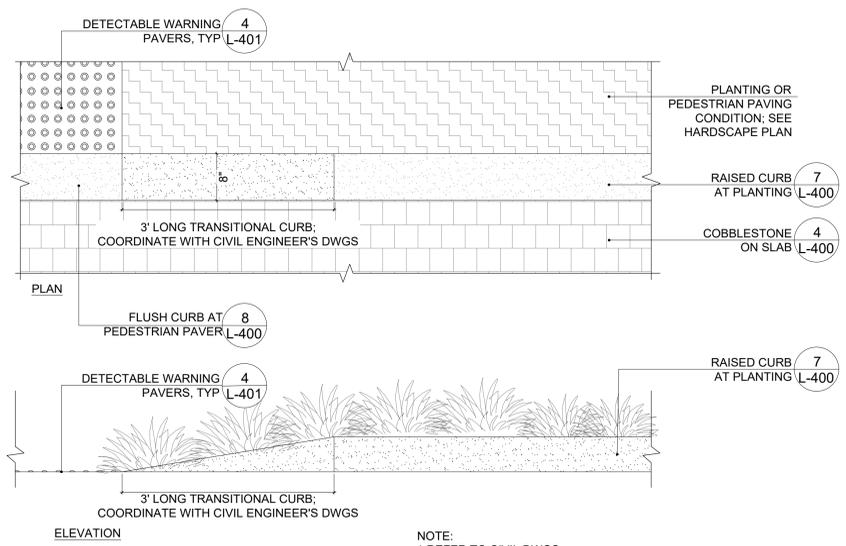
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HOTEL LEVEL 1

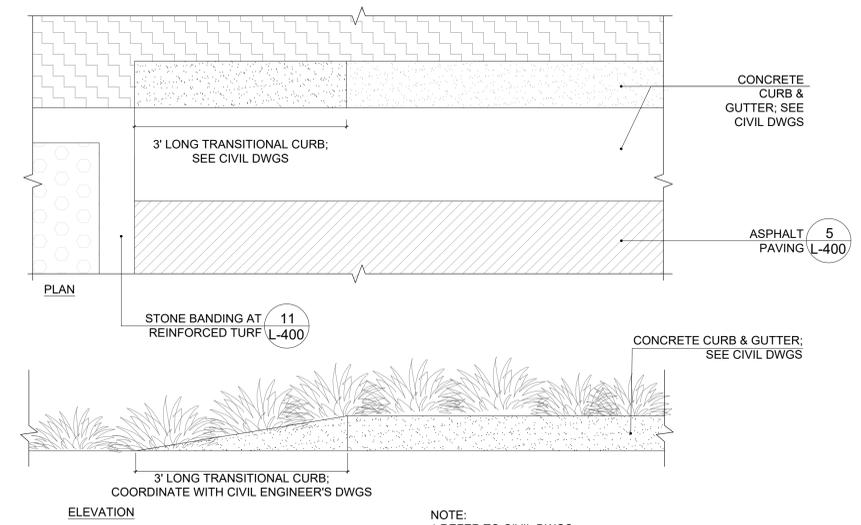
FIRE LANE  
±8'-0" N.A.V.D.  
SEA LEVEL  
0' N.A.V.D.





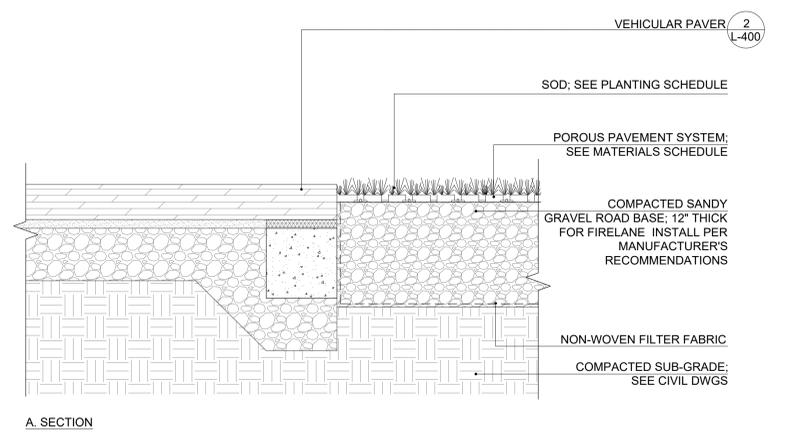
**1** TRANSITION CURB  
SCALE: 1" = 1'-0"

NOTE:  
1. REFER TO CIVIL DWGS.  
2. CONTRACTOR TO SUBMIT SHOP DWGS.

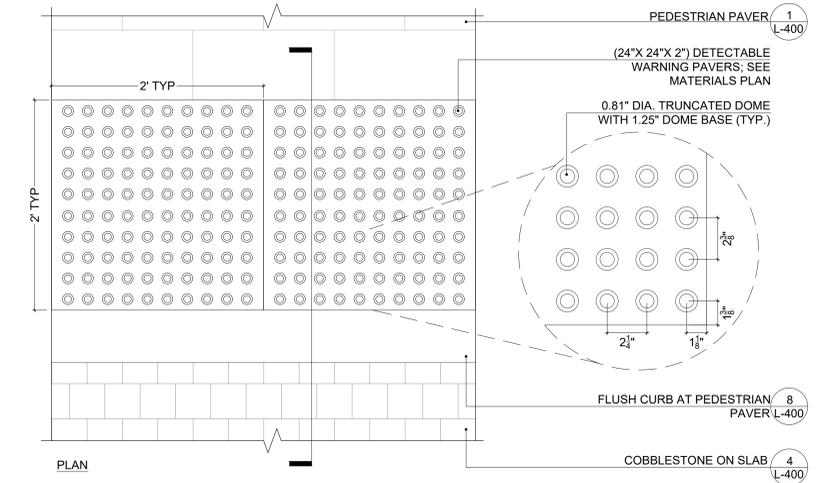


**2** TRANSITION CURB  
SCALE: 1" = 1'-0"

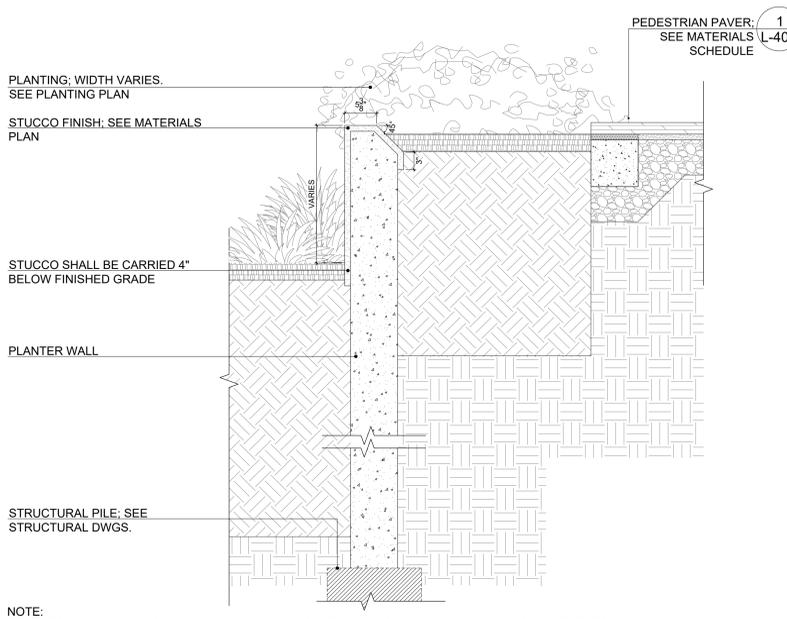
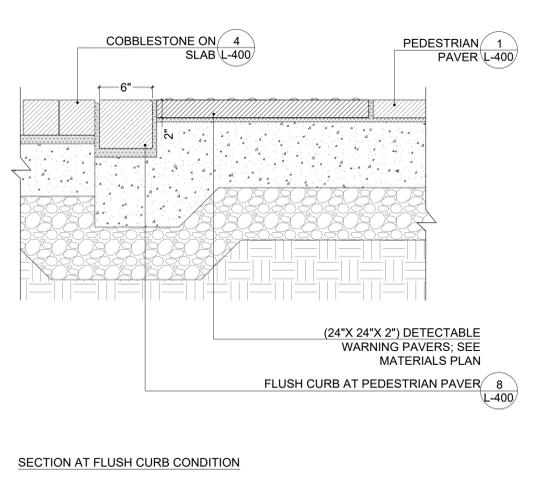
NOTE:  
1. REFER TO CIVIL DWGS.  
2. CONTRACTOR TO SUBMIT SHOP DWGS.



**3** REINFORCED TURF AT FIRELANE  
SCALE: 1-1/2" = 1'-0"

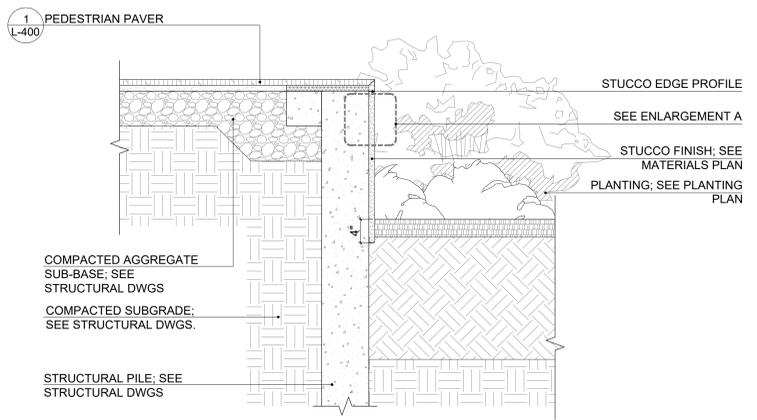


**4** DETECTABLE WARNING PAVERS (TYP.)  
SCALE: 1-1/2" = 1'-0"



**5** MINIMAL EDGE RETAINING WALL (TYP.)  
SCALE: 1" = 1'-0"

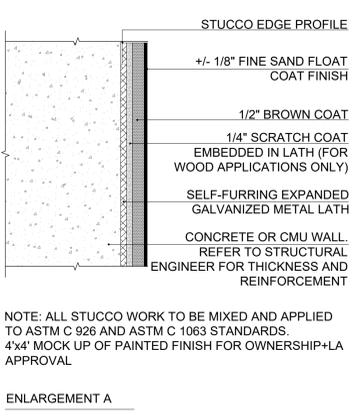
NOTE:  
1. STRUCTURAL TO REVIEW WALL THICKNESS, FOOTINGS AND REINFORCEMENTS REQUIREMENTS.



NOTE:  
1. STRUCTURAL TO REVIEW PLANTER FOOTINGS AND REINFORCEMENTS REQUIREMENTS.

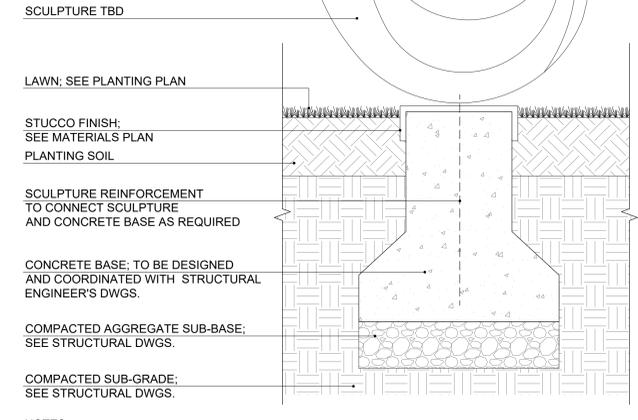
**RECEIVED**  
Tough as Longboat Key  
Planning, Design & Construction  
6000 N. ...  
2024.01.10  
Scale: 1" = 1'-0"

**6** WALL WITH STUCCO  
SCALE: 1" = 1'-0"



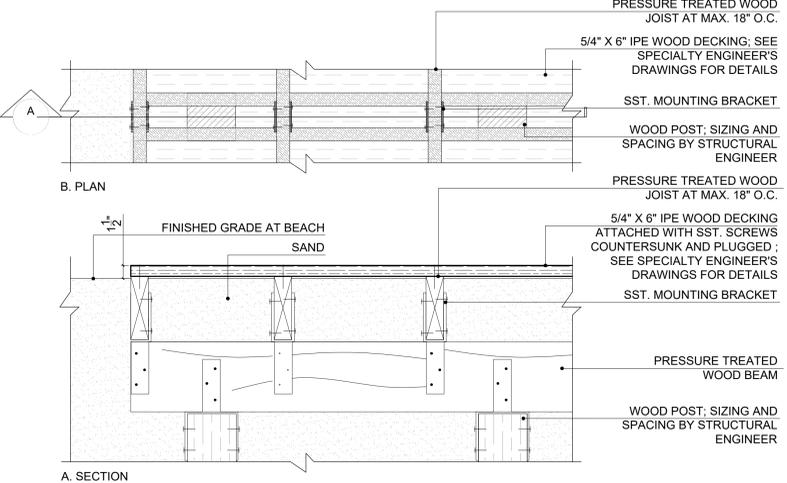
NOTE: ALL STUCCO WORK TO BE MIXED AND APPLIED TO ASTM C 926 AND ASTM C 1063 STANDARDS. 4'x4' MOCK UP OF PAINTED FINISH FOR OWNERSHIP+LA APPROVAL

ENLARGEMENT A



NOTE:  
1. STRUCTURAL ENGINEER TO REVIEW AND DESIGN ALL FOOTINGS, BASE AND REINFORCEMENTS.

**7** SCULPTURE BASE AT LAWN  
SCALE: 1" = 1'-0"



NOTE:  
1. SHOP DRAWINGS TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO PROCUREMENT AND INSTALLATION.  
2. STRUCTURAL ENGINEER TO REVIEW.  
3. REFER TO HARDSCAPE PLAN FOR DECK LAYOUT AND ORIENTATION  
4. PROVIDE FASCIA BOARD @ ALL DECK ENDS/ PERIMETER AS NOTED ON PLAN  
5. USE IPE CLIP W/ SST SCREW FOR HIDDEN CONNECTIONS AND IPE PLUGS AS REQUIRED

**8** WOOD DECK ON SAND  
SCALE: 1-1/2" = 1'-0"

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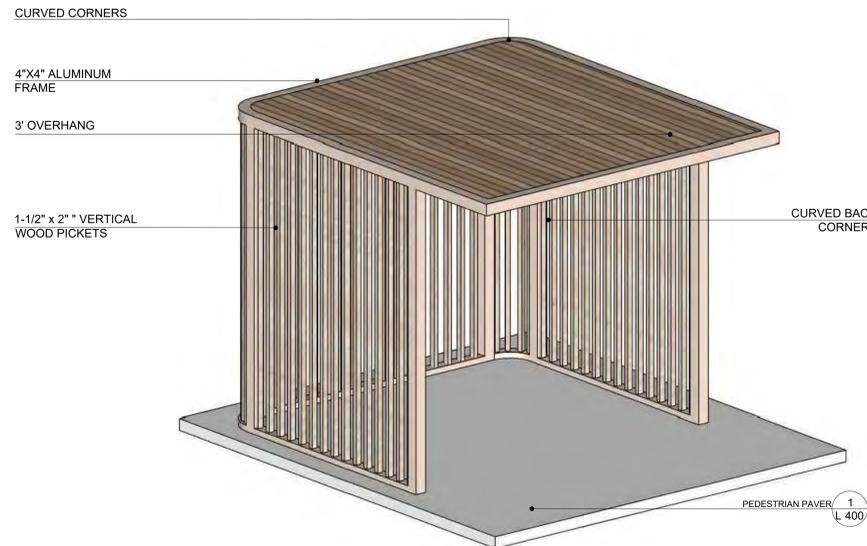
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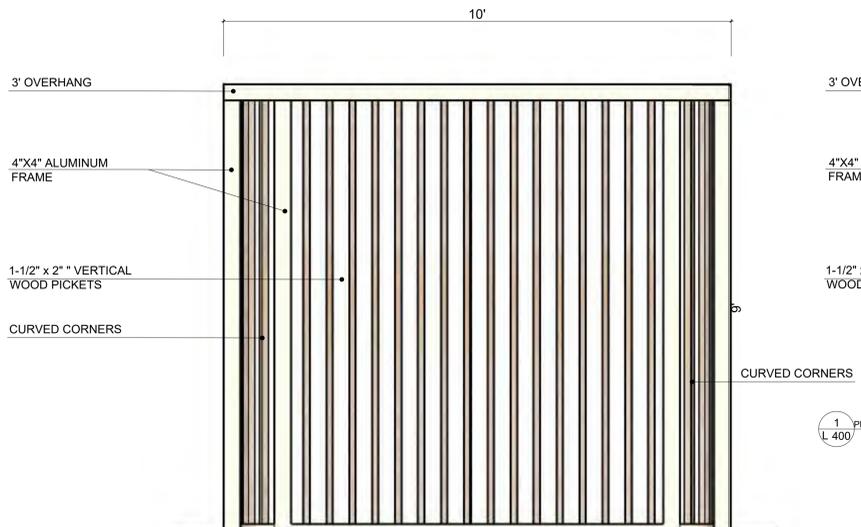
MA19106

HARDSCAPE  
DETAILS

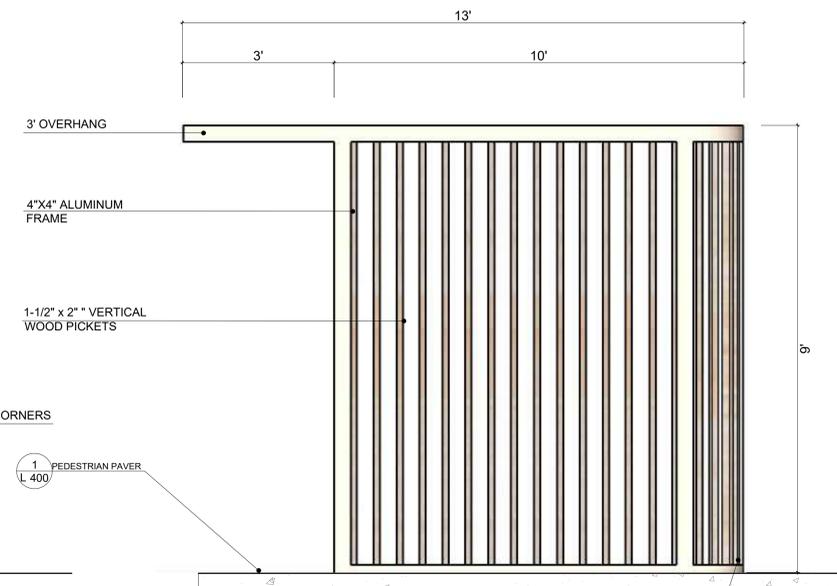
L-405



PERSPECTIVE



FRONT ELEVATION



SIDE ELEVATION

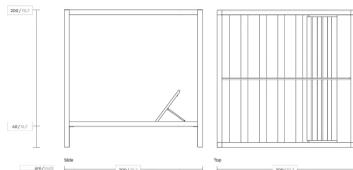
- NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND PROCUREMENT.
  2. SHOP DRAWINGS SHALL INDICATE ALL MATERIALS, CONNECTIONS, FINISHES AND FRAMING.
  3. STRUCTURAL ENGINEER TO DESIGN AND DETAIL ALL FOOTINGS, CONNECTIONS, AND REINFORCEMENTS TO PERGOLA.

1 POOL CABANA, TYP  
Scale: 3/4" = 1'-0"

Description

Daybed Designer: Patricia Urquiola Collection: Pavilions

Kettal Daybeds uses modern architectural forms that highlight the nature of outdoor environments. The collection includes a whole range of items, with modular pieces, including daybeds, with the thick cosy cushions and modern proportions.



kettal

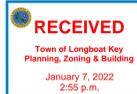
30



DAYBED PRODUCT REFERENCE IMAGE

- NOTES:
1. REMOVABLE BEACH SHELTER WITH PLATE FEET BY KETTAL

2 BEACH SHELTER, TYP  
Scale: 3/4" = 1'-0"





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1	FINAL SITE PLAN COMPLIANCE REVIEW	10/20/2021

Sheet Title Project No. **MA19106**

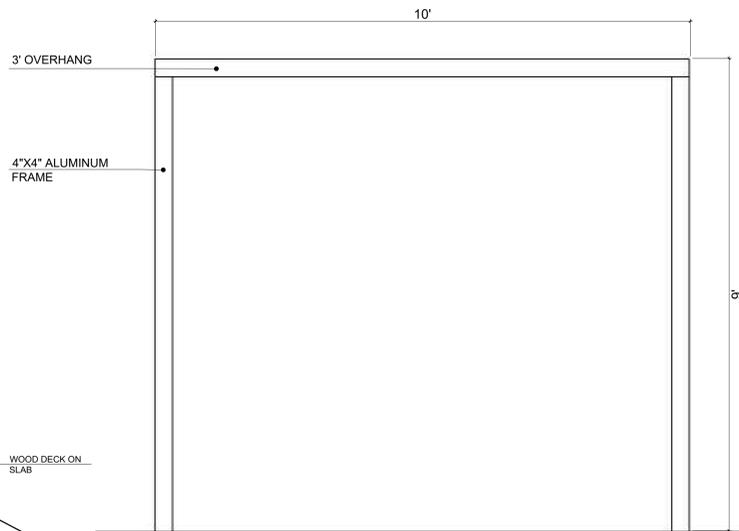
**HARDSCAPE  
DETAILS**

Sheet No.

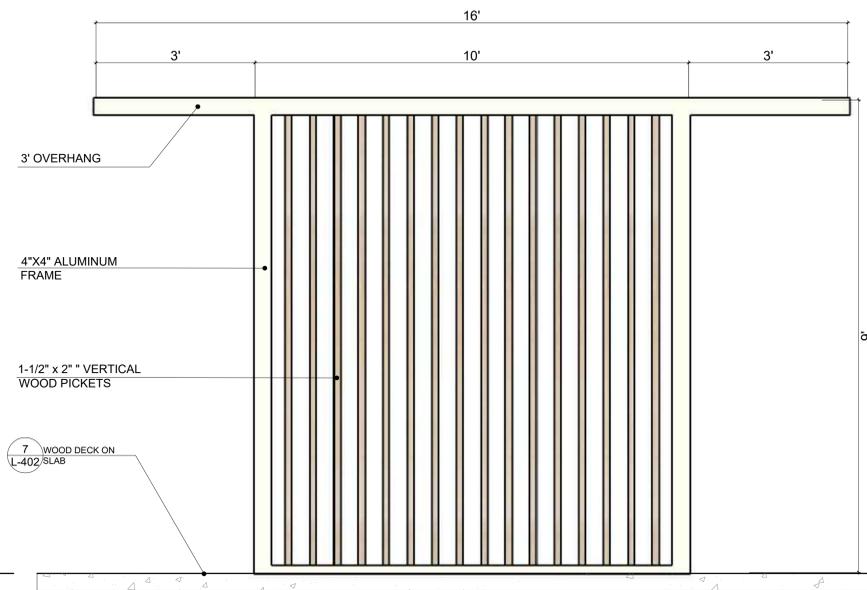
**L-406**



PERSPECTIVE



FRONT ELEVATION



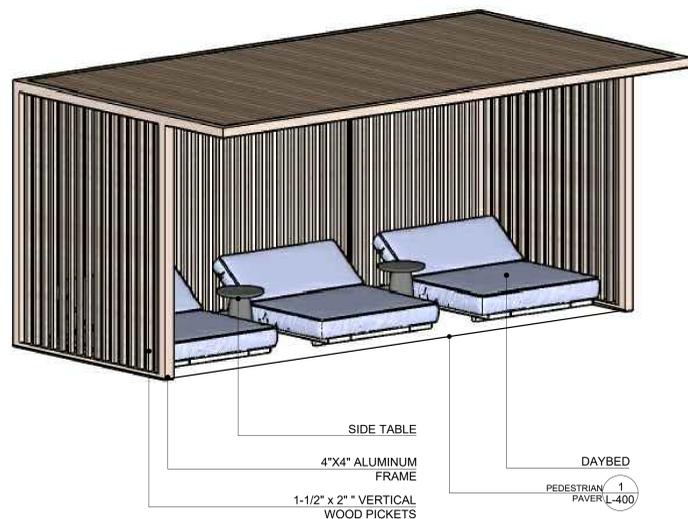
SIDE ELEVATION

NOTES:

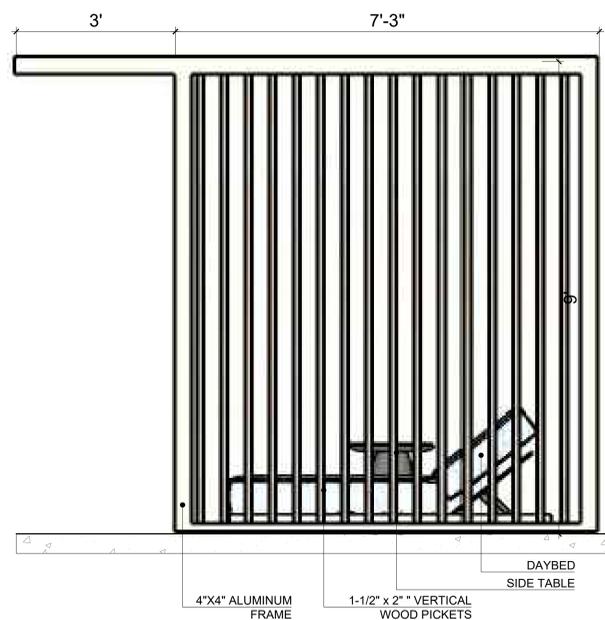
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND PROCUREMENT.
2. SHOP DRAWINGS SHALL INDICATE ALL MATERIALS, CONNECTIONS, FINISHES AND FRAMING.
3. STRUCTURAL ENGINEER TO DESIGN AND DETAIL ALL FOOTINGS, CONNECTIONS, AND REINFORCEMENTS TO PERGOLA.

**1 MEANDERING RIVER CABANA, TYP**

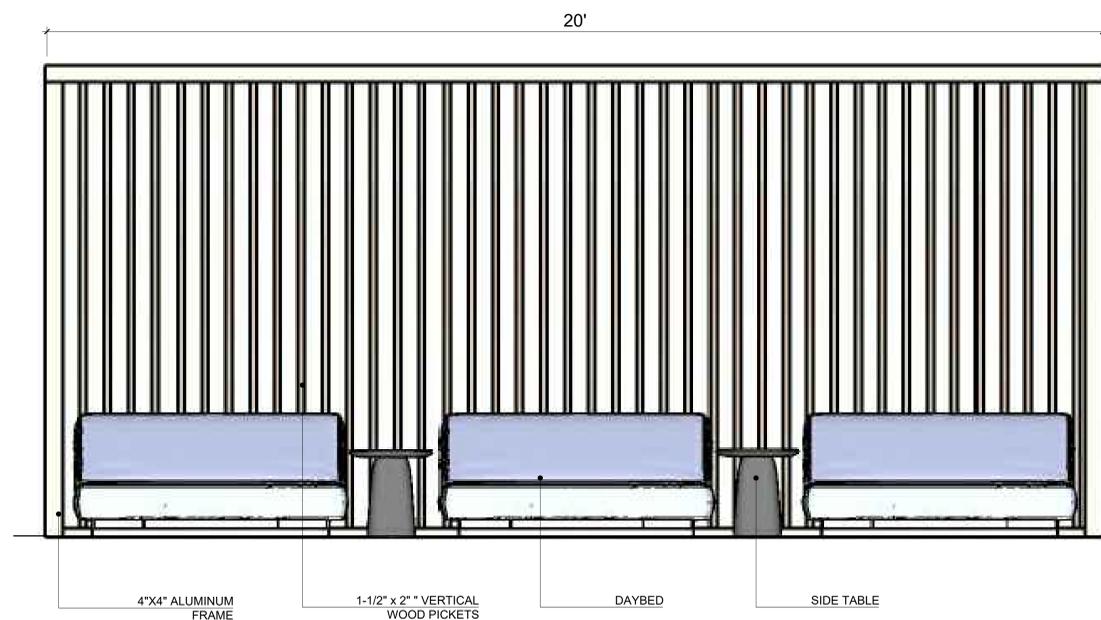
Scale: 3/4" = 1'-0"



PERSPECTIVE



SIDE ELEVATION



FRONT ELEVATION

NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND PROCUREMENT.
2. SHOP DRAWINGS SHALL INDICATE ALL MATERIALS, CONNECTIONS, FINISHES AND FRAMING.
3. STRUCTURAL ENGINEER TO DESIGN AND DETAIL ALL FOOTINGS, CONNECTIONS, AND REINFORCEMENTS TO PERGOLA.

**2 RESIDENTIAL POOL DAYBED CABANA**

Scale: 3/4" = 1'-0"





SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134  
T 305/856-2021  
F 305/856-0854  
A California Corporation

Consultant

**enea**  
garden design

Enea Garden Design Inc.  
7500 NE 4th Court, Suite 104  
Miami, Florida 33178, USA  
T+1 305.576.8702  
www.eneagarden.com  
REG. No. LC2000039

**LONGBOAT KEY  
HOTEL & RESIDENCES**  
SITE/HOTEL  
Longboat Key, FL 34228

Owner  
**UNICORP ACQUISITIONS, LLC**  
7440 Via Dellagio, Suite 200  
Orlando, FL 32819  
407-999-9985



**APPROVED FOR ZONING**  
Site Plan Ordinance 2021-12 and  
Resolution 2021-21  
Reviewer: mamold 01/25/2022

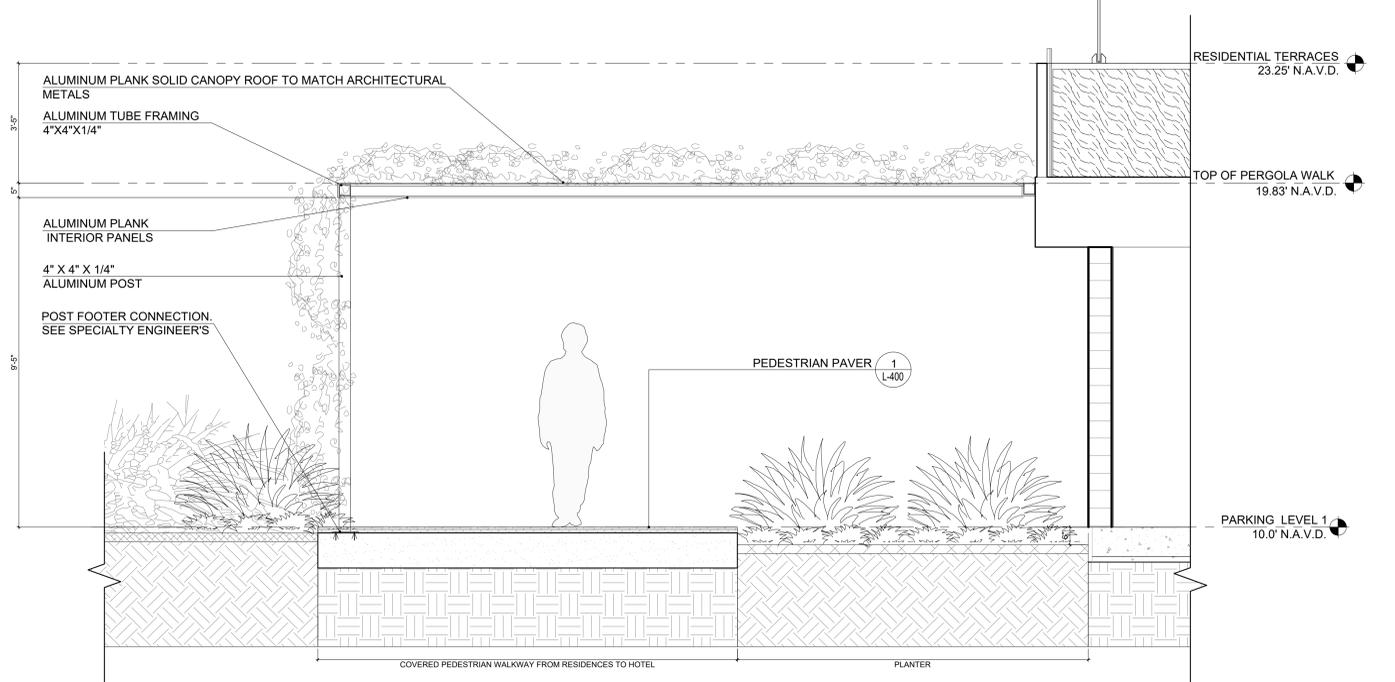
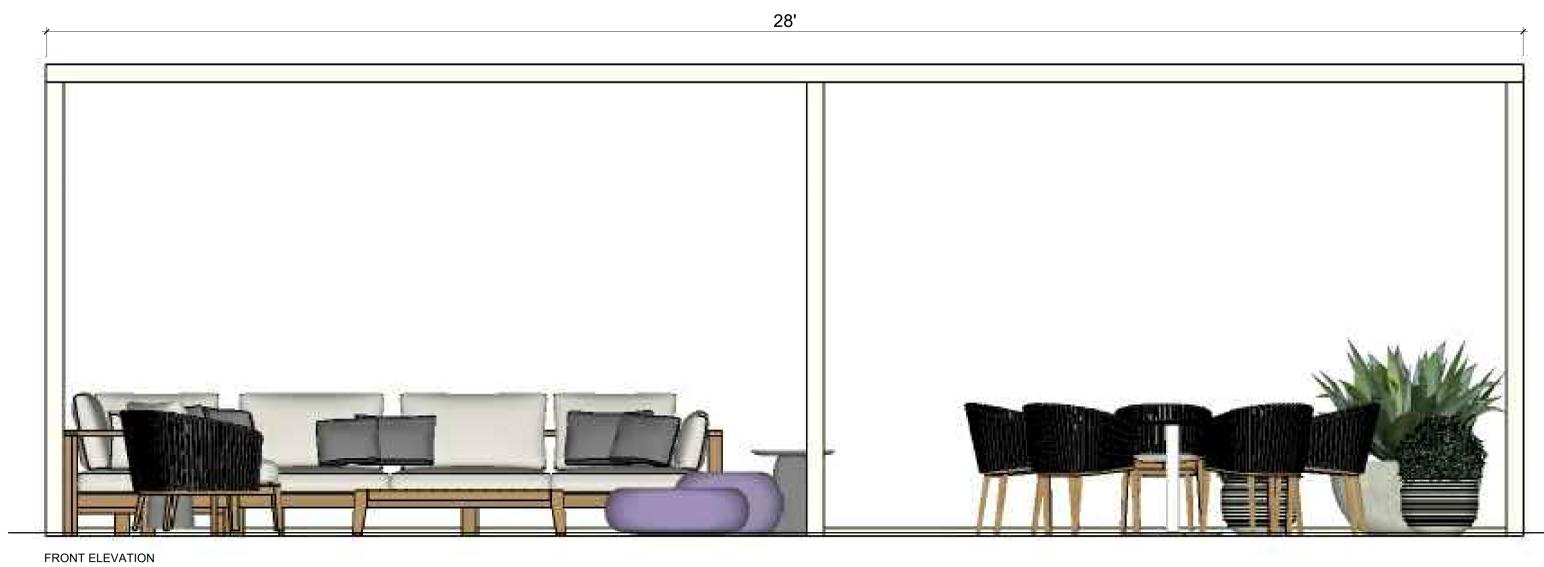
FOR THE FIRM ENEA GARDEN DESIGN INC.  
GERARDO JAVIER DELGADO  
R.L.A. 0001574

Site/Hotel - Issued		
No.	Description	Date
1	FINAL SITE PLAN COMPLIANCE REVIEW	10/20/2021

Sheet Title \_\_\_\_\_ Project No. **MA19106**

**HARDSCAPE  
DETAILS**

Sheet No. **L-407**



NOTES:

- CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND PROCUREMENT.
- SHOP DRAWINGS SHALL INDICATE ALL MATERIALS, CONNECTIONS, FINISHES AND FRAMING.
- STRUCTURAL ENGINEER TO DESIGN AND DETAIL ALL FOOTINGS, CONNECTIONS, AND REINFORCEMENTS TO PERGOLA.

**1 RESIDENTIAL LOUNGE CABANA**  
Scale: 3/4" = 1'-0"

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION AND PROCUREMENT. SHOP DRAWINGS TO INDICATE ALL MATERIALS, CONNECTIONS AND FINISHES AND FRAMING. SPECIALTY ENGINEER TO DESIGN AND DETAIL ALL FOOTINGS, CONNECTIONS, AND REINFORCEMENTS TO PERGOLA.

**2 COVERED WALKWAY**  
Scale: 1/2" = 1'-0"







SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134  
T 305/856-2021  
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www.enea.us | info.miami@enea.us  
REG. No. LC2000039

**LONGBOAT KEY  
HOTEL & RESIDENCES**  
SITE/HOTEL  
Longboat Key, FL 34228

Owner

**UNICORP ACQUISITIONS, LLC**  
7440 Via Dellagio, Suite 200  
Orlando, FL 32819  
407-999-9985



**APPROVED FOR ZONING**  
Site Plan Ordinance 2021-12 and  
Resolution 2021-21  
Reviewer: mamrod 01/25/2022

FOR THE FIRM ENEA GARDEN DESIGN INC.  
GERARDO JAVIER DELGADO  
R.L.A. 0001574

Site/Hotel - Issued

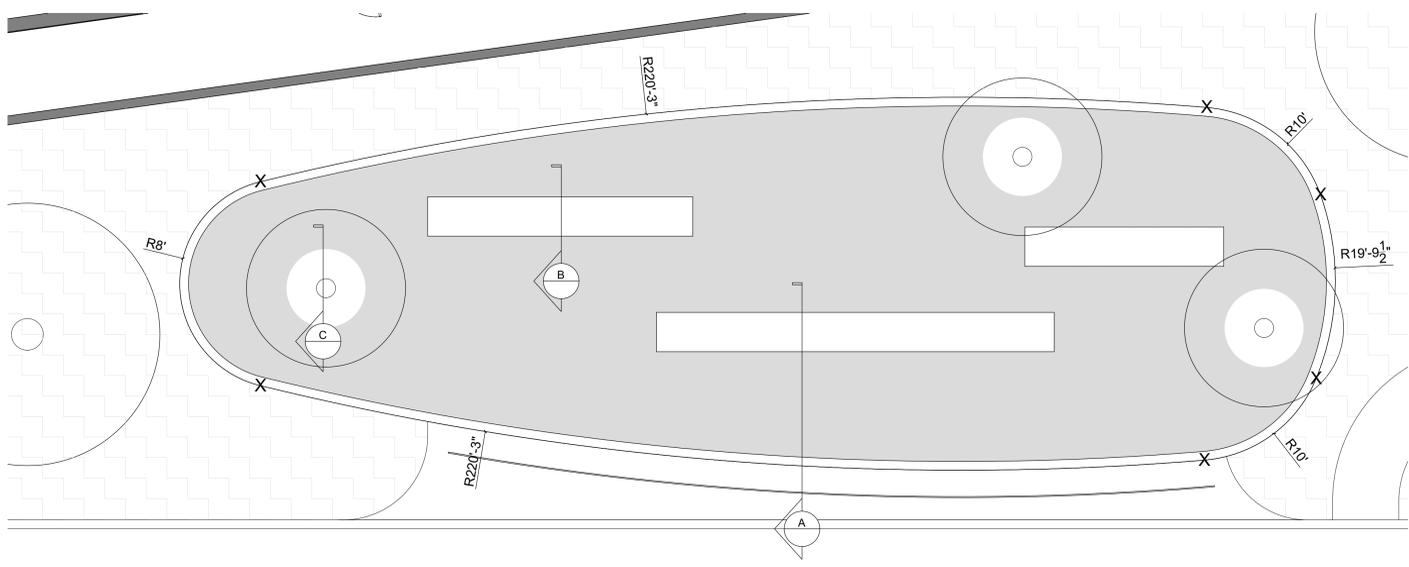
No.	Description	Date
	FINAL SITE PLAN COMPLIANCE REVIEW	10/20/2021

Sheet Title Project No. **MA19106**

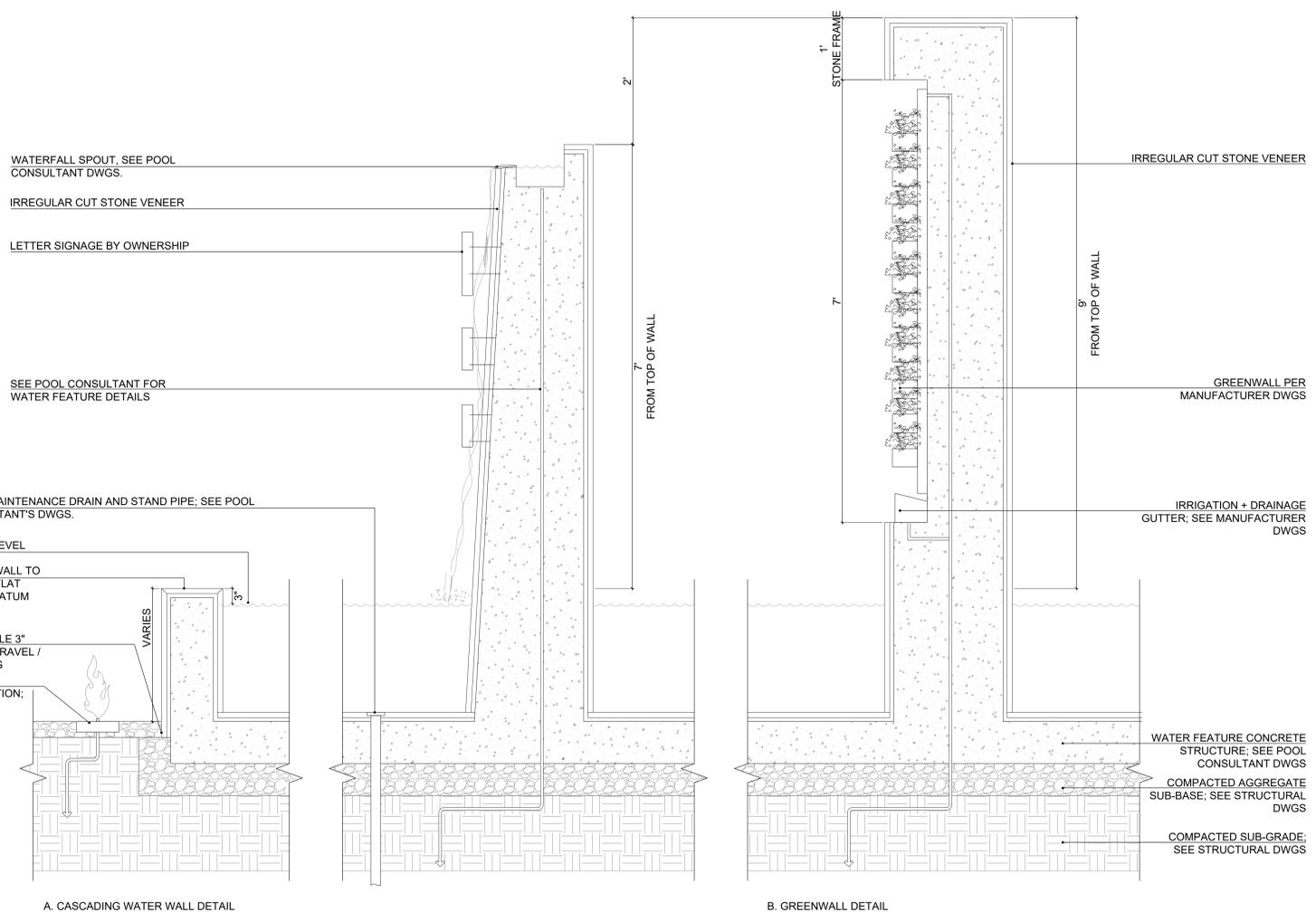
**HARDSCAPE  
DETAILS**

Sheet No.

**L-409**



PLAN  
SCALE: 3/16"=1'-0"



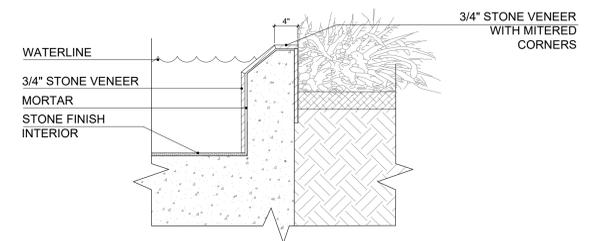
A. CASCADING WATER WALL DETAIL

B. GREENWALL DETAIL

C. PLANTER DETAIL

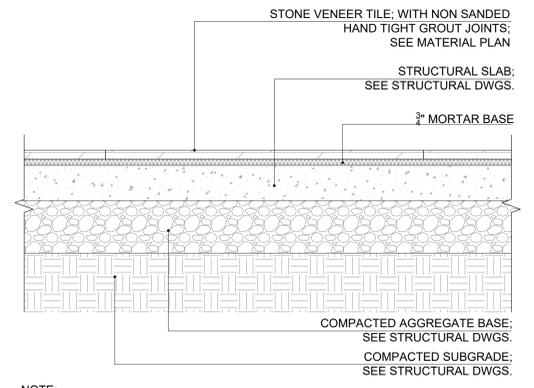
- NOTES**
1. DETAILS FOR DESIGN INTENT ONLY
  2. REFER TO POOL CONSULTANT DWGS. FOR WATER FEATURE DETAILS AND SPECIFICATIONS.
  3. STRUCTURAL ENGINEER TO REVIEW LOADS
  4. ALL WATERPROOFING PER WATERPROOFING CONSULTANT

**1 WATER FEATURE AT ENTRY GATE**  
Scale: 1" = 1'-0"



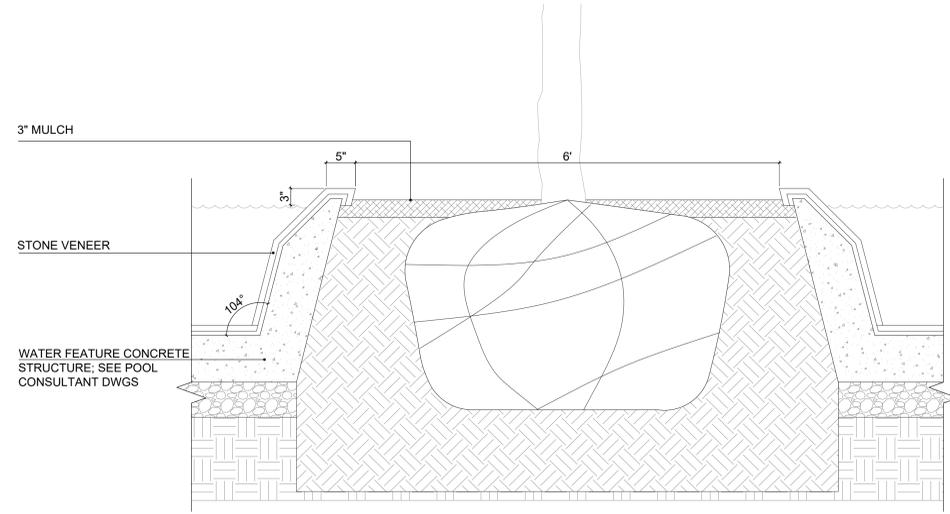
- NOTE:**
- STONE WHEEL STOP CONNECTION + STONE VENEER MOCK-UP TO BE SUBMITTED TO LA FOR APPROVAL.
  - SEE WATERPROOFING CONSULTANT FOR WATERPROOFING CONSTRUCTION DETAILING, INSTALLATION, AND RECOMMENDATIONS.
  - POOL CONSULTANT TO PROVIDE SHOP DWGS. AND CONSTRUCTION DWGS, DETAILS AND SPECS TO LA FOR REVIEW PRIOR TO CONSTRUCTION
  - FINISHING/ PAINT SAMPLES TO BE SUBMITTED TO LA PRIOR TO CONSTRUCTION

**2 WATER FEATURE STONE VENEER**  
Scale: 1" = 1'-0"



- NOTE:**
1. REFER TO CIVIL AND STRUCTURAL ENGINEER DWGS FOR SUBBASE AND SLAB SPECIFICATIONS
  2. SUBMIT SAMPLES AND GROUTED MOCK UP TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
  3. STRUCTURAL ENGINEER TO REVIEW DESIGN AND LOAD CALCULATIONS

**3 STONE VENEER ON SLAB**  
SCALE: 1-1/2" = 1'-0"









SB ARCHITECTS

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REG. No. LC2000039

**LONGBOAT KEY  
HOTEL & RESIDENCES**  
SITE/HOTEL  
Longboat Key, FL 34228

Owner  
**UNICORP ACQUISITIONS, LLC**  
7440 Via Dellagio, Suite 200  
Orlando, FL 32819  
407-999-9985



**APPROVED FOR ZONING**  
Site Plan Ordinance 2021-12 and  
Resolution 2021-21  
Reviewer: mamold 01/25/2022

FOR THE FIRM ENEA GARDEN DESIGN INC.  
GERARDO JAVIER DELGADO  
R.L.A. 0001574

No.	Description	Date
1	FINAL SITE PLAN COMPLIANCE REVIEW	10/20/2021

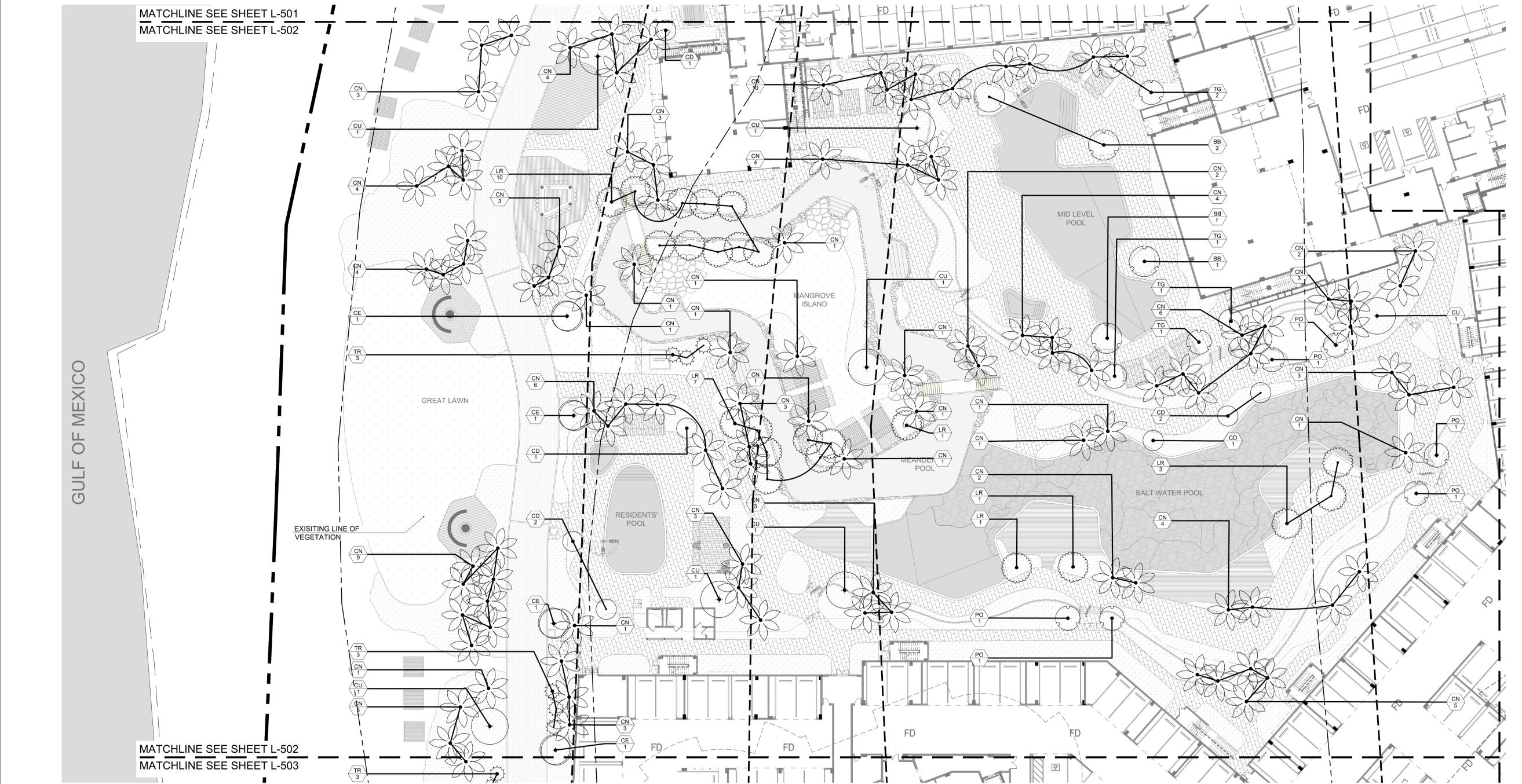
Sheet Title: **CANOPY PLAN - POOL AREA**  
Project No: **MA19106**

Sheet No: **L-502**

**L-502**

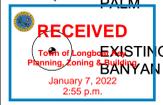
MATCHLINE SEE SHEET L-501  
MATCHLINE SEE SHEET L-502

MATCHLINE SEE SHEET L-502  
MATCHLINE SEE SHEET L-503



**LEGEND**

	SEA GRAPE		JACARANDA		WHITE MANGROVE		MAGNOLIA		THATCH PALM		RED CEDAR
	PLUMERIA		TAXODIUM		HONG KONG ORCHID		TIBOUCHINA		GREEN BUTTWOOD		SEA GRAPE BUFFER
	COCONUT PALM		YELLOW TAB		LIGUSTRUM		PIGEON PLUM		RELOCATED SABAL PALM		GREEN BUTTWOOD BUFFER
	RELOCATED BANYAN		RELOCATED SEA GRAPE		EXISTING SABAL PALM		RELOCATED PHEONIX RECLANATA		EXISTING TREE (OFFSITE)		



0" 10" 20" 40"  
SCALE: 1"=20'-0"





SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134  
T 305/856-2021  
F 305/856-0854

A California Corporation

Consultant

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REG. No. LC2000039

**LONGBOAT KEY  
HOTEL & RESIDENCES**  
SITE/HOTEL  
Longboat Key, FL 34228

Owner

**UNICORP ACQUISITIONS, LLC**  
7440 Via Dellagio, Suite 200  
Orlando, FL 32819  
407-999-9985



**APPROVED FOR ZONING**  
Site Plan Ordinance 2021-12 and  
Resolution 2021-21  
Reviewer: mamrod 01/25/2022

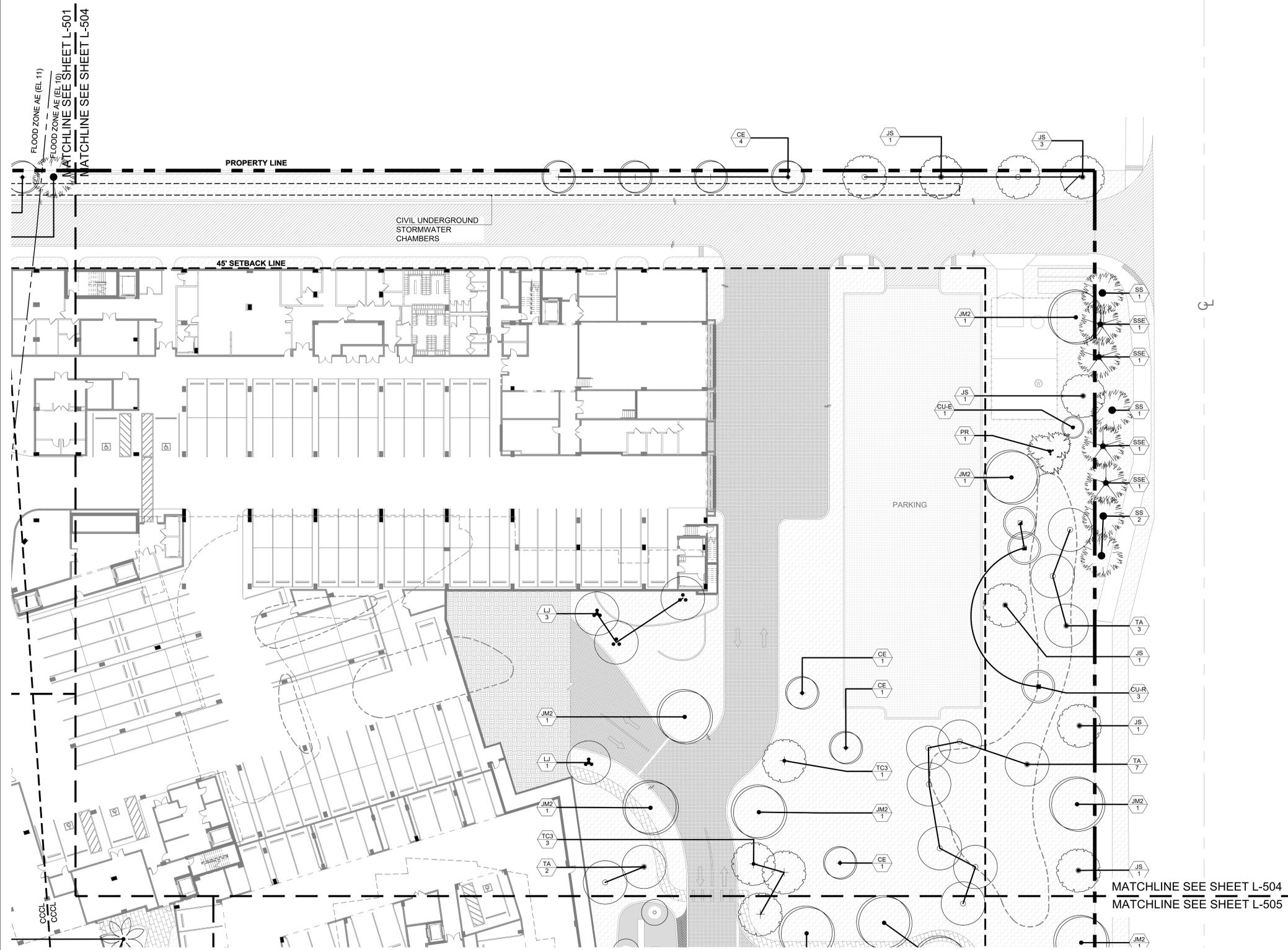
FOR THE FIRM ENEA GARDEN DESIGN INC.  
GERARDO JAVIER DELGADO  
R.L.A. 0001574

Site/Hotel - Issued

No.	Description	Date
1	FINAL SITE PLAN COMPLIANCE REVIEW	10/20/2021

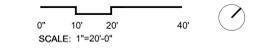
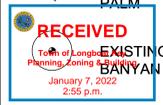
Sheet Title: **CANOPY PLAN - NORTH** Project No: **MA19106**

Sheet No: **L-504**



**LEGEND**

	SEA GRAPE		JACARANDA		WHITE MANGROVE		MAGNOLIA		THATCH PALM		RED CEDAR
	PLUMERIA		TAXODIUM		HONG KONG ORCHID		TIBOUCHINA		GREEN BUTTWOOD		SEA GRAPE BUFFER
	COCONUT PALM		YELLOW TAB		LIGUSTRUM		PIGEON PLUM		RELOCATED SABAL PALM		GREEN BUTTWOOD BUFFER
	RELOCATED BANYAN		RELOCATED SEA GRAPE		EXISTING SABAL PALM		RELOCATED PHEONIX RECLANATA		EXISTING TREE (OFFSITE)		





SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134  
T 305/856-2021  
F 305/856-0854

A California Corporation

Consultant

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T +1 305 576 8702  
www.enea.us | info.miami@enea.us  
REG. No. LC2000339

**LONGBOAT KEY  
HOTEL & RESIDENCES**  
SITE/HOTEL  
Longboat Key, FL 34228

Owner  
**UNICORP ACQUISITIONS, LLC**  
7440 Via Dellagio, Suite 200  
Orlando, FL 32819  
407-999-9985



**APPROVED FOR ZONING**  
Site Plan Ordinance 2021-12 and  
Resolution 2021-21  
Reviewer: mamold 01/25/2022

FOR THE FIRM ENEA GARDEN DESIGN INC.  
GERARDO JAVIER DELGADO  
R.L.A. 0001574

**Site/Hotel - Issued**

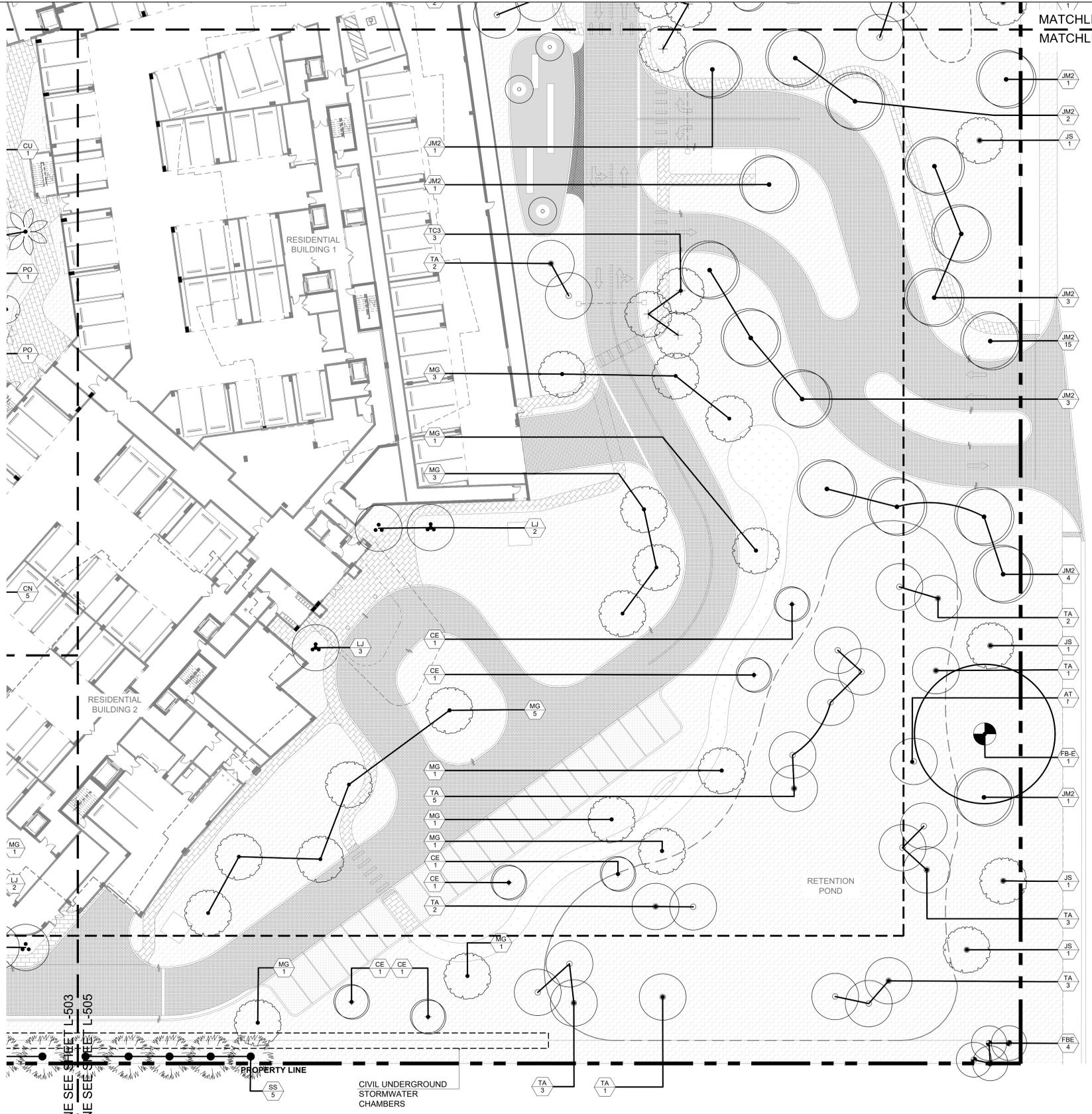
No.	Description	Date
	FINAL SITE PLAN COMPLIANCE REVIEW	10/20/2021

Sheet Title: **CANOPY PLAN - EAST**

Project No: **MA19106**

Sheet No:

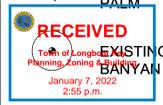
**L-505**



GULF OF MEXICO DRIVE  
(50' PUBLIC RW - 20± PAVED)

**LEGEND**

	SEA GRAPE		JACARANDA		WHITE MANGROVE		MAGNOLIA		THATCH PALM		RED CEDAR
	PLUMERIA		TAXODIUM		HONG KONG ORCHID		TIBOUCHINA		GREEN BUTTWOOD		SEA GRAPE BUFFER
	COCONUT PALM		YELLOW TAB		LIGUSTRUM		PIGEON PLUM		RELOCATED SABAL PALM		GREEN BUTTWOOD BUFFER
	RELOCATED BANYAN		RELOCATED SEA GRAPE		EXISTING SABAL PALM		RELOCATED PHEONIX RECLANATA		EXISTING TREE (OFFSITE)		





SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134  
T 305/856-2021  
F 305/856-0854

A California Corporation

Consultant

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7500 NE 4th Court, Suite 104  
Miami, Florida 33178, USA  
T +1 305.876.8702  
www.enea.us info@enea.com  
REG. No. LC2000039

# LONGBOAT KEY HOTEL & RESIDENCES

SITE/HOTEL  
Longboat Key, FL 34228

Owner  
**UNICORP ACQUISITIONS, LLC**  
7440 Via Dellagio, Suite 200  
Orlando, FL 32819  
407-999-9985



**APPROVED FOR ZONING**  
Site Plan Ordinance 2021-12 and  
Resolution 2021-21  
Reviewer: mamold 01/25/2022

FOR THE FIRM ENEA GARDEN DESIGN INC.  
GERARDO JAVIER DELGADO  
R.L.A. 0001574

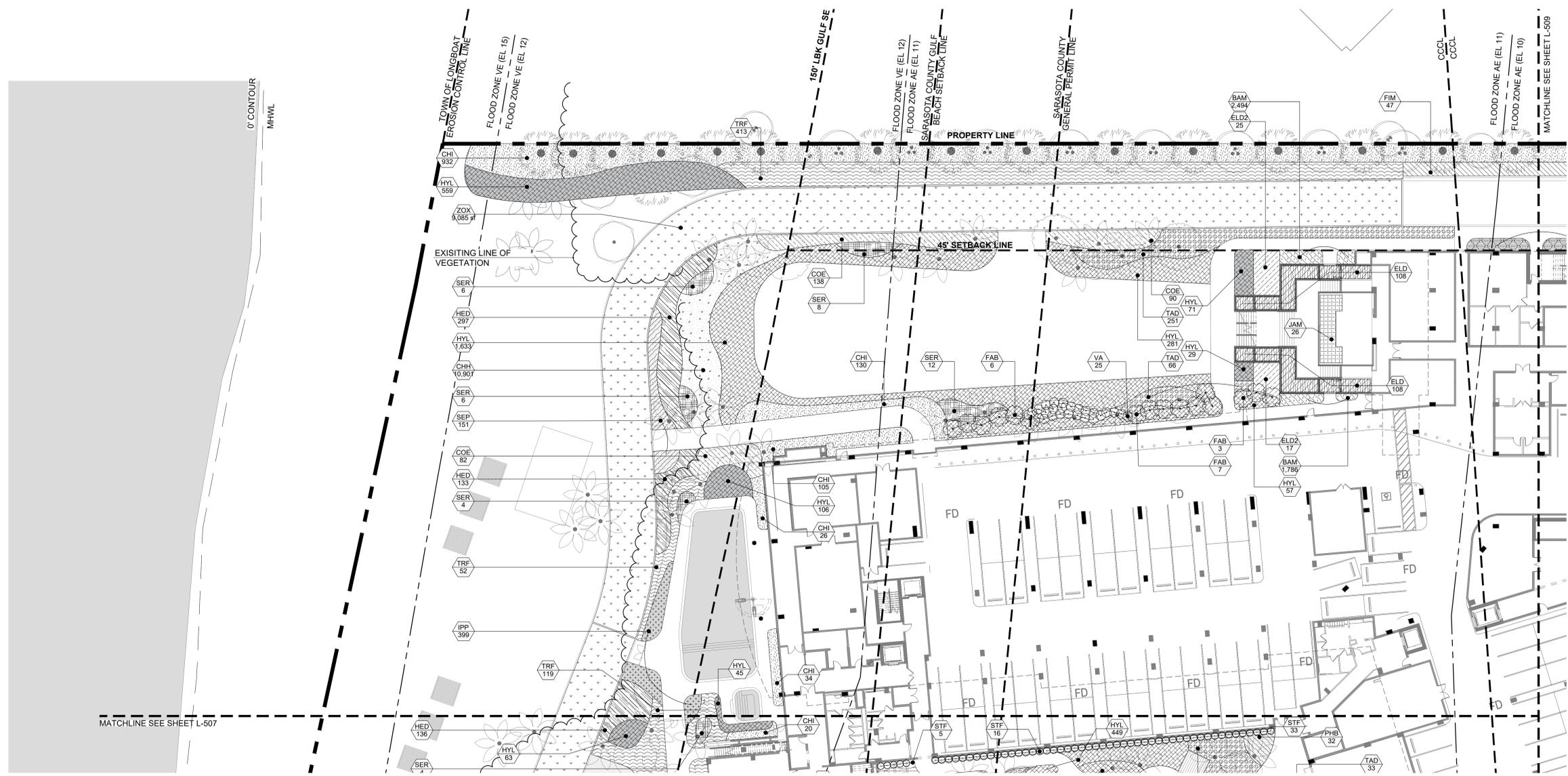
Site/Hotel - Issued

No.	Description	Date
1	FINAL SITE PLAN COMPLIANCE REVIEW	10/20/2021

Sheet Title: **UNDERSTORY PLAN - WEST**

Project No: **MA19106**

Sheet No: **L-506**



**LEGEND**

**ACCENTS**

- Imperial Bromeliad
- Giant Dioon
- Bay Cedar
- Pua Kenikeni
- Evergreen Sweet Viburnum
- Green Buttonwood
- Passion Flower
- Vine
- Madagascar Jasmine Vine

**GROUND COVERS**

- African Lily
- Butterfly Milkweed
- Desert Candles
- Holly Fern
- African Iris
- Golden Creeper
- Blanket Flower
- Dune Sunflower
- Spider Lily
- Railroad Vine
- Blue Flag Iris
- Downey Jasmine
- White Trailing Lantana
- Lilyturf
- Wart Fern
- Swiss Cheese Vine
- Pink Muhly Grass
- Giant Walking Iris
- Giant Swordfern
- Burle Marx Philodendron
- Blue Leadwort
- Indian Hawthorn
- Mexican Bush Sage
- Shoreline Seapurslane
- Sand Cordgrass
- Ground Orchid
- Crape Jasmine
- Yellow Walking Iris
- Fakahatchee Grass
- Florida Gamagrass - Dwarf Fakahatchee
- Sea Oats
- Sandankwa
- Viburnum
- Dwarf Pitch Apple
- Green Buttonwood
- Tropical Rose Hydrangea
- Japanese Blueberry (8" height)
- Japanese Blueberry (24" height)
- Pua Kenikeni
- Green Island Ficus
- Tahitian Gardenia
- Wheeler's Dwarf Pittosporum
- Yew Pine
- Wild Coffee
- Saw Palmetto
- Zoysia Grass

**SHRUBS**

- Seabreeze
- Bamboo
- Coco Plum

**SOD**

- Zoysia Grass

**EXISTING**

- Dune planting to remain

0" 10" 20" 40"  
SCALE: 1"=20'-0"





SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134  
T 305/856-2021  
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A California Corporation

Consultant

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**LONGBOAT KEY  
HOTEL & RESIDENCES**  
SITE/HOTEL  
Longboat Key, FL 34228

Owner  
**UNICORP ACQUISITIONS, LLC**  
7440 Via Dellagio, Suite 200  
Orlando, FL 32819  
407-999-9985



**UNICORP**  
NATIONAL DEVELOPMENTS, INC.

**APPROVED FOR ZONING**  
Site Plan Ordinance 2021-12 and  
Resolution 2021-21  
Reviewer: mamold 01/25/2022

FOR THE FIRM ENEA GARDEN DESIGN INC.  
GERARDO JAVIER DELGADO  
R.L.A. 0001574

Site/Hotel - Issued

No.	Description	Date
1	FINAL SITE PLAN COMPLIANCE REVIEW	10/20/2021

Sheet Title: Project No: **MA19106**

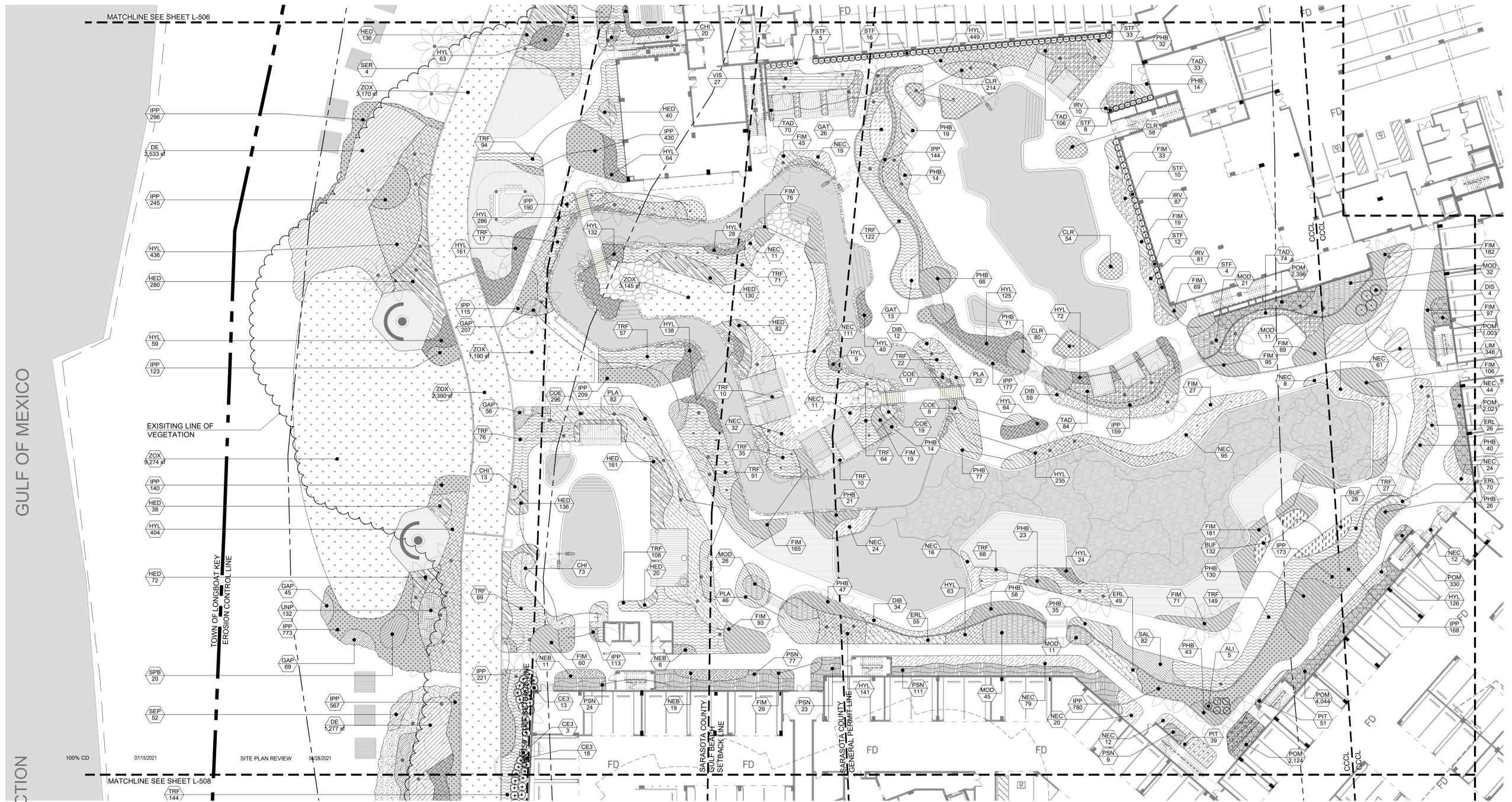
**UNDERSTORY PLAN  
- POOL AREA**

Sheet No: **L-507**

1620 Gulf of Mexico Drive,

GULF OF MEXICO

RECEIVED  
Town of Longboat Key  
Planning, Zoning & Building  
January 7, 2022  
2:55 p.m.



**LEGEND**

**ACCENTS**

- Imperial Bromeliad
- Giant Dioon
- Bay Cedar
- Pua Keniken
- Evergreen Sweet Viburnum
- Green Buttonwood
- Passion Flower
- Vine
- Madagascar Jasmine Vine

**GROUND COVERS**

- African Lily
- Butterfly Milkweed
- Desert Candles
- Holly Fern
- African Iris
- Golden Creeper
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- Mexican Bush Sage
- Shoreline Seapurslane
- Sand Cordgrass
- Ground Orchid
- Crape Jasmine
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- Fakahatchee Grass
- Florida Gamagrass - Dwarf Fakahatchee
- Sea Oats
- Sandankwa
- Viburnum
- Dwarf Pitch Apple
- Green Buttonwood
- Tropical Rose Hydrangea
- Japanese Blueberry (8" height)
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- Pua Keniken
- Green Island Ficus
- Tahitian Gardenia
- Wheeler's Dwarf Pittosporum
- Yew Pine
- Wild Coffee
- Saw Palmetto
- SOD
- Zoysia Grass

**SHRUBS**

- Seabreeze
- Bamboo
- Coco Plum

**EXISTING**

- Dune planting to remain

0" 10' 20' 40'  
SCALE: 1"=20'-0"

















