

NOTES:
*TREE SURVEY DATA PROVIDED BY STRAYER SURVEYING & MAPPING INC. LAST DATED 7/6/17
**INCLUDES (1) TREES IN GULF OF MEXICO DRIVE RIGHT OF WAY WHICH WERE NOT INCLUDED IN 2017 CALCULATIONS
FOR THE PURPOSES OF CALCULATING TOTAL TREE MITIGATION, DATA WAS OBTAINED FROM THE FOLLOWING SUBMISSIONS:
TREE SURVEY DATA PROVIDED BY STRAYER SURVEYING & MAPPING INC. LAST DATED 7/6/17
DISPOSITION PLAN PREPARED BY EDGA AND SUBMITTED TO TOWN OF LONGBOAT KEY DATED 1/4/18
SABAL PALM REPORT PROVIDED BY HOYT ARCHITECTS
DATED AUGUST 28, 2018



TREE REMOVALS 2020		
SPECIFICATIONS	DISPOSITION	QTY
Invasive	To be removed no mitigation required	6
Native Tree	To be removed	11
Native Palm	To be removed	38
Non Native Tree	To be removed	9
Non Native Palm	To be removed	41
TOTAL:		105

TOTAL TREES TO BE REMOVED FROM 2020 SURVEY:
MITIGATION FORMULA: 2:1
REQUIRED REPLACEMENT TREES:
1116

TOTAL TREES TO BE REMOVED FROM 2017 SURVEY:
MITIGATION FORMULA: 2:1
TOTAL SABAL PALMS NOT CONSIDERED FOR MITIGATION DUE TO POOR CONDITION:
REQUIRED REPLACEMENT TREES:
1198

GRAND TOTAL REQUIRED REPLACEMENT TREES 2017 + 2020*
1198

PROPOSED LANDSCAPE MITIGATION		
	QTY	MEET REQUIREMENTS
Proposed Trees	170	170
Proposed Palms Overall*	113	51
*Three ten-foot tall palms grouped to create a canopy > 15' PROVIDED:		
		221
SUMMARY		
TOTAL REQUIRED:		1198
TOTAL PROPOSED:		221
REPLACEMENT TREE DEFICIT:		977
REFER TO CANOPY PLAN AND SCHEDULE ON SHEET L-513		

DISPOSITION LEGEND					
SYMBOL	QTY	SPECIFICATIONS	DISPOSITION	SYMBOL	QTY
(X)	11	NATIVE TREE	TO BE REMOVED	(X)	9
(X)	3	NATIVE PALM	TO BE REMOVED	(X)	7
(X)	10	NON NATIVE TREE	TO BE REMOVED	(X)	3
(X)	9	NON NATIVE PALM	TO BE REMOVED	(X)	44

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 305.576.8702 | F 305.576.8702
www.eneagarden.com | info@eneagarden.com
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



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**

**TREE DISPOSITION
PLAN**

Sheet No.

L-100



California Corporation

onsultant

enea
garden design

S. No: LC26000339

**LONGBOAT KEY
HOTEL & RESIDENCES**

SITE/HOTEL
Longboat Key, FL 34228

owner



UNICORP
NATIONAL DEVELOPMENTS, INC.

ewer: marnold 01/25/2022

ce/Hotel - Issued

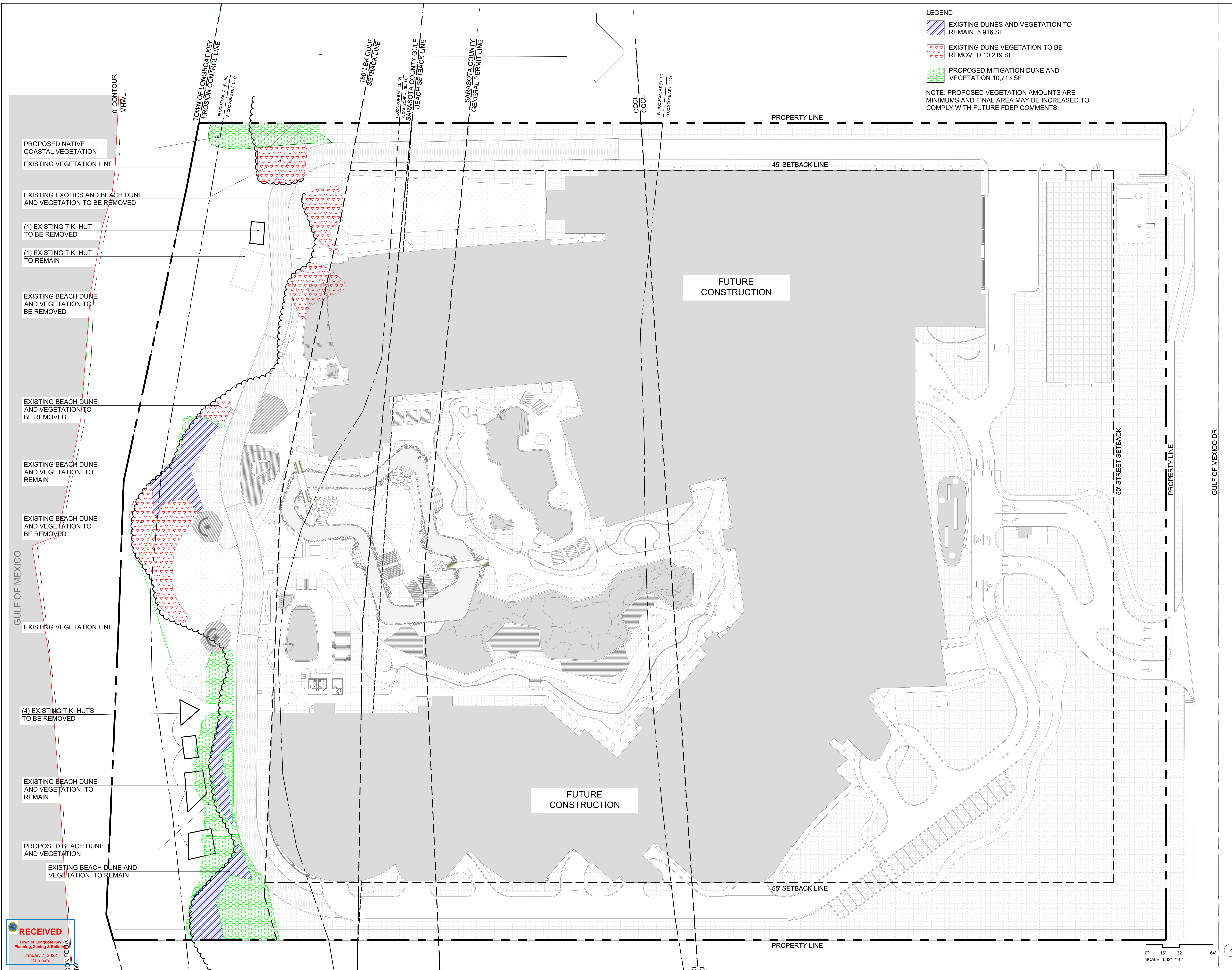
ce/Hotel - Issued

[illegible]Project No. **MA19106**

CLIMATE MITIGATION DIAGRAM

Sheet No. _____

L-103





A California Corporation

Consultant

Enea Garden Design Inc.
7500 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702 | F+1 305.576.6702
www.enea.ch | info.miami@enea.ch
REG. No: LC26000339

**LONGBOAT KEY
HOTEL & RESIDENCES**
SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
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: marmold 01/25/2022

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

Site/Hotel - Issued

No.	Description
-----	-------------

Sheet Title Project No. **MA1910**

ACCESSORY STRUCTURE DIAGRAM

Sheet No. _____

L-104



**California Corporation**

onsultant

enea
garden design

Genea Garden Design Inc.
20 NE 4th Court, Studio 104
Miami, Florida 33138, USA
305.576.6702 | F+1 305.576.6702
www.genea.ch | info.miami@genea.ch
E.No: LC2600(039)

**LONGBOAT KEY
HOTEL & RESIDENCES**

SITE/HOTEL
Longboat Key, FL 34228

owner

NICORP ACQUISITIONS, LLC
440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985



APPROVED FOR ZONING
Site Plan Ordinance 2021-12 and
Resolution 2021-21

ewer: marnold 01/25/2022

R THE FIRM ENEA GARDEN DESIGN INC.
RADO JAVIER DELGADO
A. 0001574

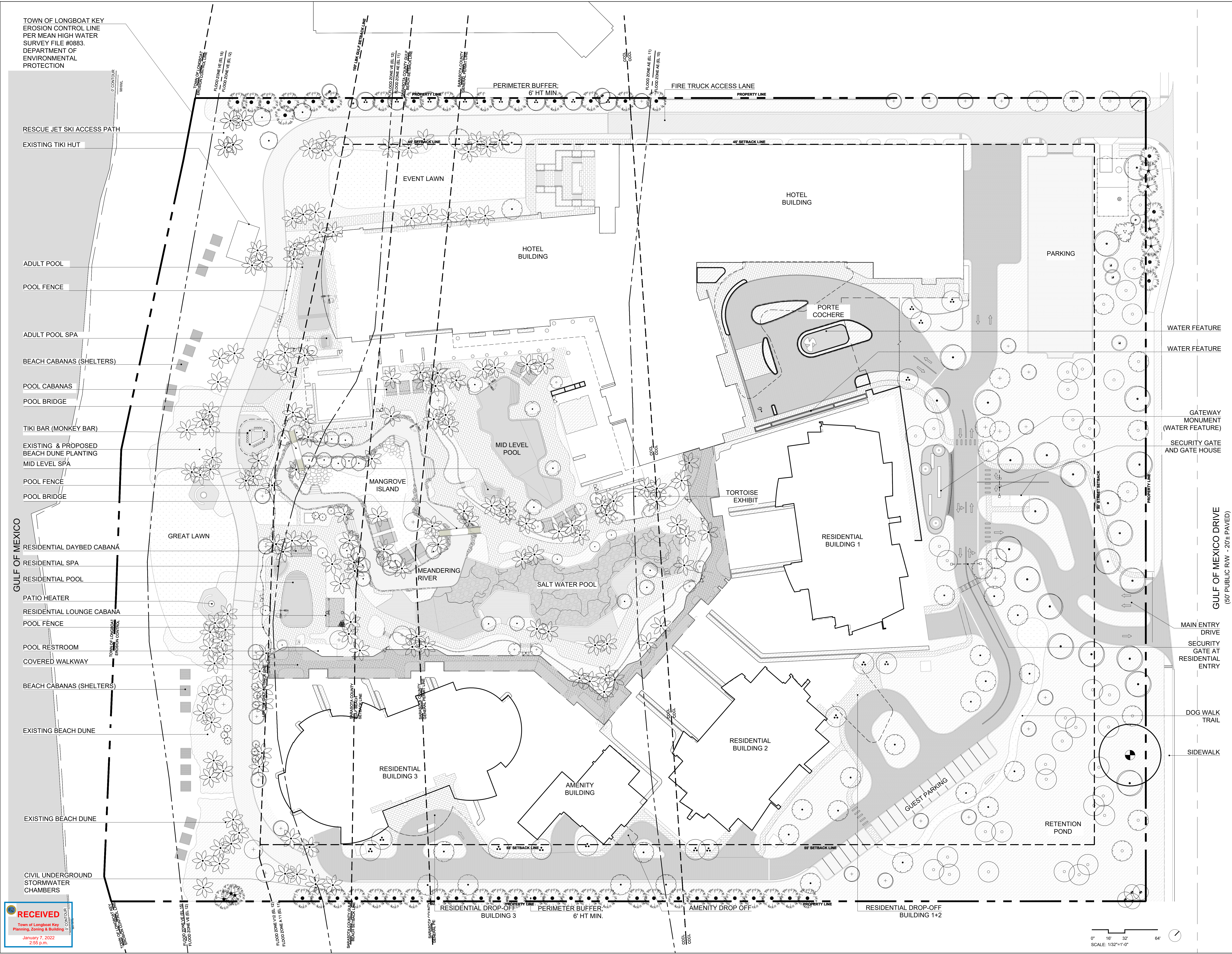
ce/Hotel - Issued

[illegible]Sheet Title Project No. **MA19106**

OVERALL SITE PLAN

Sheet No. _____

L-200





3333 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.
100 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T 305.576.6702 | F+1 305.576.6702
www.enea.ch | info.miami@enea.ch
G. No: LC2600(039)

G.No: LC2000038

**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: marnold 01/25/202

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















































te/Hotel - Issued[illegible]Sheet Title Project No. **MA1910**

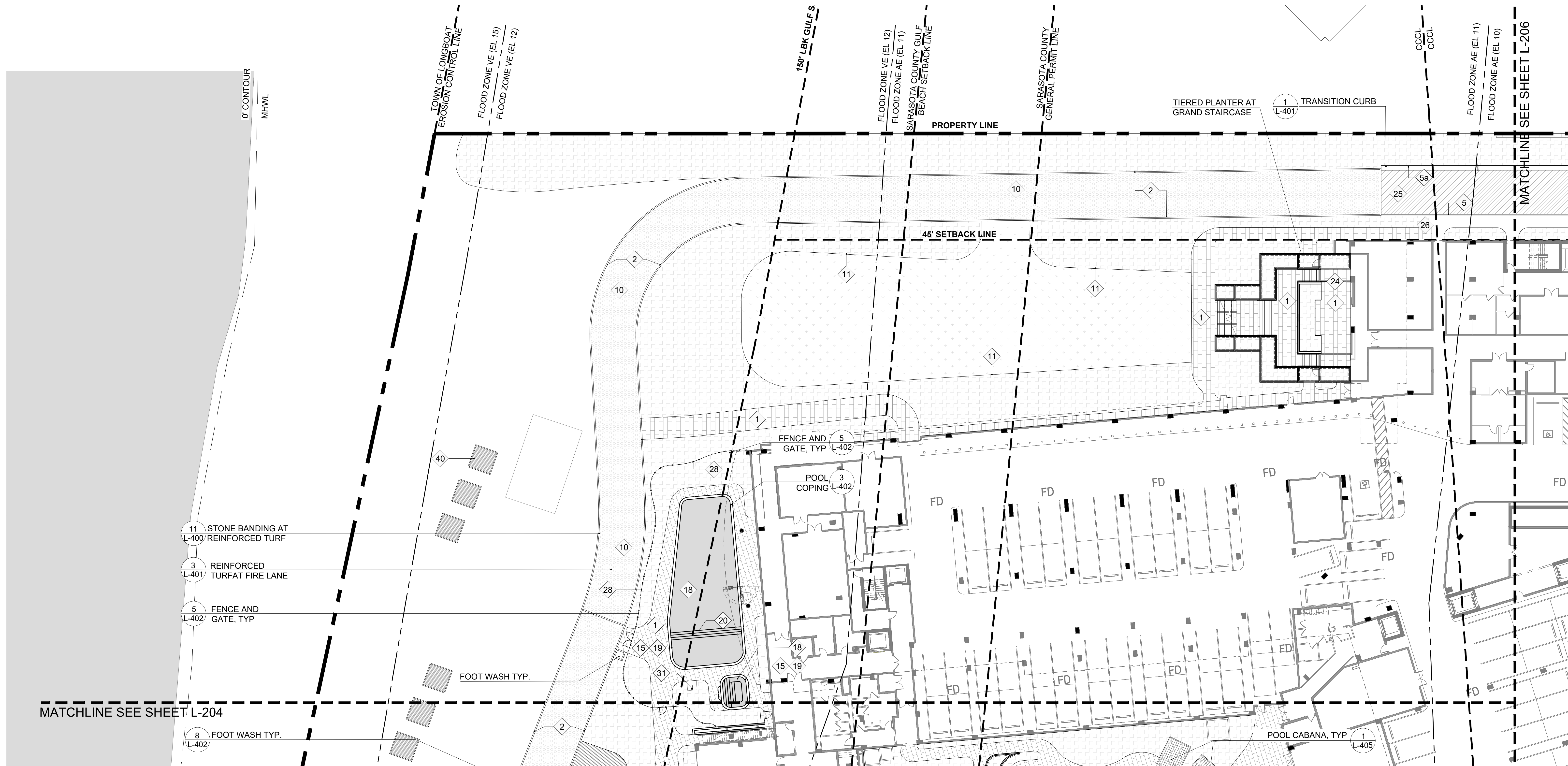
YARDSCAPE MATERIALS PLAN - WEST

Sheet Plot

L-203

HARDSCAPE MATERIALS LEGEND

- | | | | | |
|---|--|---|---|---|
|  PEDESTRIAN PAVER TYPE 1 |  DETECTABLE WARNING PAVERS |  SHAPED STONE COPING |  FENCE |  PERMEABLE INTERLOCKING PAVERS |
|  PEDESTRIAN PAVER TYPE 2 |  WOOD DECK ON SLAB |  STONE POOL GUTTER |  CABANAS |  CRUSHED LIMESTONE |
|  FIRE LANE BANDING |  WOOD DECK ON POSTS |  POOL FINISH |  PATIO HEATER |  PORCELAIN PLANKS |
|  VEHICULAR COBBLE ON GRADE |  STUCCO |  WATERLINE TILE |  OUTDOOR SHOWER |  FOOT WASH STATION |
|  VEHICULAR COBBLE ON SLAB |  PERVIOUS PAVEMENT SYSTEM |  POOL STEP NOSING |  POT TYPE 1 |  BEACH CABANAS |
|  VEHICULAR MARKER PAVER |  LANDSCAPE EDGING |  INFINITY POOL WALL |  POT TYPE 2 | |
|  6" HT CONCRETE CURB |  HOTEL WATER FEATURE FINISH |  INFINITY POOL DRAIN GRATE |  POT TYPE 3 | |
|  CONCRETE CURB & GUTTER |  GATEWAY WATER FEATURE FINISH |  ACRYLIC GLASS WALL |  POT TYPE 4 | |
|  TYPICAL FLUSH CONCRETE CURB |  PLANTER & WATER FEATURE VENEER |  HANDRAIL + PLATE |  POT TYPE 5 | |
|  6" HEIGHT STONE CURB |  STONE BOULDER |  ASPHALT |  SITE BENCH | |
|  TRANSITIONAL STONE CURB |  POOL COPING |  CONCRETE SIDEWALK |  TRASH RECEPTACLES | |
|  TYPICAL FLUSH STONE CURB |  SHAPED STONE COPING |  SAND |  METAL PLANTER | |



0' 10' 20' 40'

SCALE: 1"=20'-0"





3333 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

Genea Garden Design Inc.
100 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T 305.576.6702 | F+1 305.576.6702
www.geneach.com | info.miami@geneach.com
G. No: LC2600339

**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: marnold 01/25/202

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

te/Hotel - Issued[illegible]Sheet Title Project No. **MA1910**

YARDSCAPE MATERIALS PLAN - POOL AREA

Sheet Plot

L-204

HARDSCAPE MATERIALS LEGEND

- | | | | | | | | | | |
|----|-----------------------------|-----|--------------------------------|-----|---------------------------|-----|-------------------|----|-------------------------------|
| 1 | PEDESTRIAN PAVER TYPE 1 | 7 | DETECTABLE WARNING PAVERS | 16a | SHAPED STONE COPING | 28 | FENCE | 36 | PERMEABLE INTERLOCKING PAVERS |
| 1a | PEDESTRIAN PAVER TYPE 2 | 8 | WOOD DECK ON SLAB | 17 | STONE POOL GUTTER | 29 | CABANAS | 37 | CRUSHED LIMESTONE |
| 2 | FIRE LANE BANDING | 8a | WOOD DECK ON POSTS | 18 | POOL FINISH | 30 | PATIO HEATER | 38 | PORCELAIN PLANKS |
| 3 | VEHICULAR COBBLE ON GRADE | 9 | STUCCO | 19 | WATERLINE TILE | 31 | OUTDOOR SHOWER | 39 | FOOT WASH STATION |
| 3a | VEHICULAR COBBLE ON SLAB | 10 | PERVIOUS PAVEMENT SYSTEM | 20 | POOL STEP NOSING | 32 | POT TYPE 1 | 40 | BEACH CABANAS |
| 4 | VEHICULAR MARKER PAVER | 11 | LANDSCAPE EDGING | 21 | INFINITY POOL WALL | 32a | POT TYPE 2 | | |
| 5 | 6" HT CONCRETE CURB | 12 | HOTEL WATER FEATURE FINISH | 22 | INFINITY POOL DRAIN GRATE | 32b | POT TYPE 3 | | |
| 5a | CONCRETE CURB & GUTTER | 13 | GATEWAY WATER FEATURE FINISH | 23 | ACRYLIC GLASS WALL | 32c | POT TYPE 4 | | |
| 5b | TYPICAL FLUSH CONCRETE CURB | 13a | PLANTER & WATER FEATURE VENEER | 24 | HANDRAIL + PLATE | 32d | POT TYPE 5 | | |
| 6a | 6" HEIGHT STONE CURB | 14 | STONE BOULDER | 25 | ASPHALT | 33 | SITE BENCH | | |
| 6b | TRANSITIONAL STONE CURB | 15 | POOL COPING | 26 | CONCRETE SIDEWALK | 34 | TRASH RECEPTACLES | | |
| 6c | TYPICAL FLUSH STONE CURB | 16 | SHAPED STONE COPING | 27 | SAND | 35 | METAL PLANTER | | |



0° 10' 20' 40'

SCALE: 1"=20'-0"





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.
100 NE 4th Court, Studio 104
Miami, Florida 33138, USA
+1 305.576.6702 | F+1 305.576.6703
www.enea.ch | info.miami@enea.ch
EG-№: LC26000339

EG-Nr: LC2620(3S)

**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
viewer: marnold 01/25/2022

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

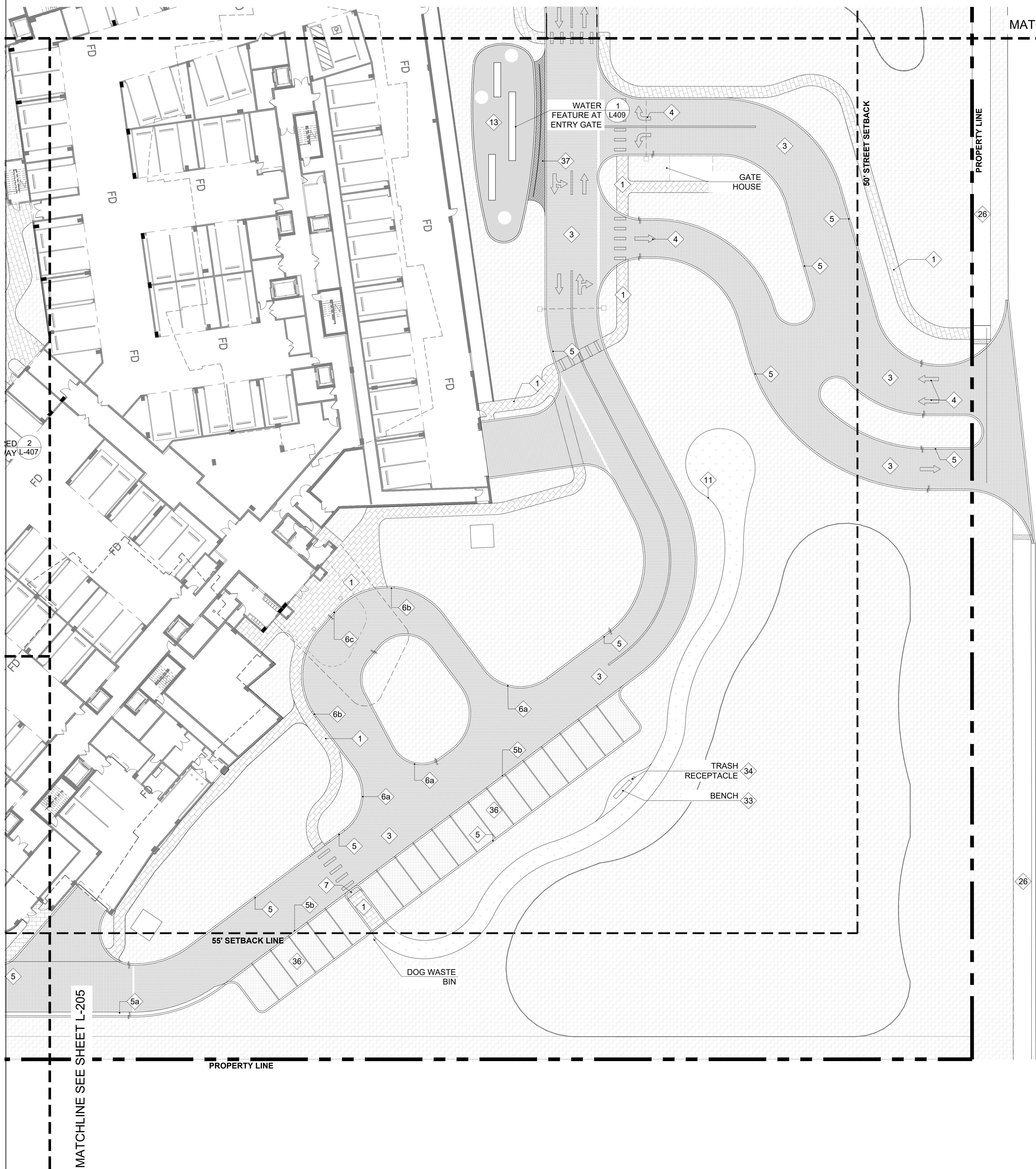
Site/Hotel - Issued

[illegible]Sheet Title Project No. **MA19106**

HARDSCAPE MATERIALS PLAN - EAST

Street No.

L-207



MATCHLINE SEE SHEET L-206

GULF OF MEXICO DRIVE
(50' PUBLIC R/W - 20'± PAVED)

HARDSCAPE MATERIALS LEGEND

- | | | | | | | | |
|----|-----------------------------|-----|--------------------------------|-----|---------------------------|-----|-------------------------------|
| 1 | PEDESTRIAN PAVER TYPE 1 | 7 | DETECTABLE WARNING PAVERS | 16a | SHAPED STONE COPING | 28 | FENCE |
| 1a | PEDESTRIAN PAVER TYPE 2 | 8 | WOOD DECK ON SLAB | 17 | STONE POOL GUTTER | 29 | CABANAS |
| 2 | FIRE LANE BANDING | 8a | WOOD DECK ON POSTS | 18 | POOL FINISH | 30 | PATIO HEATER |
| 3 | VEHICULAR COBBLE ON GRADE | 9 | STUCCO | 19 | WATERLINE TILE | 31 | OUTDOOR SHOWER |
| 3a | VEHICULAR COBBLE ON SLAB | 10 | PERVIOUS PAVEMENT SYSTEM | 20 | POOL STEP NOSING | 32 | POT TYPE 1 |
| 4 | VEHICULAR MARKER PAVER | 11 | LANDSCAPE EDGING | 21 | INFINITY POOL WALL | 32a | POT TYPE 2 |
| 5 | 6" HT CONCRETE CURB | 12 | HOTEL WATER FEATURE FINISH | 22 | INFINITY POOL DRAIN GRATE | 32b | POT TYPE 3 |
| 5a | CONCRETE CURB & GUTTER | 13 | GATEWAY WATER FEATURE FINISH | 23 | ACRYLIC GLASS WALL | 32c | POT TYPE 4 |
| 5b | TYPICAL FLUSH CONCRETE CURB | 13a | PLANTER & WATER FEATURE VENEER | 24 | HANDRAIL + PLATE | 32d | POT TYPE 5 |
| 6a | 6" HEIGHT STONE CURB | 14 | STONE BOULDER | 25 | ASPHALT | 33 | SITE BENCH |
| 6b | TRANSITIONAL STONE CURB | 15 | POOL COPING | 26 | CONCRETE SIDEWALK | 34 | TRASH RECEPTACLES |
| 6c | TYPICAL FLUSH STONE CURB | 16 | SHAPED STONE COPING | 27 | SAND | 35 | METAL PLANTER |
| | | | | | | 36 | PERMEABLE INTERLOCKING PAVERS |
| | | | | | | 37 | CRUSHED LIMESTONE |
| | | | | | | 38 | PORCELAIN PLANKS |
| | | | | | | 39 | FOOT WASH STATION |
| | | | | | | 40 | BEACH CABANAS |

0' 10' 20' 40'

SCALE: 1"=20'-0"





California Corporation

consultant

A Garden Design Inc.
10 NE 4th Court, Studio 104
Miami, Florida 33138, USA
305.576.6702 | F+1 305.576.6702
info@miamigarden.ch | info.miami@enea.ch
Lic. No. LC26000339

**LONGBOAT KEY
HOTEL & RESIDENCES**

SITE/HOTEL
Longboat Key, FL 34228

owner



UNICORP
NATIONAL DEVELOPMENTS, INC.

APPROVED FOR ZONING
Site Plan Ordinance 2021-12 and
Resolution 2021-21
Prepared by: marnold 01/25/2022

R THE FIRM ENEA GARDEN DESIGN INC.
RADO JAVIER DELGADO
A. 0001574

ce/Hotel - Issued

ce/Hotel - Issued[illegible]Sheet Title Project No. **MA19106**

ARDSCAPE PLAN LEVEL 1

Sheet No. _____

L-208



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

0' 16' 32' 64' 

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





A California Corporation

enea
garden design

REG.No: LC20000339

Owner



Reviewer: marnold 01/25/2022

Site/Hotel - IssuedSheet Title Project No. **MA19106**

Sheet No.

L-209

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

MATERIALS SCHEDULE							
27	SAND	MATERIAL: SAND COLOR: NATURAL TBD BY ZOOLOGICAL CONSULTANT	TORTOISE EXHIBIT			*CONSULT WITH OWNER'S REP FOR NEEDS COMPLYING WITH USDA AND AMERICAN ZOOLOGICAL SOCIETY	
28	FENCE	MATERIAL: IPE WOOD FINISH: UNSEALED NATURAL WEATHERED GRAY	REQUIRED POOL BARRIERS	5/L-402	SAMPLE FOR APPROVAL, SHOP DRAWINGS, FSC CERTIFICATION		
29	CABANAS	MATERIAL: IPE WOOD AND POWDERCOATED ALUMINUM FINISH: POWDERCOAT SILVER ALUM. NATURAL UNSEALED WEATHERED IPE	CABANAS	1/4-05; 2/L-405; 1/L-406; 2/L-406; 1/L-407; 2/L-407	FINISH SAMPLES, SHOP DRAWINGS, FSC CERTIFICATION, FULL SIZE MOCKUP	CUSTOM PAVILION	KETTEL (786) 552-9002
30	FIRE PIT	MATERIAL: CAST STONE MFR/MODEL: BOXHILL MODERNO 4 SIZE: 48" DIA. COLOR: NATURAL	GREAT LAWN			GAS HOOKUP REQUIRED; BLACK LAVASTONE FILL	BOX HILL 520-909-6109
31	OUTDOOR SHOWER	MANUFACTURER: MOST DEPENDABLE FOUNTAINS MODEL: 565 SMSS (STAINLESS STEEL) FINISH: TEXTURED EMERALD	POOL AREA		CUT SHEETS, FINISH SAMPLE	ADA COMPLIANT SHOWER; SEE POOL CONSULT. FOR ADDITIONAL INFORMATION	MOST DEPENDABLE FOUNTAINS 901-867-0039
32	POT TYPE 1	MATERIAL: SANDSTONE SIZE: 110 CM DIA. x 60 CM HT COLOR: NATURAL	HOTEL TERRACE				ENEJA GARDEN DESIGN 7500 NE 4TH CT, SUITE 104 305-576-6702
32a	POT TYPE 2	MATERIAL: SANDSTONE SIZE: 90 CM DIA. x 40 CM HT COLOR: NATURAL	HOTEL TERRACE				ENEJA GARDEN DESIGN 7500 NE 4TH CT, SUITE 104 305-576-6702
32b	POT TYPE 3	MATERIAL: CLAY SIZE: 20" DIA. x 40 CM HT COLOR: TBD	RESIDENTIAL LOUNGE CABANA				ENEJA GARDEN DESIGN 7500 NE 4TH CT, SUITE 104 305-576-6702
32c	POT TYPE 4	MATERIAL: CLAY SIZE: 28" DIA. x 8" HT COLOR: TBD	RESIDENTIAL LOUNGE CABANA				ENEJA GARDEN DESIGN 7500 NE 4TH CT, SUITE 104 305-576-6702
32d	POT TYPE 5	MATERIAL: CLAY SIZE: 40" DIA. x 30" HT COLOR: TBD	RESIDENTIAL LOUNGE CABANA				ENEJA GARDEN DESIGN 7500 NE 4TH CT, SUITE 104 305-576-6702
33	SITE BENCH	MANUFACTURER: LANDSCAPE FORMS MODEL: FGP, BACKED 70" FINISH: IPE AND PC SILVER SIZE: 28"x70"x30"	DOG RUN				
34	TRASH RECEPTACLES	MANUFACTURER: LANDSCAPE FORMS MODEL: FGP, UTTER FINISH: IPE AND PC SILVER SIZE: 20"x37"x17 GAL.	HOTEL DROP OFF, POOL DECK AREA, DOG RUN			ADDITIONAL TRASH RECEPTACLES MAY BE PURCHASED AS NEEDED	
35	METAL PLANTER	MODEL: GREEN THEORY MATERIAL: ALUMINUM FINISH: MATTE SILVER POWDERCOATED SIZE: PER PLAN	HOTEL TERRACE, RESIDENTIAL TERRACES			24" HT RESIDENCE DIVIDERS AND 36" HT AT HOTEL	ANCOVA MANUEL GIL-GOODMAN 786-385-7101
36	PERMEABLE INTERLOCKING PAVERS	MATERIAL: PORPHYRY MANUF./MODEL: SEPULVEDA MESH PAVEMENT; PFIMP SIZE: 4"X4"X1.5"	PARKING AREAS		SAMPLE FOR APPROVAL, 5' X'5' MOCKUP		
37	GRAVEL	MATERIAL: CRUSHED LIMESTONE	GATEWAY WATERFEATURE				
38	PORCELAIN PLANKS	MATERIAL: PORCELAIN FINISH: WOOD TEXTURED PAVER SIZE: 16" X 48" X 0.75" COLOR: LATTE	SALTWATER POOL				
39	FOOT WASH STATION	MANUFACTURER: MOST DEPENDABLE FOUNTAINS MODEL: 525 SMSS 1 HEAD FOOTWASH (STAINLESS STEEL) FINISH: TEXTURED EMERALD	BEACH ACCESS	8/L-402	SAMPLE FOR APPROVAL, SHOP DRAWINGS, FSC CERTIFICATION	ADA COMPLIANT FOOT WASH; SEE POOL CONSULT. FOR ADDITIONAL INFORMATION	MOST DEPENDABLE FOUNTAINS 901-867-0039
40	UMBRELLAS	MANUFACTURER: TUCUI MODEL: MASTER MAX TEAK WITH SAND AUGUR	UMBRELLAS	1/L-404	FINISH SAMPLES, SHOP DRAWINGS, FSC CERTIFICATION, FULL SIZE MOCKUP		
41	BEACH CABANAS	MATERIAL: IPE WOOD AND POWDERCOATED ALUMINUM FINISH: POWDERCOAT SILVER ALUM. NATURAL UNSEALED WEATHERED IPE	BEACH CABANAS	2/L-4075	FINISH SAMPLES, SHOP DRAWINGS, FSC CERTIFICATION, FULL SIZE MOCKUP	CUSTOM PAVILION WITH SAND BASE PLATE	KETTEL (786) 552-9002

**California Corporation**

onsultant

enea
garden design

Garden Design Inc.
10 NE 4th Court, Studio 104
Miami, Florida 33138, USA
305.576.6702 | F+1 305.576.6702
www.enea.ch | info.miami@enea.ch
Lic. No. LC26000339

**LONGBOAT KEY
HOTEL & RESIDENCES**

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

owner

NICORP ACQUISITIONS, LLC
440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985



APPROVED FOR ZONING
Site Plan Ordinance 2021-12 and
Resolution 2021-21
Prepared by: marnold 01/25/2022

R THE FIRM ENEA GARDEN DESIGN INC.
RARDO JAVIER DELGADO
A. 0001574

ce/Hotel - IssuedSheet Title Project No. **MA19106**

LEVATIONS

Sheet No. _____

L-305



1

ELEVATION FROM GULF OF MEXICO DRIVE

Scale: 3/32"=1'-0"



HOTEL LEVEL 1
22'-10" N.A.V.D.

STREET LEVEL
±12'-0" N.A.V.D.



**California Corporation**

onsultant

Garden Design Inc.
10 NE 4th Court, Studio 104
Miami, Florida 33138, USA
305.576.6702 | F+1 305.576.6702
www.enea.ch | info.miami@enea.ch
Lic. No. LC26000339

**LONGBOAT KEY
HOTEL & RESIDENCES**
SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

owner

NICORP ACQUISITIONS, LLC
440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985



APPROVED FOR ZONING
Site Plan Ordinance 2021-12 and
Resolution 2021-21
Prepared by: marnold 01/25/2022

R THE FIRM ENEA GARDEN DESIGN INC.
RARDO JAVIER DELGADO
A. 0001574

ce/Hotel - Issued

ce/Hotel - Issued

Sheet Title Project No. **MA19106**

LEVATIONS

West Nor

L-306

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





California Corporation

onsultant

Genea Design Inc.
20 NE 4th Court, Studio 104
Miami, Florida 33138, USA
305.576.6702 | F+1 305.576.6702
www.genea.ch | info.miami@genea.ch
S.No: LC26000339

LC28000358

**LONGBOAT KEY
HOTEL & RESIDENCES**

SITE/HOTEL
Longboat Key, FL 34228

owner

NICORP ACQUISITIONS, LLC
440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985



ewer: marnold 01/25/2022

R THE FIRM ENEA GARDEN DESIGN INC.
RADO JAVIER DELGADO
A. 0001574

ce/Hotel - Issued

ce/Hotel - Issued

Sheet Title Project No. **MA19106**

CTIONS

Sheet No. _____

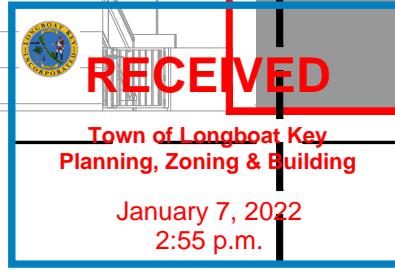
L-308

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

Scale: 3/32"=1'-0"

HOTEL LEVEL 1

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





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 8762 | F +1 305 576 8762
www.eneagdn.com | info@eneagdn.com
REG. No. LC25000339

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

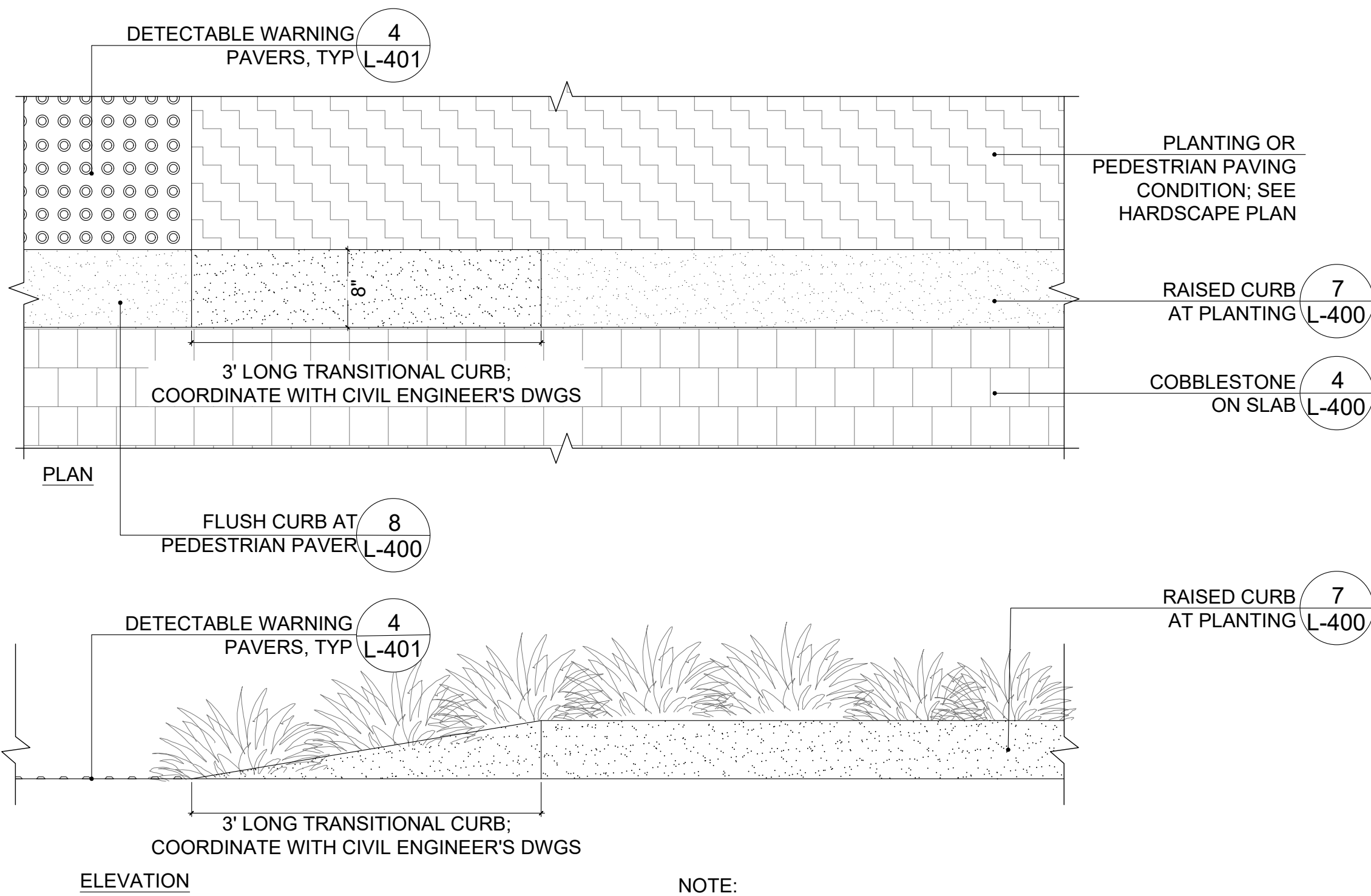
No.	Description	Date
1	FINAL SITE PLAN COMPLIANCE REVIEW	10/20/2021

Sheet Title Project No: MA19106

HARDSCAPE
DETAILS

Sheet No.

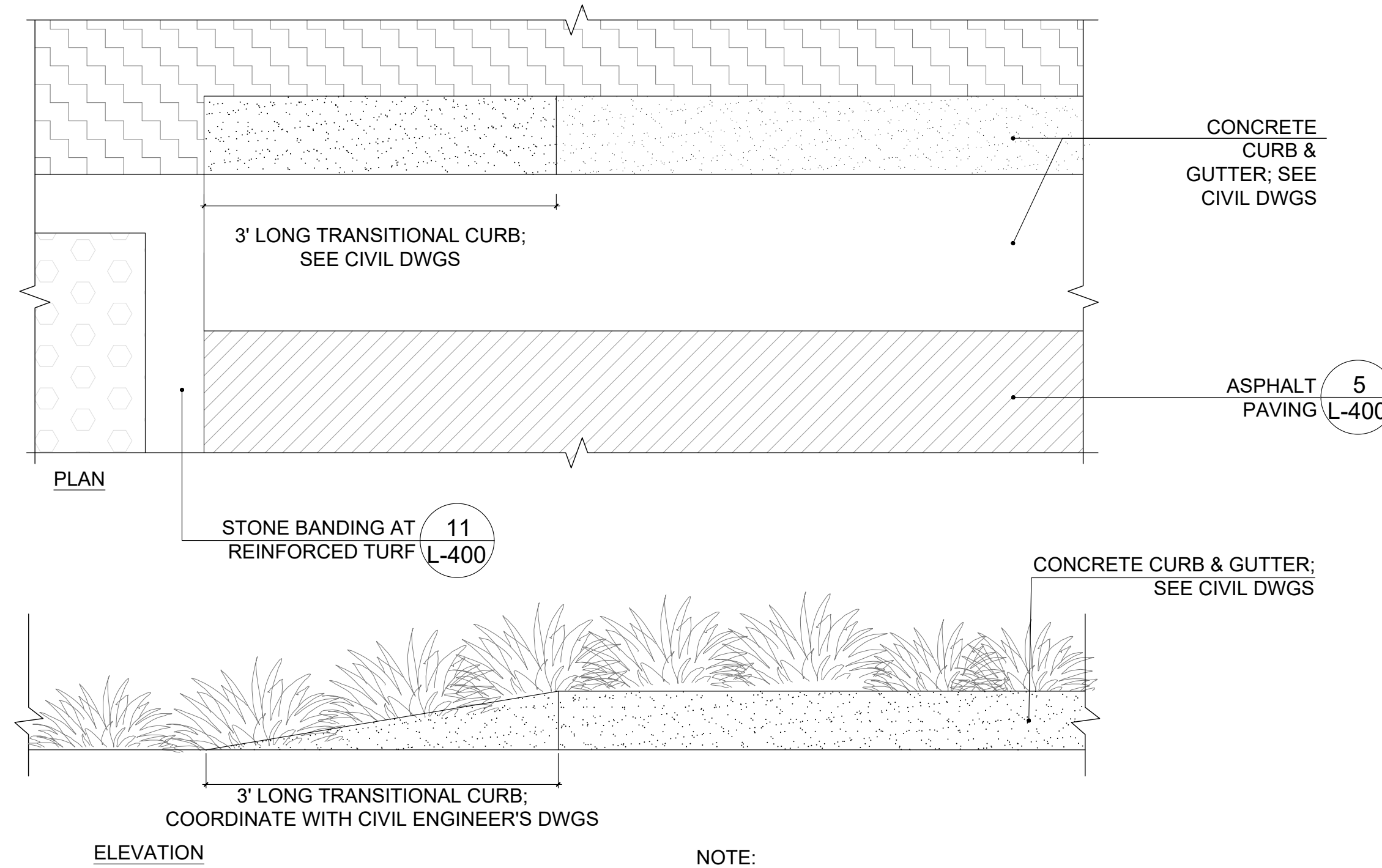
L-401



1 TRANSITION CURB

SCALE: 1" = 1'-0"

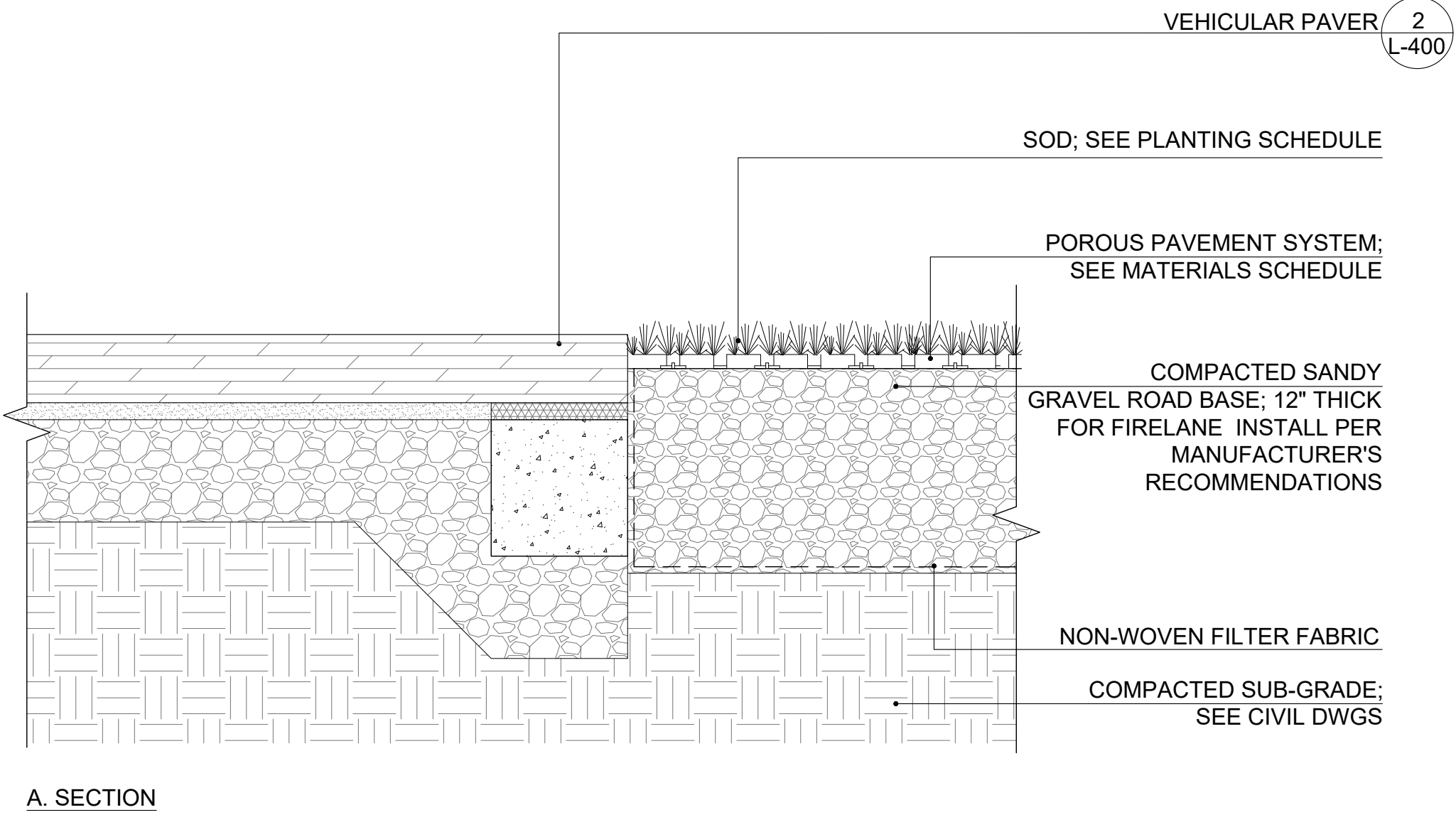
NOTE:
1. REFER TO CIVIL DWGS.
2. CONTRACTOR TO SUBMIT SHOP DWGS.



2 TRANSITION CURB

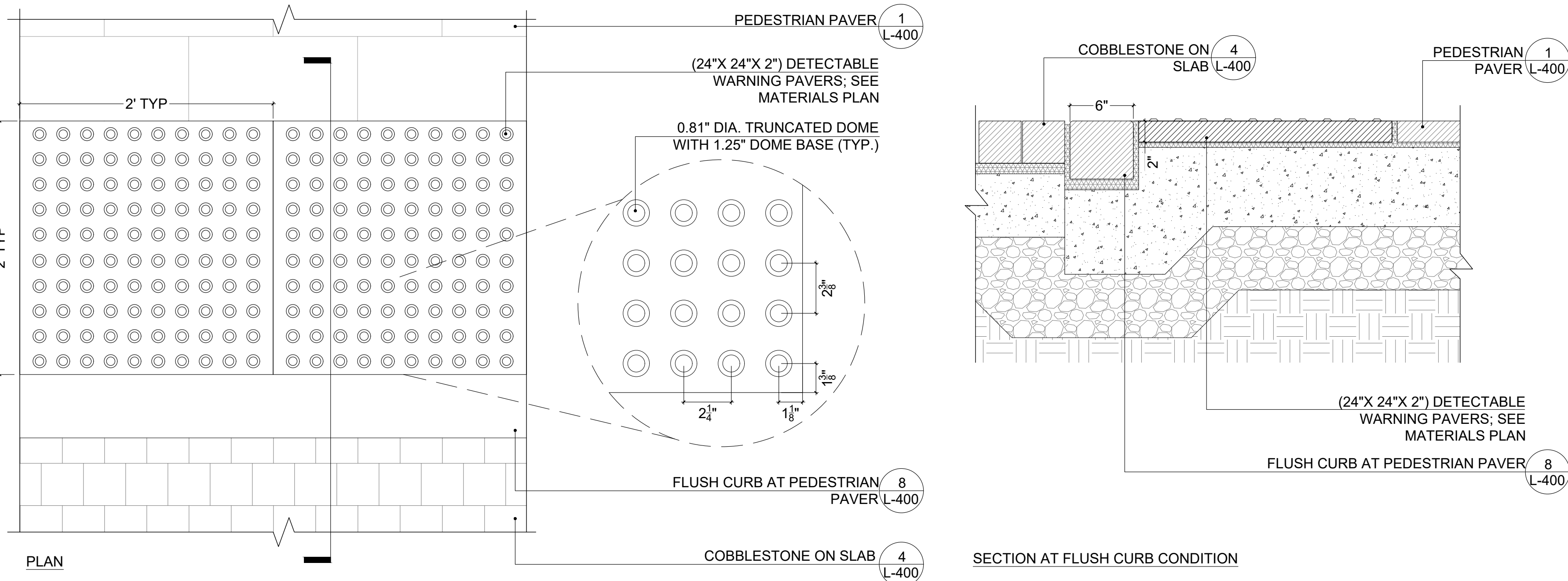
SCALE: 1" = 1'-0"

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



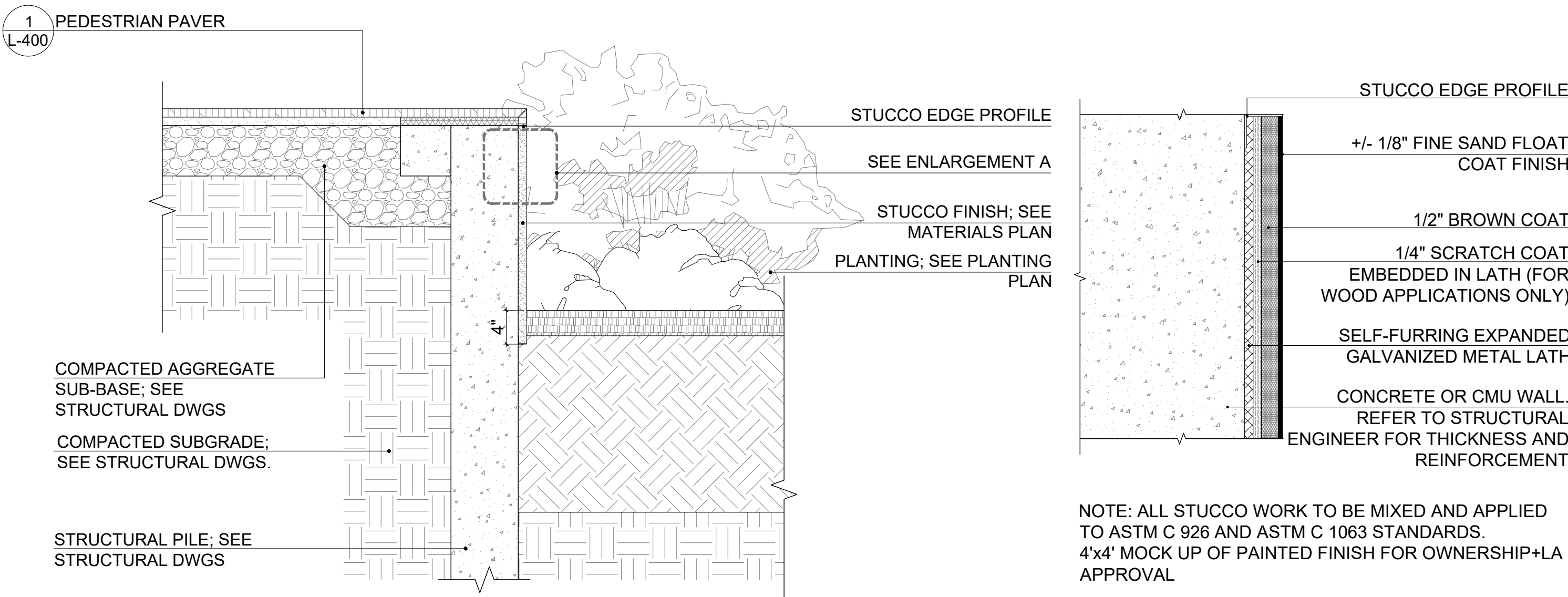
3 REINFORCED TURF AT FIRELANE

SCALE: 1-1/2" = 1'-0"



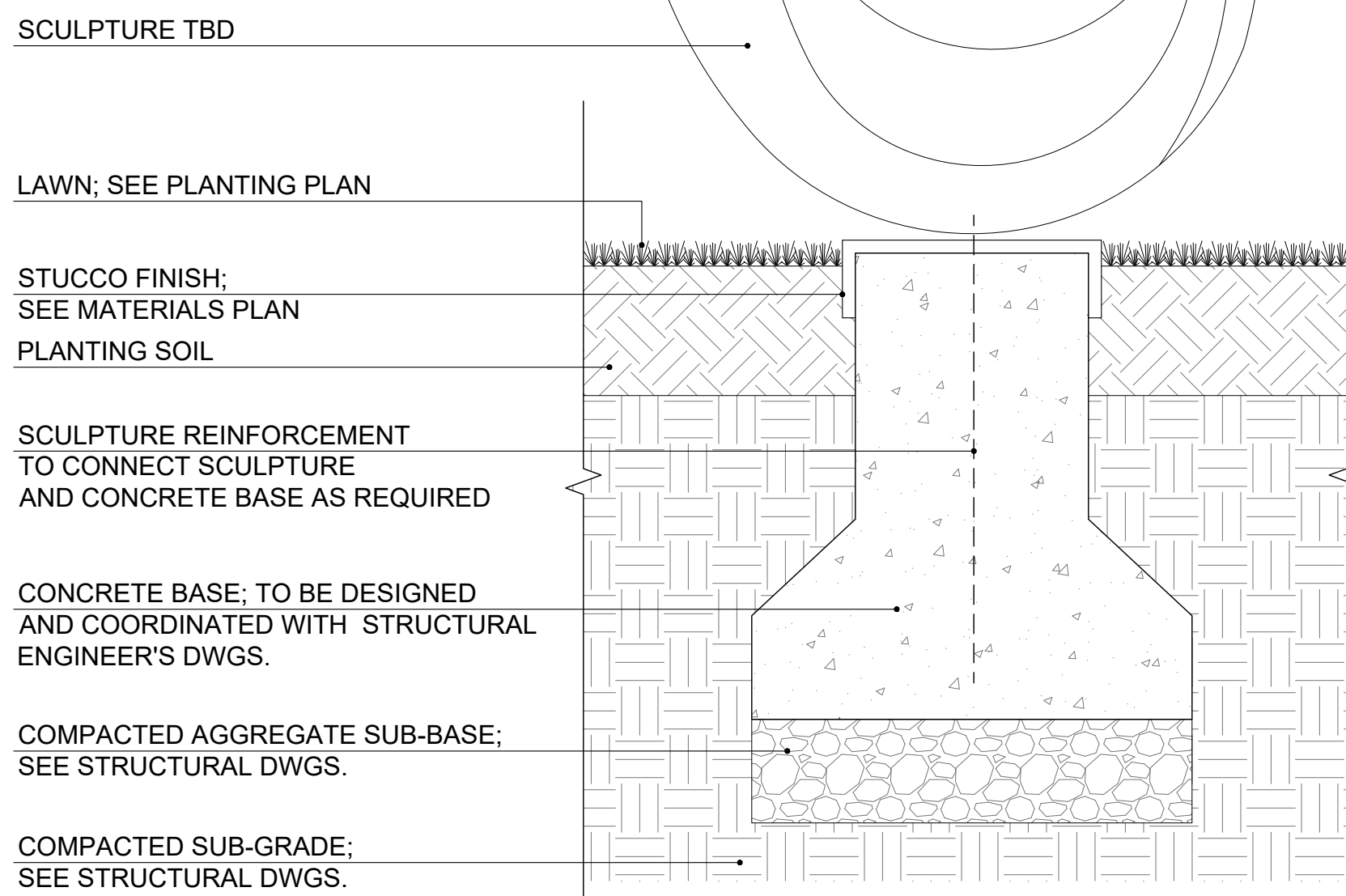
4 DETECTABLE WARNING PAVERS (TYP.)

SCALE: 1-1/2" = 1'-0"



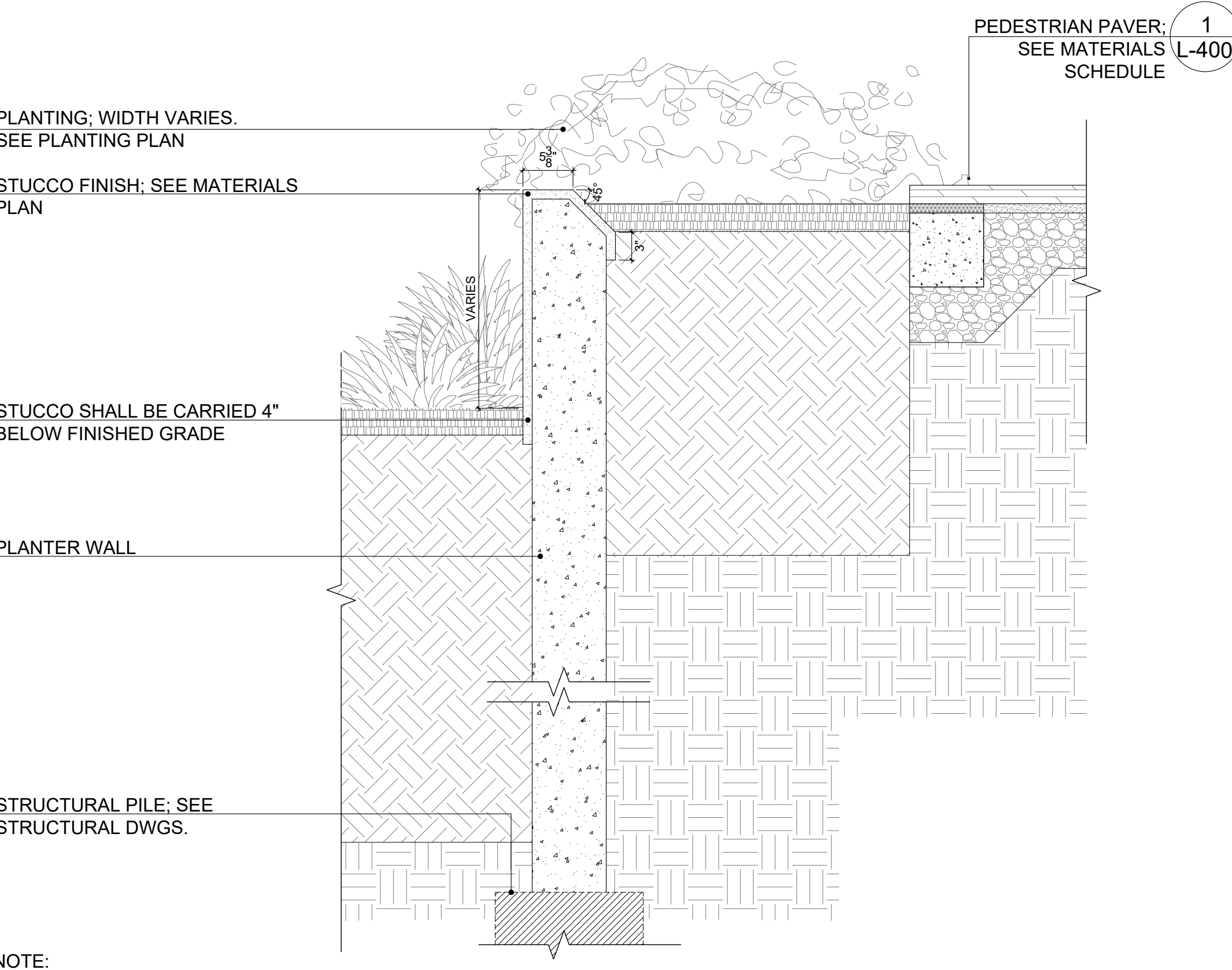
NOTE:
1. STRUCTURAL TO REVIEW PLANTER FOOTINGS AND REINFORCEMENTS REQUIREMENTS.

6 WALL WITH STUCCO



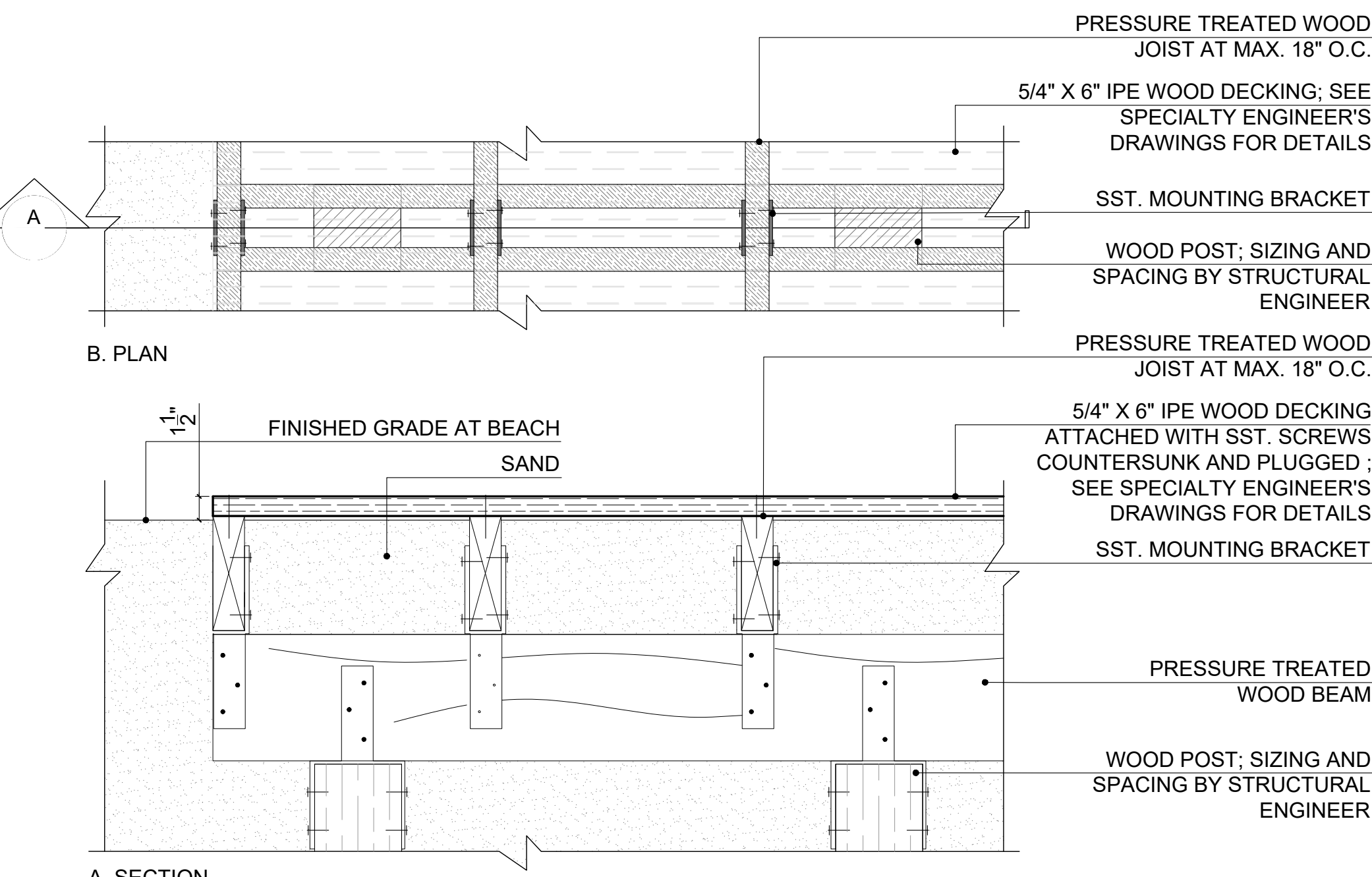
7 SCULPTURE BASE AT LAWN

SCALE: 1" = 1'-0"



5 MINIMAL EDGE RETAINING WALL (TYP.)

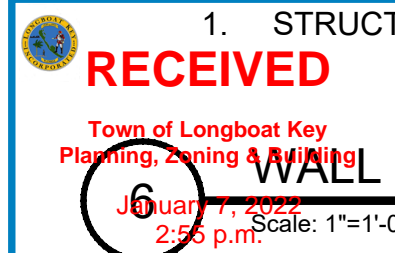
SCALE: 1" = 1'-0"



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"





Consultant

enea
garden design

Enea Garden Design Inc.
7500 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702 | F+1 305.576.6702
www.enea.ch | info.miami@enea.ch
REG. No: LC26000339

**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: marnold 01/25/2022

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

Site/Hotel - Issued[illegible]

Sheet Title _____ Project No. **MA19106**

HARDSCAPE DETAILS

Sheet No. _____

L-404

**California Corporation**

onsultant

enea
garden design

Genea Garden Design Inc.
100 NE 4th Court, Studio 104
Miami, Florida 33138, USA
305.576.6702 | F+1 305.576.6702
www.genea.ch | info.miami@genea.ch
S.No: LC2600(039)

**LONGBOAT KEY
HOTEL & RESIDENCES**

SITE/HOTEL
Longboat Key, FL 34228

owner

NICORP ACQUISITIONS, LLC
440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985



APPROVED FOR ZONING
Site Plan Ordinance 2021-12 and
Resolution 2021-21
Prepared by: marnold 01/25/2022

R THE FIRM ENEA GARDEN DESIGN INC.
RADO JAVIER DELGADO
A. 0001574

ce/Hotel - Issued

[illegible]Sheet Title Project No. **MA19106**

HARDSCAPE DETAILS

Sheet No. _____

L-407



FRONT ELEVATION



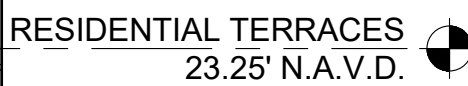
SIDE ELEVATION


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.

RESIDENTIAL LOUNGE CABANA

Scale: $\frac{3}{4}" = 1'-0"$



TOP OF PERGOLA WALK
19.83' N.A.V.D. 

PARKING LEVEL 1
10.0' N.A.V.D.

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.

 COVERED WALKWAY

Scale: 1/2" = 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 33138, USA
T+1 305.576.8702 | F+1 305.576.8702
www.enea.gd | info@enea.gd
REG. No. LC26000339

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

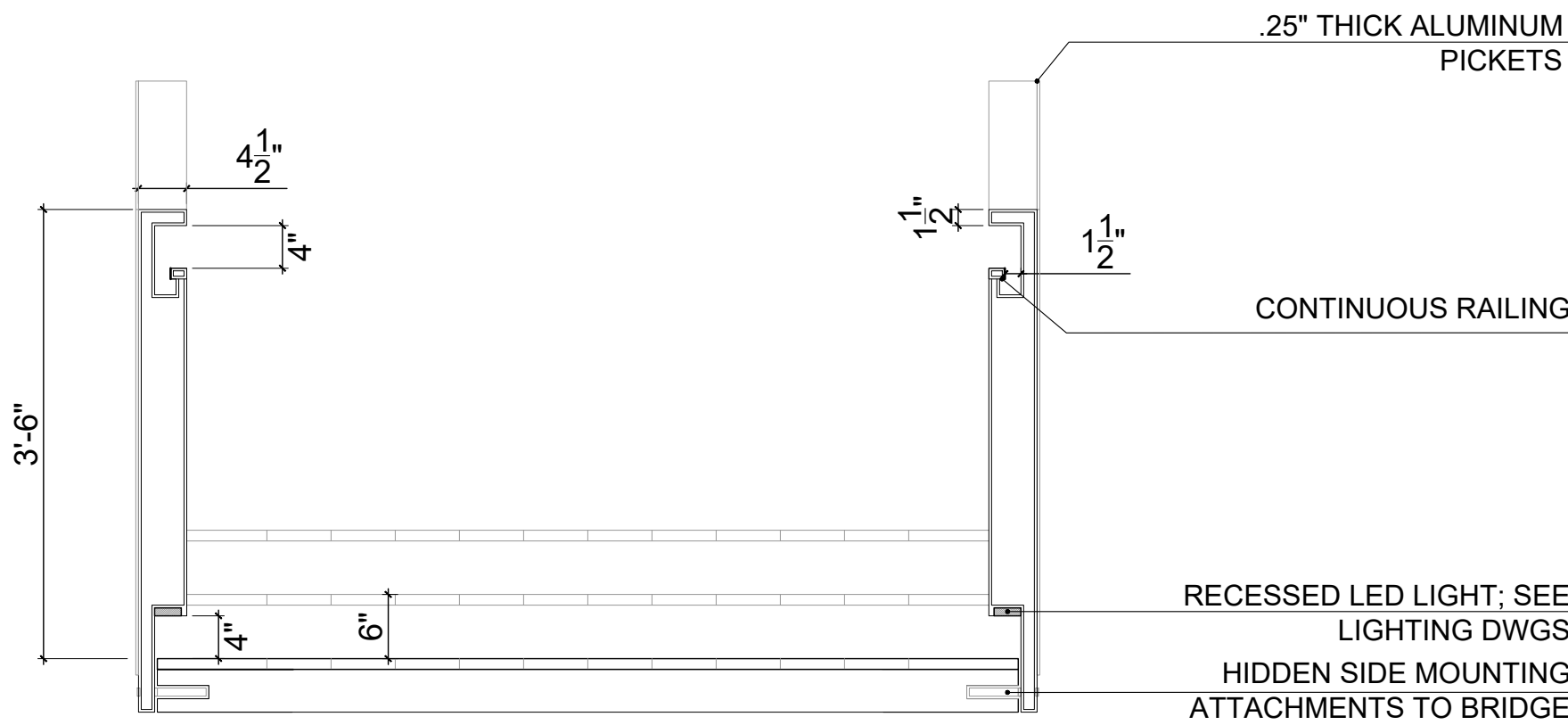
No.	Description	Date
1	FINAL SITE PLAN COMPLIANCE REVIEW	10/20/2021

Sheet Title Project No: MA19106

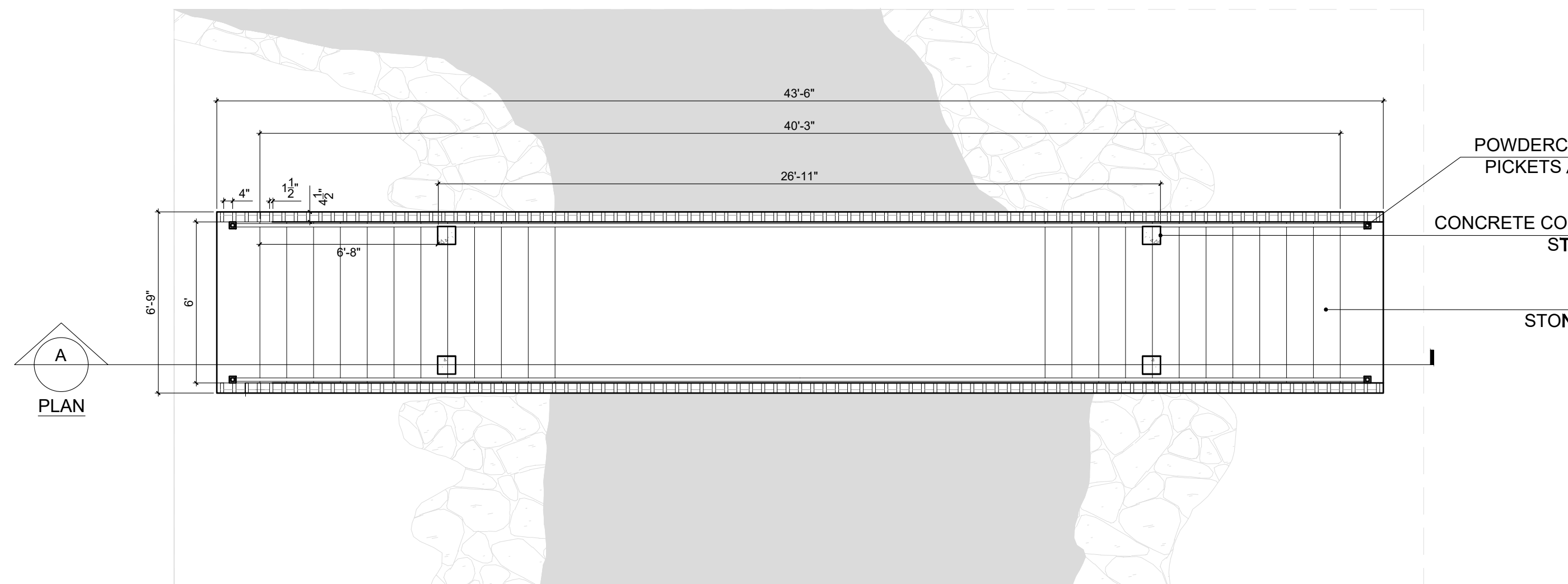
HARDSCAPE
DETAILS

Sheet No.

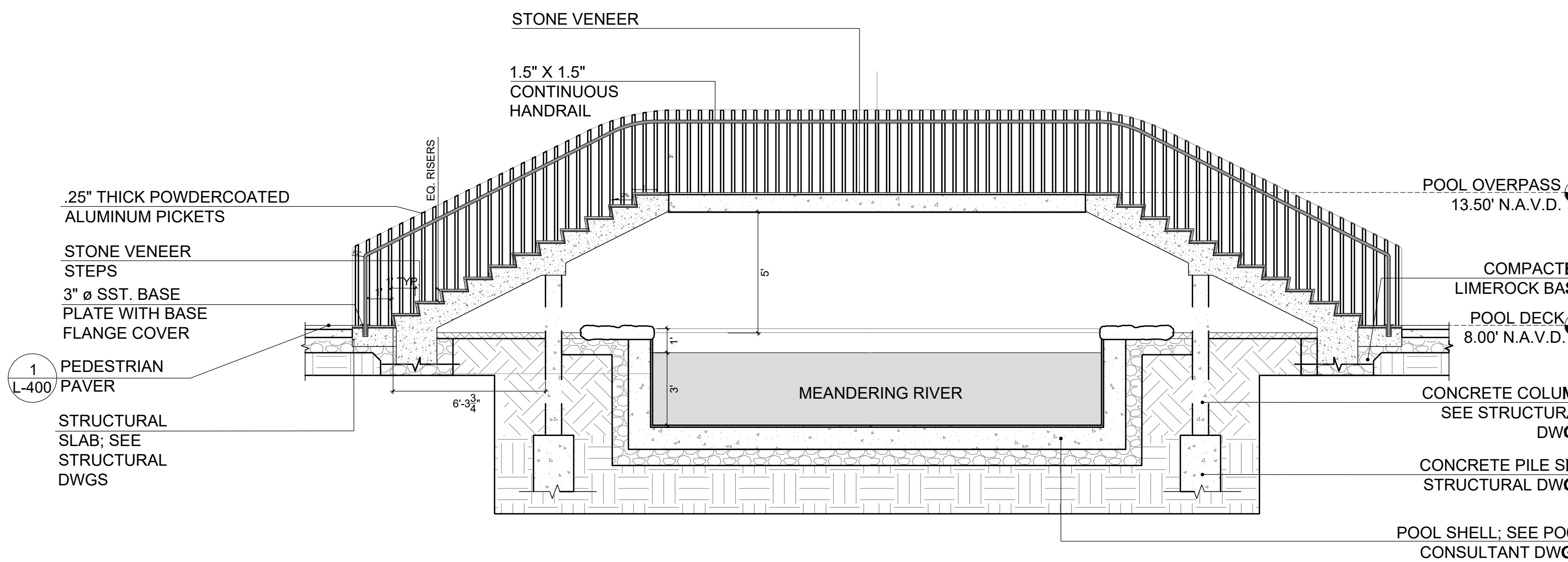
L-408



RAILING SECTION
SCALE: 3/4" = 1'-0"



PLAN

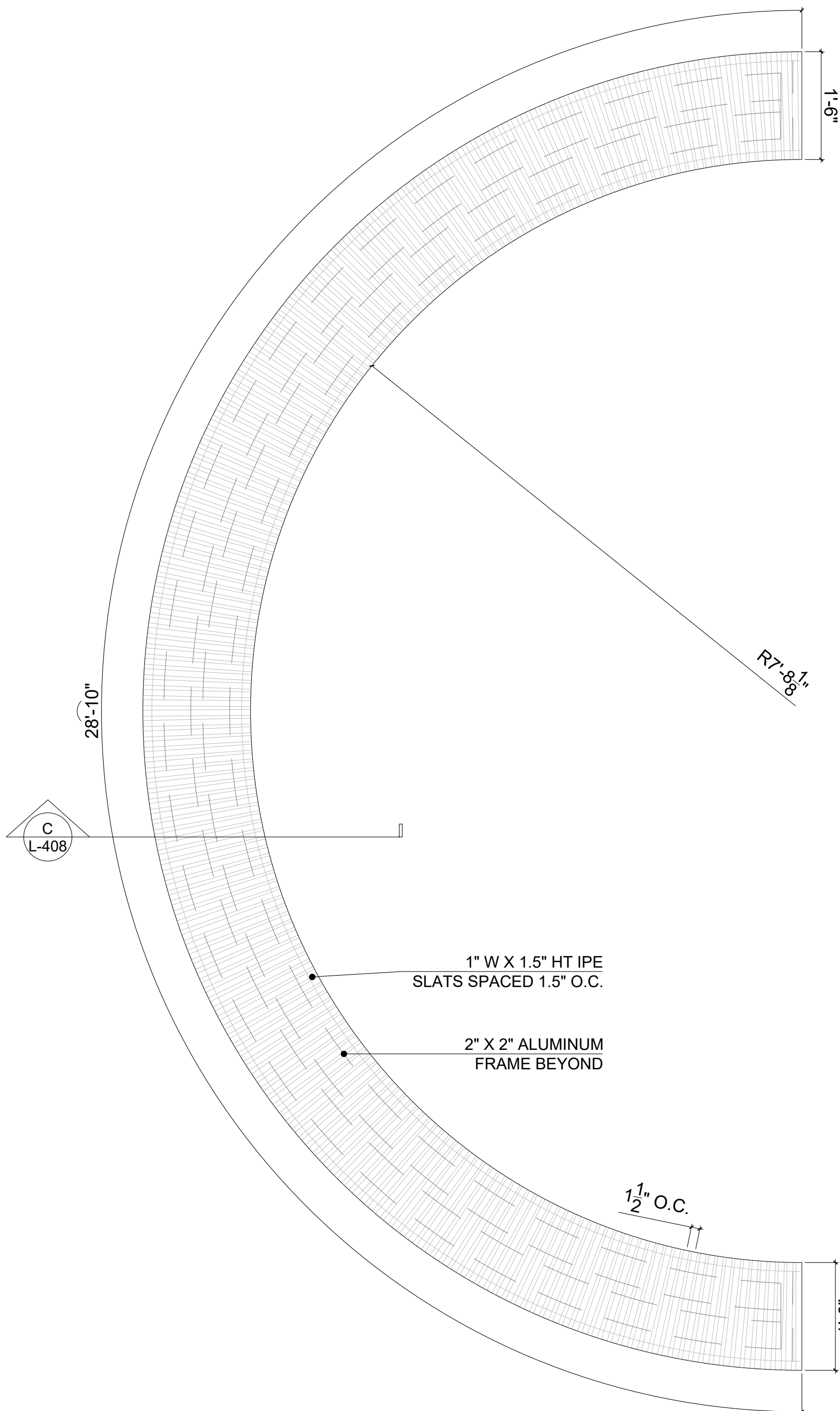


A. SECTION

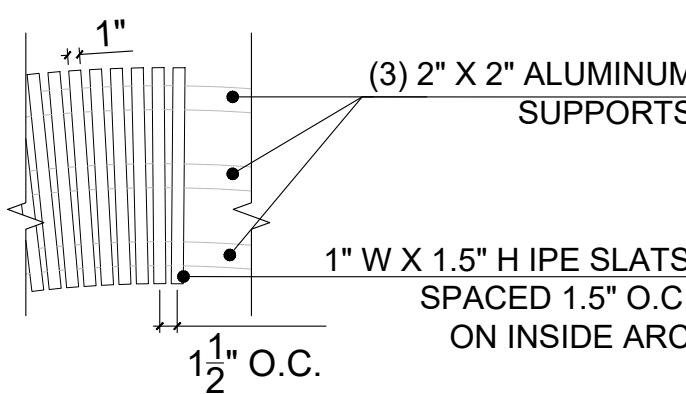
- NOTE:
1. DETAIL FOR DESIGN INTENT ONLY.
 2. STRUCTURAL ENGINEER / SPECIALTY ENGINEER TO REVIEW SPANS, LOADS AND PROVIDE ALL THICKNESSES, REINFORCEMENT, AND ATTACHMENTS.
 3. POOL CONSULTANT TO REVIEW FOR ANY REQUIRED CLEARANCES AND CODE COMPLIANCE.
 4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO PROCUREMENT AND FABRICATION

1 POOL OVERPASS

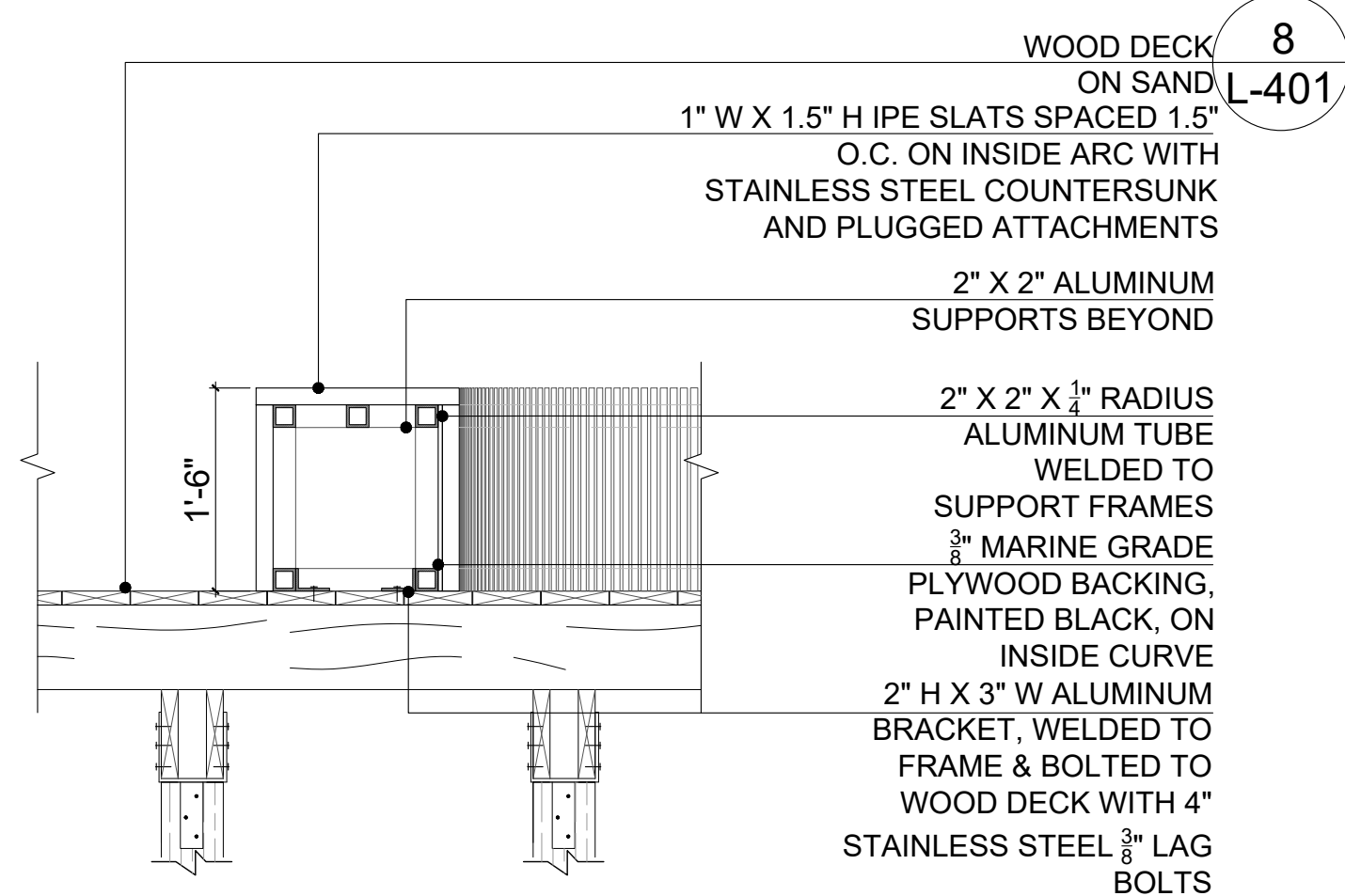
Scale: 1/4" = 1'-0"



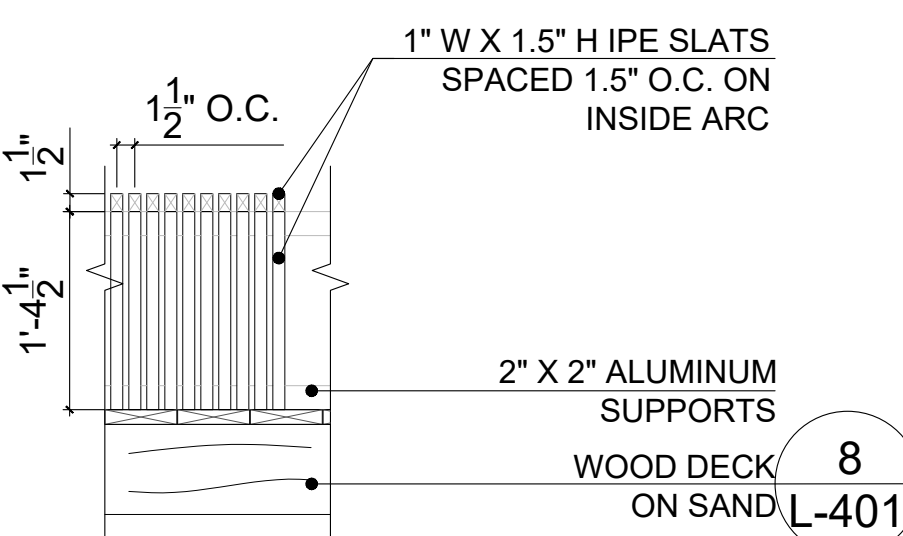
A. PLAN VIEW



B. PLAN DETAIL



C. SECTION

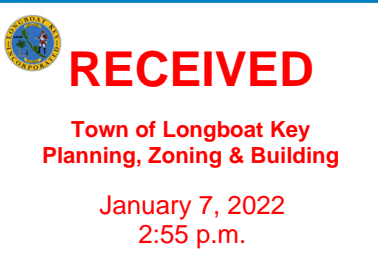


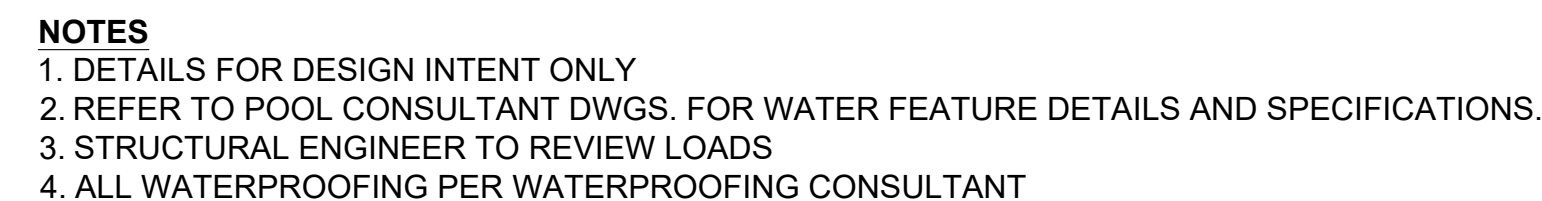
D. PARTIAL FRONT ELEVATION

- NOTE:
1. SHOP DRAWINGS TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO PROCUREMENT AND INSTALLATION
 2. REFER TO HARDSCAPE PLAN FOR DECK LAYOUT AND ORIENTATION

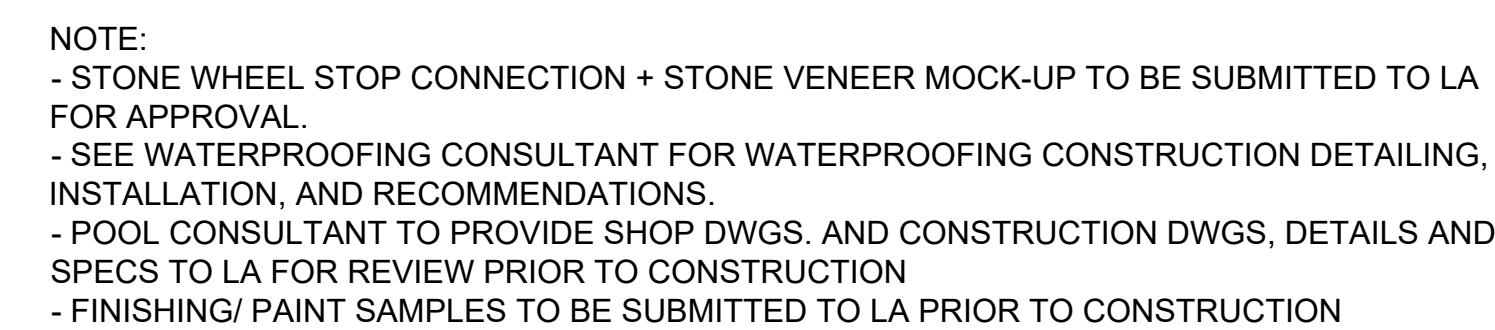
2 BENCH ON WOOD DECK

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

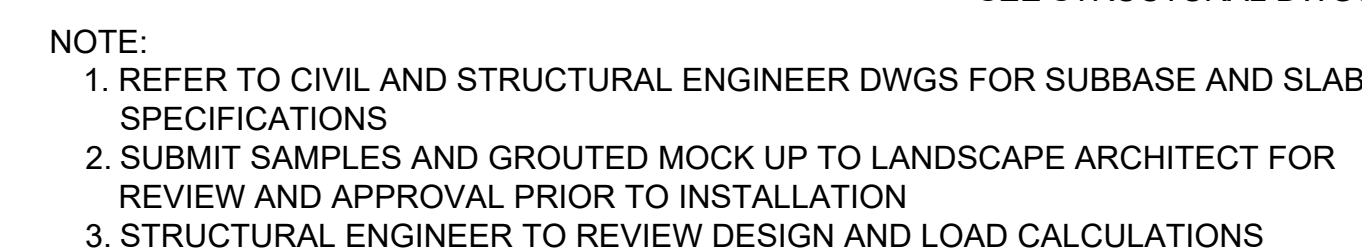




Scale: 1" = 1'-0"



Scale: 1" = 1'-0"



SCALE: 1-1/2" = 1'-0"

**LONGBOAT KEY
HOTEL & RESIDENCES**

SITE/HOTEL
Longboat Key, FL 34228



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

Site/Hotel - Issued[illegible]Sheet Title: _____ Project No. **MA1910**

HARDSCAPE DETAILS

Street No.



California Corporation

onsultant

enea
garden design

Garden Design Inc.
100 NE 4th Court, Studio 104
Miami, Florida 33138, USA
305.576.6702 | F+1 305.576.6702
www.gdi.ch | info.miami@gdi.ch
S.No: LC26000339

**LONGBOAT KEY
HOTEL & RESIDENCES**

SITE/HOTEL
Longboat Key, FL 34228

owner

NICORP ACQUISITIONS, LLC
440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985



APPROVED FOR ZONING
Site Plan Ordinance 2021-12 and
Resolution 2021-21

R THE FIRM ENEA GARDEN DESIGN INC.
RADO JAVIER DELGADO
A. 0001574

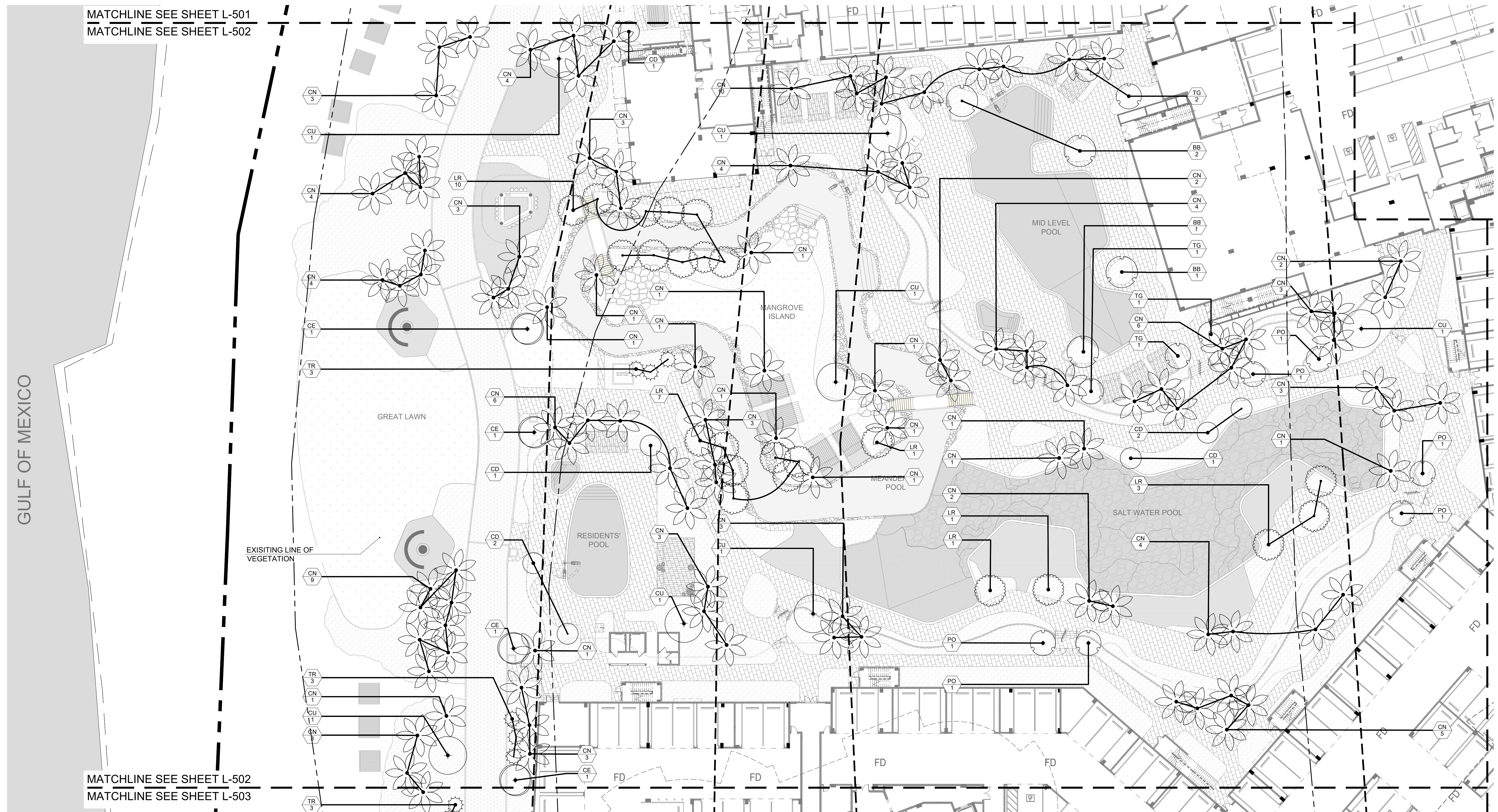
e/Hotel - Issued	

[illegible]Sheet Title Project No. **MA19106**

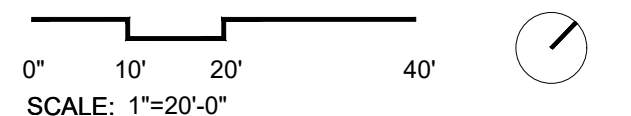
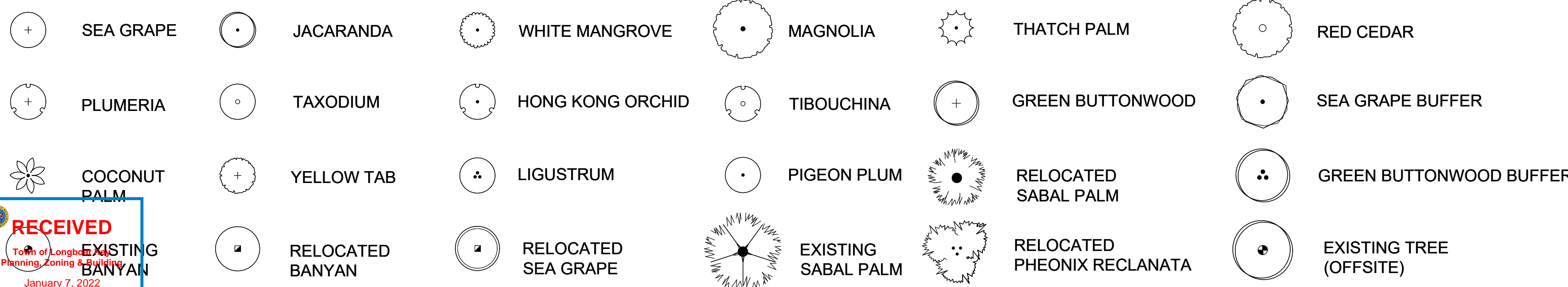
ANOPY PLAN - POOL AREA

Sheet No. _____

L-502



LEGEND





California Corporation

onsultant

enea
garden design

Garden Design Inc.
100 NE 4th Court, Studio 104
Miami, Florida 33138, USA
305.576.6702 | F+1 305.576.6702
www.gdi.ch | info.miami@gdi.ch
S.No: LC26000339

**LONGBOAT KEY
HOTEL & RESIDENCES**

SITE/HOTEL
Longboat Key, FL 34228

owner

NICORP ACQUISITIONS, LLC
440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985



APPROVED FOR ZONING
Site Plan Ordinance 2021-12 and
Resolution 2021-21
Prepared by: marmold 01/25/2022

ewer: marnold 01/25/2022

R THE FIRM ENEA GARDEN DESIGN INC.
RARDO JAVIER DELGADO
A. 0001574

ce/Hotel - Issued

No.	Description	
-----	-------------	--

[illegible]Sheet Title Project No. **MA19106**

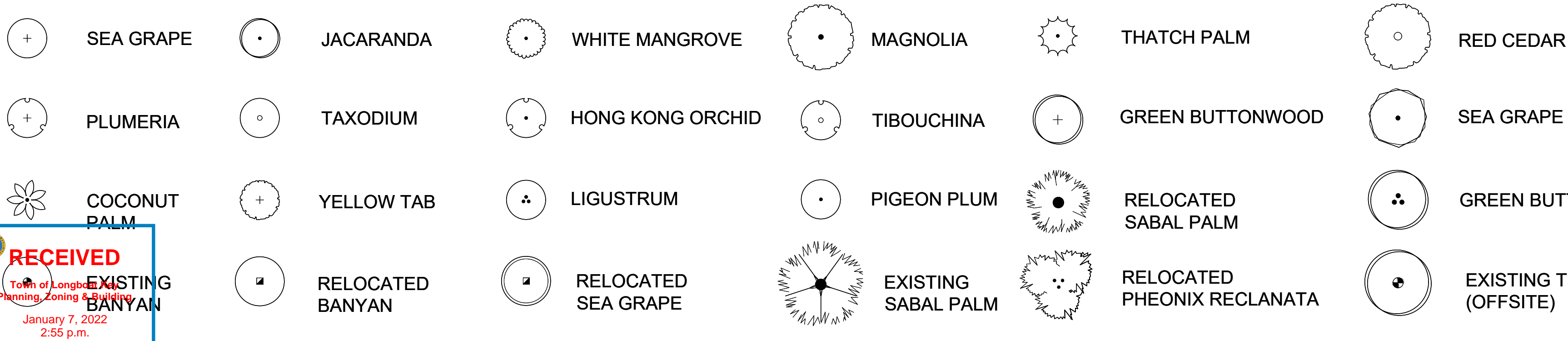
ANOPY PLAN - ORTH

Sheet No. _____

L-504



LEGEND



**A California Corporation**

Consultant

enea Garden Design Inc.
1600 NE 4th Court, Studio 104
Miami, Florida 33138, USA
+1 305.576.6702 | F+1 305.576.6702
www.enea.ch | info.miami@enea.ch
EG-No: LC26005339

EG-Nr: LC20200339

**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
viewer: marnold 01/25/2022

viewer: marnold 01/25/2022

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


Site/Hotel - Issued

Sheet Title Project No. **MA19106**

PLANTING SCHEDULE - CANOPY

Street No.

L-513

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



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

A California Corporation

Consultant

Linea Garden Design Inc.
7500 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702 | F+1 305.576.6702

Enea Garden Design Inc.
7500 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702 | F+1 305.576.6702
www.enea.ch | info.miami@enea.ch

REG.No: LC2600338

**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: marnold 01/25/2022

Reviewer: marnold 01/25/202











































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


Site/Hotel - IssuedSheet Title Project No. **MA1910**

PLANTING SCHEDULE - UNDERSTORY

Street No.

L-514

PLANT SCHEDULE WEST OF CCCL												
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	WATER USE		REMARKS
	BAM	4,590	Bambusa multiplex	Seabreeze Bamboo	25 GAL.	18'	36'	30' O.C.	NO	LOW		
	CHH	10,901	Chrysobalanus icaco Horizontalis	Horizontal Cocoplum	7 GAL.	24"	18"	24" O.C.	NO	MEDIUM		
	CEJ	78	Cococarpus erectus	Green Buttonwood	25 GAL.	8'	4'					
	POM	13,712	Podocarpus macrophyllus 'Maxi'	Yew Pine	100 GAL.	10'	36'	30' O.C.	NO	MEDIUM		FULL TO BASE, HEDGE
ACCENTS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	WATER USE		REMARKS
	ALJ	5	Azadirachta indica	Imperial Bismillah	15 GAL.	32"	42"		NO	LOW		
	FAB	16	Fagraea berteriana	Pua Konian	100 GAL.	12'	8'		NO	MEDIUM		FULL TO BASE, FIELD GROWN
	SUM	2	Suriana maritima	Bay Cedar	25 GAL.	6'	3'		YES	MEDIUM		2' CAL.
	VA	25	Viburnum awabuki	Evergreen Sweet Viburnum	45 GAL.	8'	4'					
VINES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	WATER USE		REMARKS
	STF	68	Stephanandra floribunda	Madagascar Jasmine	15 GAL.	10'						JACOB TRELLIS
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	WATER USE	SPACING	REMARKS
	BUP	152	Bulbine bulbosus	Desert Candles	3 GAL.	10"	18"	18" O.C.	NO	MEDIUM	18" o.c.	SPECIFIED HEIGHT DOES NOT INCLUDE FLOWER SPIKES
	DIB	105	Dioses bicolor	African Iris	3 GAL.	18"	18"	30" O.C.	NO	MEDIUM	30" o.c.	
	ERL	104	Erodium littorale	Golden Creeper	3 GAL.	12"	12"	24" O.C.	YES	LOW	24" o.c.	FULL TO BASE, 360 DEG SPILLING OVER POT
	GAP	1,254	Gastardia pulchella	Blanket Flower	1 GAL.	10"	12"	15" O.C.	YES	LOW	15" o.c.	
	HED	1,802	Helianthus debilis	Dune Sunflower	3 GAL.	18"	18"	18" O.C.	YES	LOW	18" o.c.	FULL TO BASE, 360° SPILLING OVER POT
	HYL	6,021	Hymerocallis latifolia	Spider Lily	3 GAL.	18"	18"	18" O.C.	YES	LOW	18" o.c.	
	IPP	6,624	Ipomoea pes-caprae	Railroad Vine	1 GAL.	8"	12"	12" O.C.	YES	LOW	12" o.c.	MIN. 3 LEADERS, 12" LENGTH
	IRV	280	Iris virginica	Blue Flag Iris	3 GAL.	18"	12"	18" O.C.	YES	MEDIUM	18" o.c.	
	JAM	28	Jasminum multiflorum	Downy Jasmine	7 GAL.	30"	30"	30" O.C.	NO	MEDIUM	30" o.c.	
	MOD	154	Monstera deliciosa	Swiss Cheese Vine	15 GAL.	36"	36"	30" O.C.	NO	MEDIUM	36" o.c.	FULL
	NEC	438	Neomarica caerulea 'Regina'	Giant Walking Iris	3 GAL.	30"	24"	30" O.C.	NO	MEDIUM	30" o.c.	FULL
	NEB	61	Nephrolepis biserrata	Giant Swordfern	3 GAL.	36"	36"	30" O.C.	YES	MEDIUM	36" o.c.	FULL
	PHB	654	Philodendron x 'Burle Marx'	Burle Marx Philodendron	3 GAL.	18"	24"	24" O.C.	NO	MEDIUM	24" o.c.	
	PLA	150	Plumbago auriculata	Blue Leadwort	3 GAL.	24"	24"	24" O.C.	NO	MEDIUM	24" o.c.	FULL, LOW BRANCHED
	SAL	62	Salvia leucantha	Mexican Bush Sage	3 GAL.	24"	18"	24" O.C.	NO	MEDIUM	36" o.c.	
	SEP	278	Sesuvium portulacastrum	Shoreline Seaportstone	1 GAL.	8"	12"	18" O.C.	YES	LOW	18" o.c.	MIN. 5 LEADERS, 12" LENGTH
	SPB	20	Spartina bakeri	Sand Cordgrass	3 GAL.	24"	18"	30" O.C.	YES	LOW	36" o.c.	FULL CONTAINER
	TAD	664	Tabernaemontana thraicta	Grape Jasmine	7 GAL.	24"	24"	24" O.C.	NO	MEDIUM	24" o.c.	
	TRF	1,791	Tripsacum flenderum	Florida Gamagrass - Dwarf Fakahakhee	3 GAL.	24"	24"	30" O.C.	YES	MEDIUM	30" o.c.	FULL
	UNP	179	Uniola paniculata	Sea Oats	1 GAL.	18"	18"	18" O.C.	YES	LOW	18" o.c.	FULL
	VIS	27	Viburnum suspensum	Sanderling Viburnum	25 GAL.	8'	48"	48" O.C.	NO	MEDIUM	48" o.c.	FULL TO BASE
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	WATER USE	SPACING	REMARKS
	CHI	2,851	Chrysobalanus icaco	Coco Plum	7 GAL.	24"	18"	24" O.C.	YES	MEDIUM	24" o.c.	
	CLR	456	Clusia rosea 'Nana'	Dwarf Pitch Apple	7 GAL.	18"	18"	18" O.C.	NO	MEDIUM	18" o.c.	
	CDE	1,998	Cococarpus erectus	Green Buttonwood	7 GAL.	24"	24"	24" O.C.	YES	LOW	24" o.c.	
	ELD2	42	Elaeocarpus decipiens	Japanese Blueberry	15 GAL.	48"	48"	36" O.C.	NO	LOW	36" o.c.	LOW HEDGE
	ELD	216	Elaeocarpus decipiens	Japanese Blueberry	7 GAL.	24"	14"	24" O.C.	NO	LOW	24" o.c.	LOW HEDGE
	FM	1,068	Ficus microcarpa 'Green Island'	Green Island Ficus	3 GAL.	20"	18"	20" O.C.	NO	MEDIUM	20" o.c.	FULL TO BASE
	GAT	99	Gardenia latifolia 'Tahitian'	Tahitian Gardenia	15 gal.	48"	36"	36" O.C.	NO	MEDIUM	36" o.c.	
	PT	520	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum	7 GAL.	18"	18"	24" O.C.	NO	MEDIUM	24" o.c.	LOW HEDGE
	PSN	244	Psychotria nervosa	Wild Coffee	7 GAL.	30"	24"	30" O.C.	YES	MEDIUM	30" o.c.	FULL TO BASE
	SEN	49	Serenoa repens	Saw Palmetto	30 GAL.	30"	36"	48" O.C.	YES	LOW	48" o.c.	
BOD	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	WATER USE	SPACING	REMARKS
	ZDX	33,987 sf	Zoysia x	Zoysia Grass	BOD				NO	MEDIUM		
EXISTING TO REMAIN	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	WATER USE	SPACING	REMARKS
	DE	9,895 sf		Dune planting to remain								

PLANT SCHEDULE EAST OF CCLL												
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	WATER USE		REMARKS
	BAM	26.013	Bambusa multiplex	Seabreeze Bamboo	25 GAL	16'	36"	36" O.C.	NO	LOW		
	CEI	198	Conocarpus erectus	Green Buttonwood	25 GAL	6'	4'					
	PDM	29.098	Podocarpus macrophytus 'Mak'	Yew Pine	150 GAL	10'	36"	36" O.C.	NO	MEDIUM		FULL TO BASE, HEDGE
ACCENTS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	WATER USE		REMARKS
	DIS	4	Dioon spinulosus	Giant Dioon	15 GAL	6'	6'		NO	LOW		
VINES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	WATER USE		REMARKS
	PAI	19	Passiflora incarnata	Passion Flower Vine	7 GAL	12"			NO	MEDIUM		STAKED
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	WATER USE		REMARKS
	PES	165	Pennisetum setaceum 'alba'	Fountain Grass	3 GAL	24"	18"	18" O.C.	NO		18" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	WATER USE		REMARKS
	AGA	859	Agave americana africana	African Lily	3 GAL	20"	18"	24" O.C.	NO	MEDIUM	24" o.c.	
	AST	2,471	Asclepias tuberosa	Butterfly Milkweed	1 GAL	16"	6"	15" O.C.	YES	MEDIUM	15" o.c.	
	BLP	26	Bulbine frutescens	Desert Candies	3 GAL	10"	16"	18" O.C.	NO	MEDIUM	18" o.c.	SPECIFIED HEIGHT DOES NOT INCLUDE FLOWER SPIKES
	CYP	326	Cytisium fedatum	Holly Fern	3 GAL	16"	18"	18" O.C.	NO	MEDIUM	18" o.c.	
	ERL	96	Ernodea littoralis	Golden Creeper	3 GAL	12"	12"	24" O.C.	YES	LOW	24" o.c.	FULL TO BASE, 360 DEG SPILLING OVER POT
	HEL	635	Helianthus debilis	Dune Sunflower	3 GAL	18"	18"	18" O.C.	YES	LOW	18" o.c.	FULL TO BASE, 360° SPILLING OVER POT
	HYD	7,474	Hymenocallis latifolia	Spider Lily	3 GAL	16"	18"	18" O.C.	YES	LOW		
	IPP	1,476	Ipomoea pes-caprae	Rainbow Vine	1 GAL	6"	12"	12" O.C.	YES	LOW	12" o.c.	MIN. 3 LEADERS, 12" LENGTH
	IRV	866	Iris virginica	Blue Flag Iris	3 GAL	16"	12"	18" O.C.	YES	MEDIUM	18" o.c.	
	JAM	53	Jasminum multiflorum	Downey Jasmine	7 GAL	30"	30"	36" O.C.	NO	MEDIUM	36" o.c.	
	LAM	441	Lantana montevidensis 'Alba'	White Trailing Lantana	3 GAL	16"	18"	24" O.C.	NO	MEDIUM	24" o.c.	
	LIR	346	Liriodendron muscari	Lilytree	3 GAL	12"	18"	18" O.C.	NO	MEDIUM	18" o.c.	
	LM	1,134	Microsorium scolopendrium	Wart Fern	3 GAL	14"	14"	18" O.C.	NO	MEDIUM	18" o.c.	
	MOD	32	Monarda deltoidea	Swiss Cheese Vine	15 GAL	36"	36"	36" O.C.	NO	MEDIUM	36" o.c.	FULL
	MUC	6,595	Muhlenbergia capillaris	Pink Muhly Grass	3 GAL	24"	24"	24" O.C.	YES	LOW	24" o.c.	
	NEC	818	Neromica caerulea 'Regina'	Giant Walking Iris	3 GAL	30"	24"	30" O.C.	NO	MEDIUM	30" o.c.	FULL
	PHB	66	Philodendron x 'Bute Marx'	Bute Marx Philodendron	3 GAL	16"	24"	24" O.C.	NO	MEDIUM	24" o.c.	
	PLA	377	Plumbago auriculata	Blue Leadwort	3 GAL	24"	24"	36" O.C.	NO	MEDIUM	36" o.c.	FULL, LOW BRANCHED
	RH	399	Raphiophloe indica	Indian Hawthorn	7 GAL	14"	24"	24" O.C.	NO	LOW	24" o.c.	
	SAL	1,294	Salvia leucantha	Mexican Bush Sage	3 GAL	24"	16"	24" O.C.	NO	MEDIUM	24" o.c.	
	SPP	42	Spatheoglottis plicata	Ground Orchid	3 GAL	16"		18" O.C.	NO	MEDIUM	18" o.c.	
	TRM	3,833	Trimelia martinicensis	Yellow Walking Iris	3 GAL	24"	18"	12" O.C.	NO	HIGH	12" o.c.	
	TRD	1,963	Tripsacum dactyloides	Fakahatchee Grass	3 GAL	24"	24"	36" O.C.	YES	MEDIUM	36" o.c.	FULL
	TRP	27	Tripsacum floridanum	Florida Gamagrass - Dwarf Fakahatchee	3 GAL	24"	24"	30" O.C.	YES	MEDIUM	30" o.c.	FULL
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	WATER USE		REMARKS
	COE	1,450	Green Buttonwood	Green Buttonwood	7 GAL	24"	24"	24" O.C.	YES	LOW	24" o.c.	
	DOM	189	Borbnaya x seminoe	Tropical Rose Hydrangea	25 GAL	48"	48"	48" O.C.	NO	MEDIUM	48" o.c.	TIP TO TIP SPACING
	FIM	4,293	Ficus microcarpa 'Green Island'	Green Island Ficus	3 GAL	20"	18"	20" O.C.	NO	MEDIUM	20" o.c.	FULL TO BASE
	PT	66	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum	7 GAL	16"	18"	24" O.C.	NO	MEDIUM	24" o.c.	LOW HEDGE
GROUND	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	WATER USE		REMARKS
	ZOX	7,955 sf	Zoyzia x	Zoyzia Grass	50"				NO	MEDIUM		

NOTE: Dune plantings to receive temporary irrigation for a period of one (1) year until establishment.



A California Corporation

Consultant

Enea Garden Design Inc.
7560 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702 | F+1 305.576.6702
www.enea.ch | info.miami@enea.ch
REG. No: LC26000339

Enea Garden Design Inc.
7560 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702 | F+1 305.576.6702
www.enea.ch | info.miami@enea.ch
REG. No: LC26000339

Owner

UNICORP
NATIONAL DEVELOPMENTS, INC.

Reviewer: marnold 01/25/2022

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




Site/Hotel - Issued

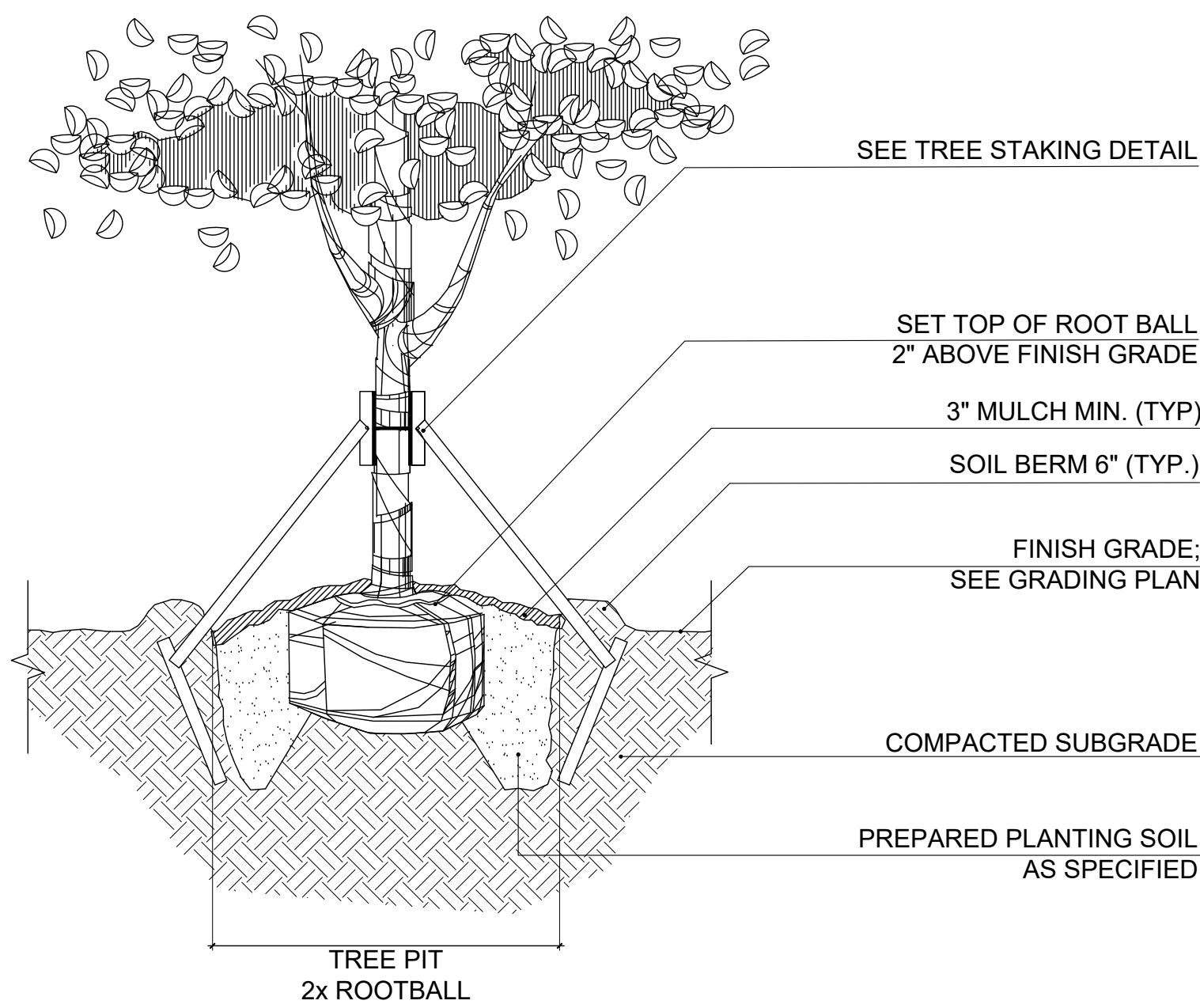
No.	Description
-----	-------------

Sheet Title: Project No. **MA19106**

Street No.

L-515

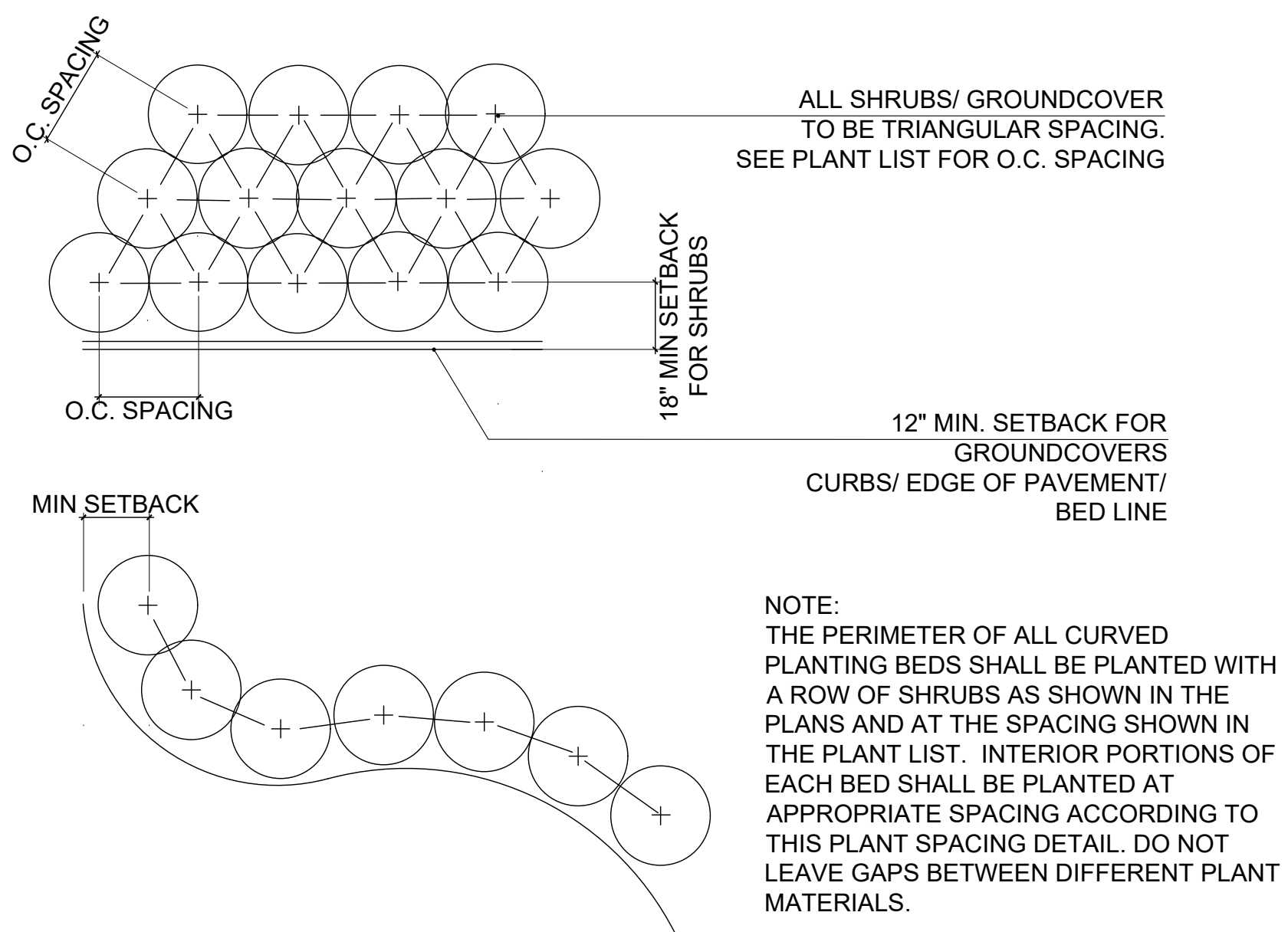
PLANT SCHEDULE										
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING		REMARKS
	PS	48	Polyscias scutellaria 'Ballofuria'	Dinner Plate Aralia	15 GAL.	3'-4'		18" O.C.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	SPACING	REMARKS
	EAU	132	Epipremnum aureum 'Jade'	Jade Pothos	1 GAL.		8'	12" O.C.	8" o.c.	FULL
VINES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	SPACING	REMARKS
	TGR	632	Thunbergia grandiflora 'Blue Sky'	Blue Sky Flower	7 GAL.		14'	14" O.C.	14" o.c.	FULL



NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

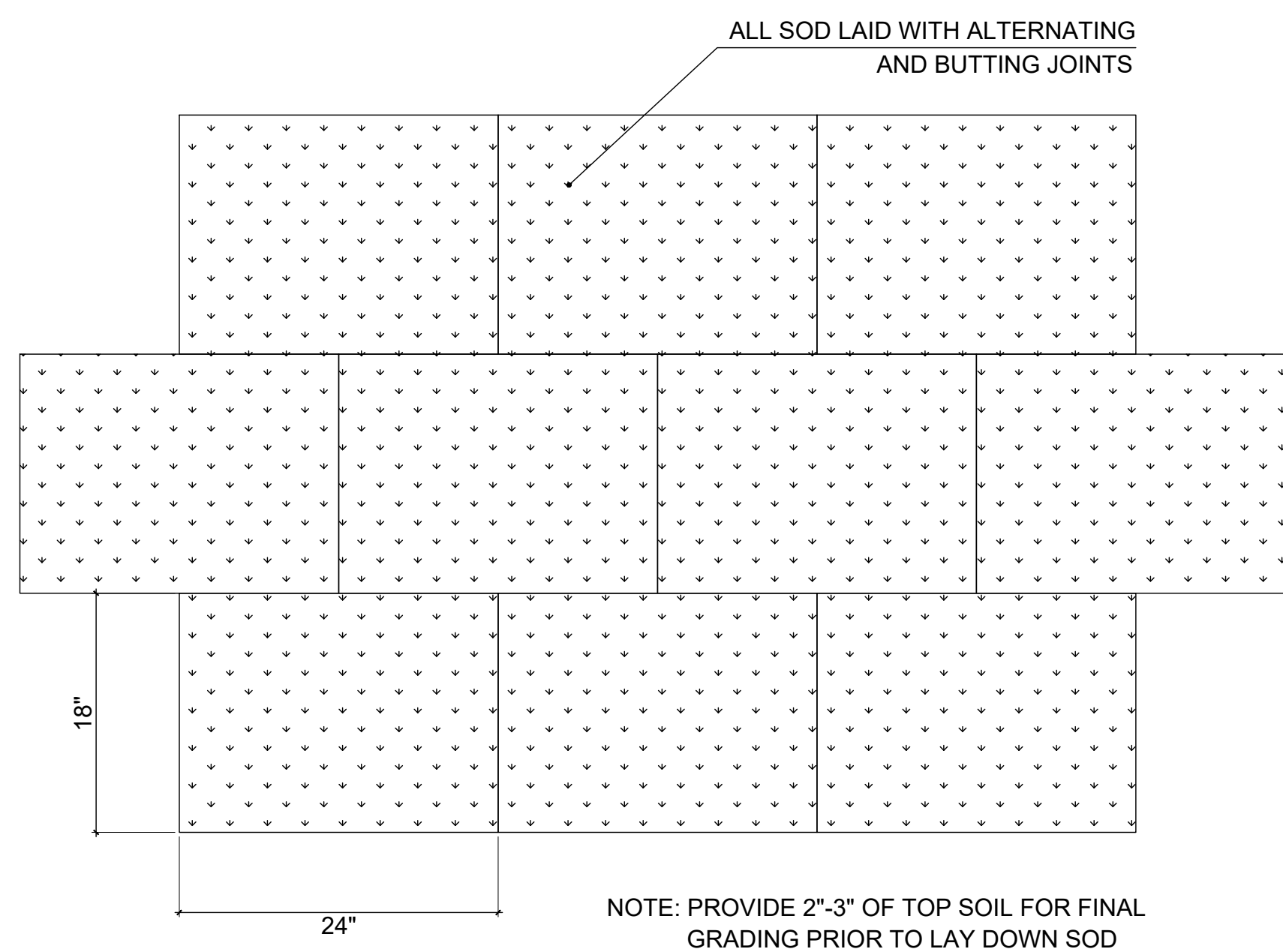
1 TREE PLANTING DETAIL

SCALE: N.T.S.



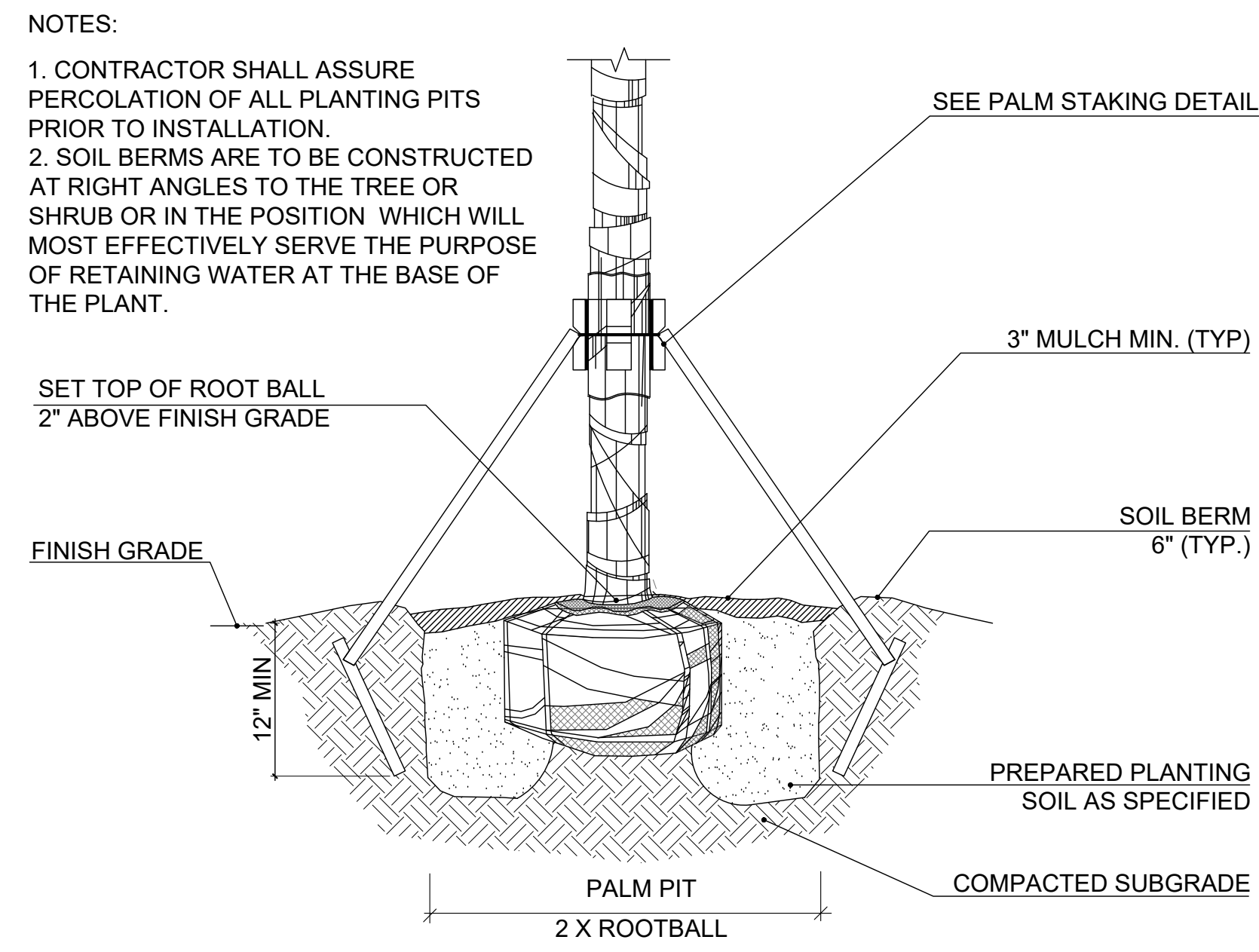
4 PLANT SPACING DETAIL

SCALE: N.T.S.



7 SOD PLANTING DETAIL

SCALE: N.T.S.

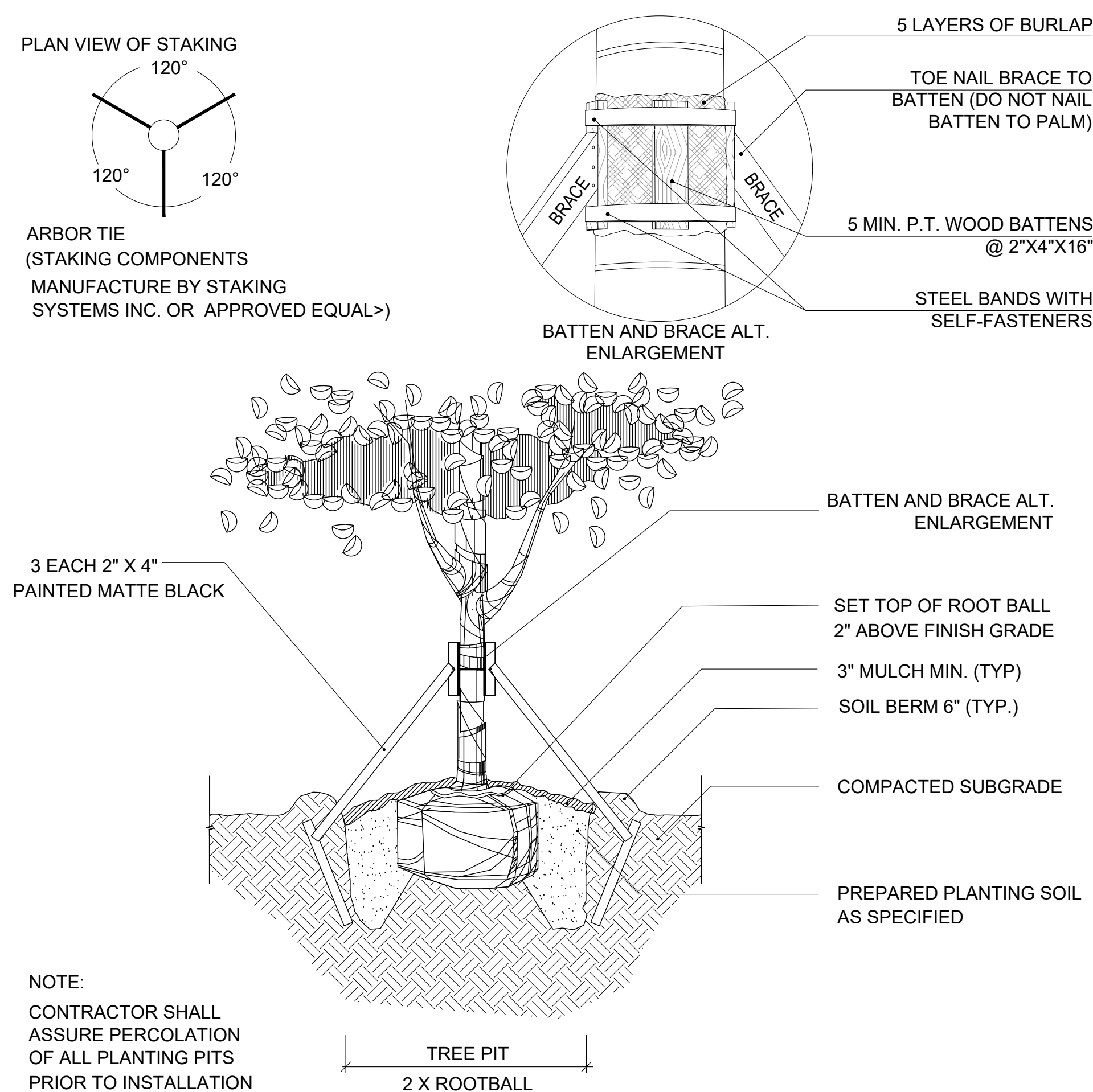


NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

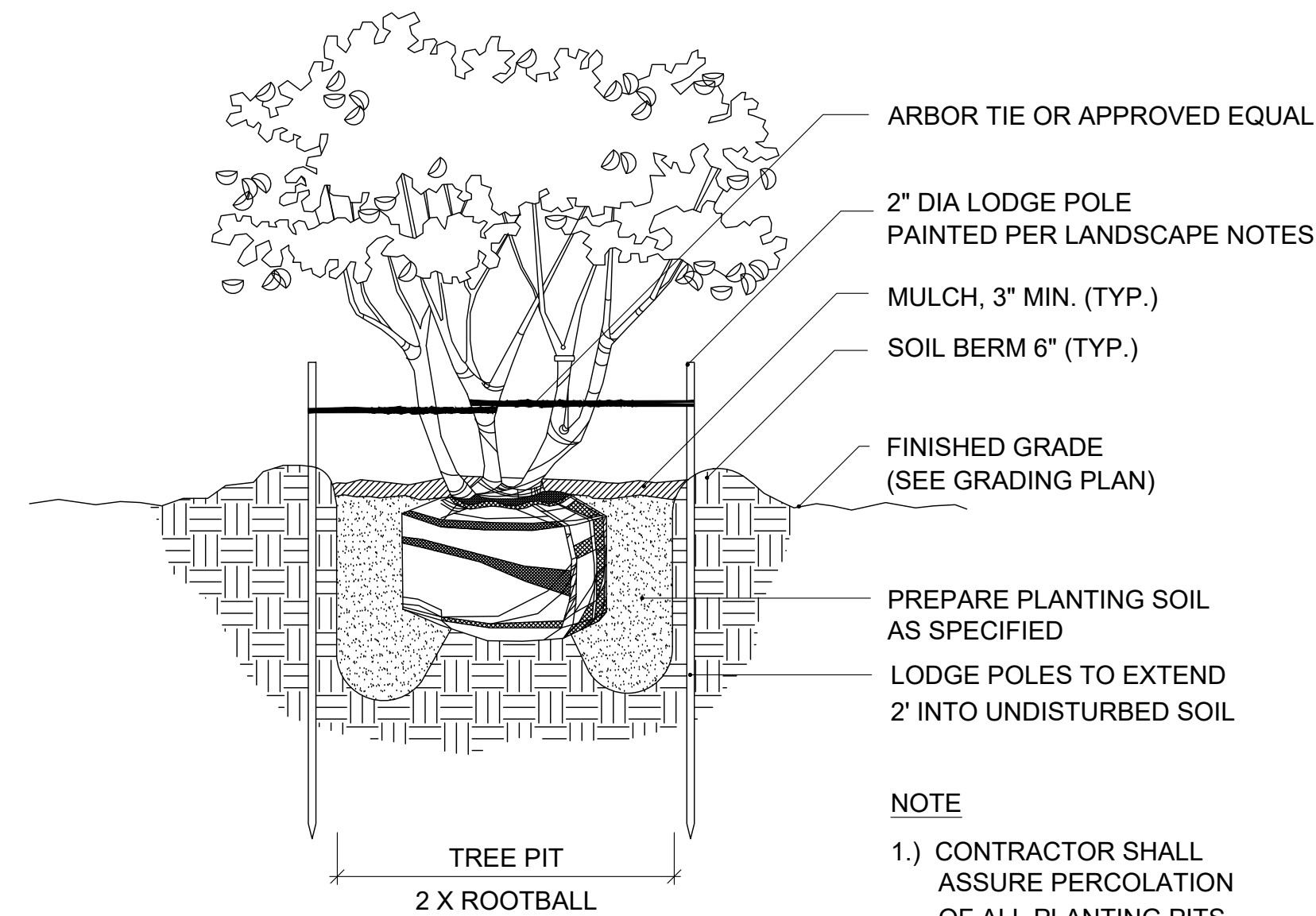
2 PALM PLANTING DETAIL

SCALE: N.T.S.



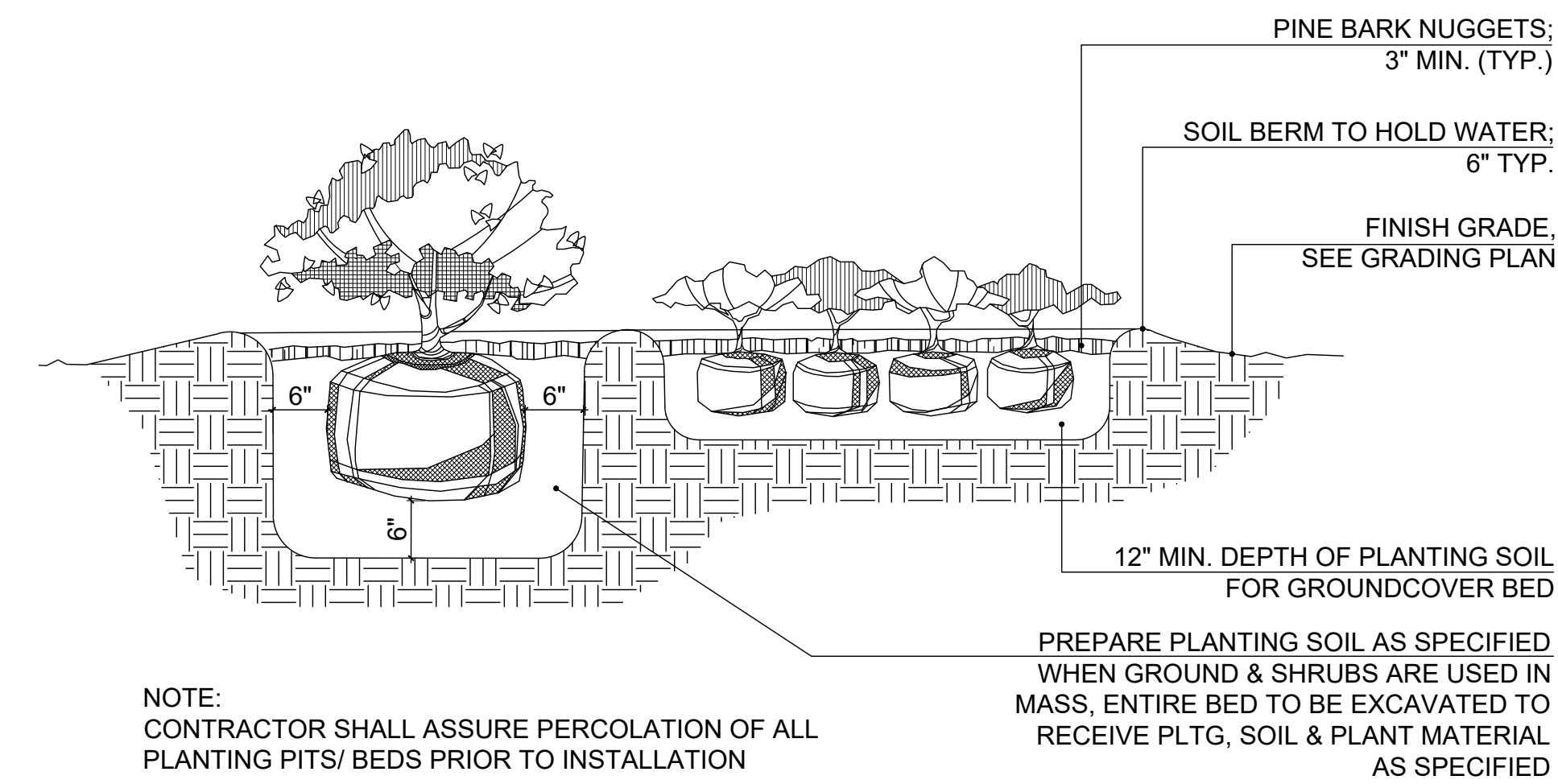
5 TREE STAKING DETAIL

SCALE: N.T.S.



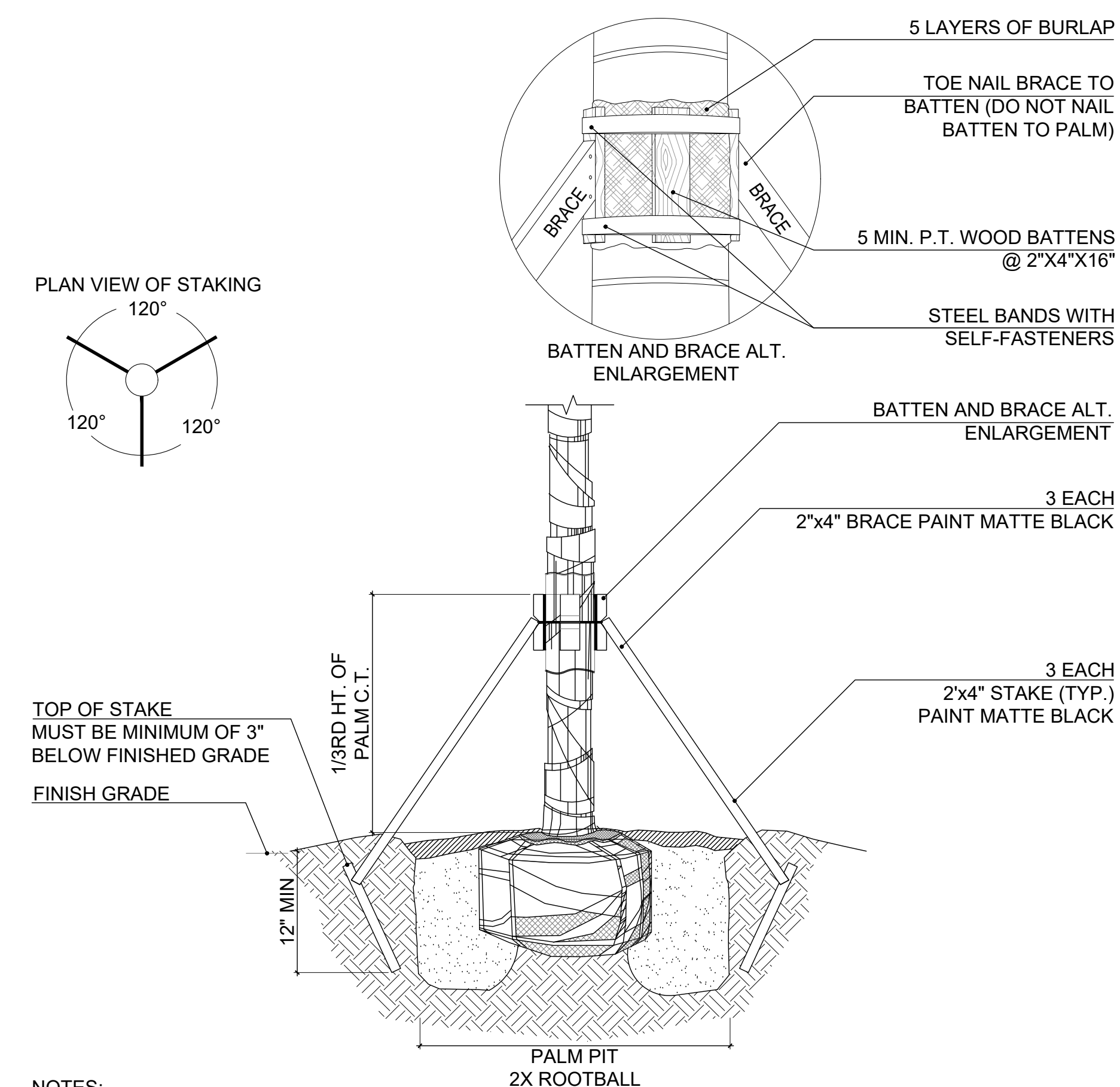
8 MULTI-TRUNK TREE MORE THAN 10' PLANTING DETAIL

SCALE: N.T.S.



3 SHRUB AND GROUNDCOVER PLANTING DETAIL

SCALE: N.T.S.



6 PALM STAKING DETAIL

SCALE: N.T.S.



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 +1 305.576.8718 F +1 305.576.8702
www.enea.gd info.enea@enea.gd
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

Site/Hotel - Issued

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

Sheet Title Project No. MA19106

PLANTING DETAILS

Sheet No.

L-516

