



**Scenic A1A PRIDE**  
*Promoting Rational Integration of Development &  
Environment*

November 29, 2021

Adam Mengel  
Flagler County Planning Dept.  
1769 E. Moody Blvd, Bldg 2  
Bunnell, FL 32110

**Shape of Water Revised Site Plan, project SDP-000533-2021**

Dear Mr. Mengel,  
Scenic A1A PRIDE reviewed the revised site plan for Shape of Water at our 11/19/21 meeting. We understand that the plans for septic system were removed in anticipation of central sewer service to be provided by Palm Coast Utilities.

We have serious concerns about the limited parking. Based on experience, we will see overflow parking in the right-of way or a dangerous valet parking scheme. Space for trash containers is another concern. See the attached report for details.

Sincerely,

Dennis Clark, Chair  
SCENIC A1A PRIDE ([ScenicA1A@gmail.com](mailto:ScenicA1A@gmail.com))  
5784 N. Oceanshore Blvd, Palm Coast, FL 32137

c.c. Brent Bruns ([brentdbruns@gmail.com](mailto:brentdbruns@gmail.com))  
Scenic A1A PRIDE Board

## Attachment – A1A PRIDE Site Review Committee Report

The following report was generated by Dennis Clark and Jan Sullivan, members of Scenic A1A PRIDE’s fact-finding Site Review Committee after attending the [TRC review on 11/17/21](#).

### SHAPE OF WATER

Application #3276 – AMEND SITE DEVELOPMENT PLAN IN THE R/C (RESIDENTIAL/LIMITED COMMERCIAL) DISTRICT – **request to amend site development plan** for approved Special Exception Application #3122 for restaurant and brewery at 5047 N. Ocean Shore Boulevard; Parcel Number: 40-10-31-4050-00000-0270. Owner/Applicant: Hammock Enterprises, LLC SDP-000533-2021 (TRC)

- **History:**

1. Dec 2017: Hammock Playgarden: A1A PRIDE did NOT support a variance for reduced landscaping buffers. We also noted that the property has four other non-conformities.
2. Mar 2019: No objection to 25-foot rear setback variance for cave. Rejected by PDB.
3. Nov 2021: New site plan removes septic in anticipation of central sewer. More detail added for features in rear yard.

- **Improvements, Commendations:**

- Removal of septic system allows for improved design of gardens and may allow room for more parking.

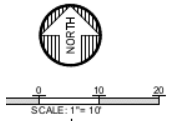
- **Concerns: Occupancy Change, Parking, Exotic Architecture, Trash, Sign**

1. Per TRC review:
  - A. The property needs a “Change of Occupancy” application from residential to commercial with the proper ADA areas identified before proceeding with permit approvals.
  - B. The sign is non-compliant; therefore no additions or changes are allowed. The added waterfall feature must be removed.
  - C. ***Parking is insufficient in the plan.*** All parking needs must be accommodated onsite (valet parking is not allowed). 7 spaces for 40 seats will not work. More space must be allocated in the plan for parking. 40 seats require about 600 SF seating space, which equates to 12 spaces plus employees, or about 15 spaces minimum. Evidence suggests that more than 15 are needed.
2. Exotic architecture specifically prohibited in the Scenic Corridor Overlay has been demonstrated for three years with little landscaping or artistic value. Brent Bruns, the owner, is offering to take Scenic A1A PRIDE on a tour to show us his vision.
3. There is only ten feet of space available on A1A in front of the property for trash cans. A restaurant with 40 seats should have a dumpster. There is no dumpster or trash bin location indicated on the site plan.

- **Next Steps:**

- Mr. Bruns offered a tour for Scenic A1A PRIDE and discussion of options.
- A revised site plan may be required after change of occupancy and other modifications.
- A Planning Board review is evidently not required for this site plan revision.

# Attachment – A1A PRIDE Site Review Committee Report



ES:  
 LIGHTING SHALL CONFORM TO SEA TURTLE LIGHTING REQUIREMENTS LOCATED IN ARTICLE 6 OF THE COUNTY LAND DEVELOPMENT CODE  
 ALL WATER FEATURES TO BE CONSTRUCTED SHALL CONFORM TO REQUIRED MINIMUM 5' SEPARATION FROM SEPTIC SYSTEM  
 MINIMUM DRIVE AISLE WIDTH: 22 FT  
 GRAVEL DRIVE SHALL BE PROPERLY MAINTAINED IN ORDER TO ENSURE ALL-WEATHER ACCESSIBILITY BY FIRE TRUCKS  
 DATUM: NGVD 29

