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September 2, 2005

Volume 9, Issue 4

# THE OCEAN PARK ECHO

## Meeting Notice

**Thursday, September 8, 2005**

Ocean Park Fire & Rescue Headquarters

Meeting Time: 7:00 – 8:30 pm

Refreshments at 6:45 pm

Due to our summer break we have a lot of information to update you on since our April 30, 2005 newsletter. We have a number of issues and major changes that will be affecting the Ocean Park community that need your attention. To get involved, so that you can have some say in what happens in your neighborhood, please become an active member of our Civic League. Annual dues are only \$10 per household for the year. Join us for our meeting on September 8, 2005.

## Meeting Agenda

Speaker Robert Berg - Army Corps of Engineers regarding Pleasure House Point

Speaker James Brundt - Deep Blue Marine update 10 min.

Speaker Steve Bishard - Colley Marine property 10 min.

Treasurers' Report

Zoning Committee - need new Chair Person immediately

SDAC update report

SDCC update report - Oyster Roast

Nominating Committee Formation

Newsletter Report

Meeting dates - change to monthly meetings temporarily due to upcoming issues.

## September Door Prizes—must come to win!

- *\$25 gift certificate to H2O Restaurant*
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- *\$25 gift certificate to CP Shuckers Café & Raw Bar*
- *Gift from Lynn Hume—ReMax Allegiance*

**Be sure to attend to hear our speakers. We have Robert Berg with the Army Corps of Engineers to address issues regarding Pleasure House Point.**

Have you visited our new website? You'll find it at [www.opcl.org](http://www.opcl.org).

If you would like to advertise on the website, we will accept 3 advertisers for \$200 per year.

# Message from The President

Chris Hendricks

## Persevering and Preserving the Good Life in Ocean Park Can You Put Your Community Before Yourself A Few Hours a Year?

With the nominations committee soon to be working on a new slate of potential officers for the November Ocean Park Civic League election, it is a good time to reflect back on the past year and the accomplishments that have passed and the challenges that lie ahead. For the sake of brevity, let's cover accomplishments in this issue and opportunities ahead in the next. Each newsletter arrives on your doorstep a week before our meetings (it may also be found on [www.opcl.org](http://www.opcl.org) ). You should attend our next meetings in September and November. Besides electing new officers, we know that Pleasure House Point development plans are surfacing. This development plan will be the largest project in Ocean Park history and will permanently affect our quiet neighborhood with anywhere from 800-1800 new units, if we are not fully involved. You need to be very involved.

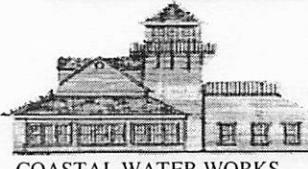
Before reflecting on the last year, you need new candidates for officers and board members. If you care about your neighborhood, volunteer a couple of hours a month for your neighbors and neighborhood. Some of us, who have already volunteered, will be moving on after having served well during the last term(s). We will need a new president and several other officers that the nominating committee will be considering for a recommended November vote. It is time for new volunteers to sign up and support our way of life here. **Volunteers should contact our Treasurer or Secretary whose contact info is found on the front page of this newsletter.**

Not to be overly reflective, too few of our 1800 Ocean Park residents actually are volunteering to help our community. If you truly care about this neighborhood's future; if you want to see Ocean Park still be the cozy place it was when you decided to live here; then, neighbor, it is time to share some responsibility in leading this organization. It would be trite to say it is your civic duty. Do it for yourself and to protect your way of life and property values. Ocean Park, we are happy to boast, is not like Virginia Beach Boulevard, Independence Road, or Atlantic Avenue. Let's keep it that way. Sign up. Contact Anne Kane or Grace Moran to discuss being nominated and volunteering.

The OPCL Board had a good year (15 months):

- ➔ We revitalized social activities (Christmas and TGIF parties) culminating with restoring an annual beach party.
- ➔ We had face to face meetings with our Mayor, Vice-Mayor and local Councilpersons to make them aware of Ocean Park and our positions and our intent to remain in touch.

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## Message from The President continued

- ◆ We established an improved, quality newsletter with good content, advertising revenues, with sound policies and vision. Besides residents, the entire City Council receives our issues
- ◆ We established a web-site that is developing with full editorial control by the Board. Board and full meeting minutes are now posted there.
- ◆ We expanded the Board and developed a cohesive team that is recognized to be effective and professional.
- ◆ We increased membership based on the excitement we created, the improved quality of the newsletter and our meetings, and the perception of professionalism OPCL portrays.
- ◆ We developed a zoning committee to start to deal with variances on behalf of the Board and OP.
- ◆ We noted the passing of a great OPCL Past President, Billy Hook, a man who really cared about our community and worked hard to express that care.
- ◆ We took full and legal possession of the property once known as the old fire station, brought it under regulatory compliance, and have explored options as to the future use of this valuable asset or city bargaining chip.
- ◆ We have liaised successfully with adjacent civic leagues, the Shore Drive Advisory Commission and Shore Drive Community Coalition. We also testified on behalf of OP at these meetings and at city budget hearings.
- ◆ We have a relationship with local press and Ocean Park has been in the Virginia Pilot on a few occasions. We are quoted from time to time on area issues.
- ◆ Ocean Park has organized itself by capitalizing on the use of e-mail to effect connecting the Board. We have developed planning calendars for meetings, social events, and deadlines going a year into the future.
- ◆ We have strengthened our connection with our local Ocean Park Rescue Squad and broke bread with many of them at our Christmas party. Their leader regularly contributes to our newsletters now.

Your Board, volunteers all, has served you well. It was good work. It was not very hard and, at times, it was good fun. There is much to do ahead and we need new volunteers to lead our group through some important challenges. Your team has served you well and now we need more of you to join. Think of your community and its future.

Best, Chris

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## Highlight of Minutes from 5/5/2005

Grace Moran

President Hendricks recapped Vice-Mayor Louis Jones' remarks at the April 7 meeting of the Board which addressed a number of issues of concern to Ocean Park residents, including future development of the Pleasure House Point (PHP) parcel, the widening of Shore Drive and increasing building density in the neighborhood. Jones offered advice and counsel on ways to approach the impending developments of Pleasure House Point, and encouraged active involvement of residents. Hendricks then reported on the recent City budget hearing at which he spoke, requesting the City commit to obtaining Open Space from the PHP tract. He reported that there is still no confirmation the tract had been purchased by the Sandlers.

Jim Brundt, owner of property where Cool and Eclectic is located, spoke for Deep Blue Marine who hopes to relocate his business to this property. He addressed the OPCL meeting prior to approaching the City for a Conditional Use Permit. He indicated the owner's desire to reassure the community of the aesthetic sensitivity to be incorporated in the design and operation of the business, which works on boat motors, especially issues of noise and landscaping.

John Wigmore reported that 40% of the repairs to the OPCL property located at 3608 E. Stratford Road were completed. Some objections to this course were made from the floor and it was explained that these repairs were made because the City Inspectors had determined that with minor repairs the property was habitable. Anne Kane then updated the assembly on recent Open Space Planning Committee meetings and said that the Committee was well aware of the PHP goals.

There were updates on the upcoming OPCL Beach Party and proposed Community Yard Sale and a series of TGIF beach parties to increase community involvement.

The subject of whether the time was right to engage an attorney to help OPCL pursue the issue of responsible development and acquisition of Open Space was brought up and a motion was made and carried unanimously stating, "In the event of adverse developments during the summer hiatus, we authorize the engagement of legal counsel to address Pleasure House Point development issues, not to exceed \$1,500."

For the Zoning Committee report, Hendricks introduced Ronda Morrison as the new Vice-President and Chair of the OPCL Zoning Committee. Delegate Leo Wardrup asked to address the group on the subject of the Board of Zoning Appeals. Wardrup said that he shared residents' frustration at the number of duplexes being erected on what had been single-family home sites. He remarked that this nearly always involved the granting of variances, and that state law demanded that variance requests demonstrate some hardship and because the Board Zoning Appeals was appointed by City Council these partisan rulings could be addressed with proper political pressure.

Treasurer's report shows \$10,500 in savings and \$7,000 in checking, with an additional \$3,200 to be paid out on Stratford Rd. repairs. Newsletter is in need of a new publisher.

### Thanks to all those who made our OPCL Beach Party a success!

Our Beach Party on August 14<sup>th</sup> was organized by our Social Committee Coordinator, Judy Terrell, with much of the work done by her husband Stuart Terrell. It was a job well done! We want to thank all the others who helped including Lola Morris of Seascapes Interiors for loaning us her tent, Jim Royall and Jim Matsey for setting up the tent, and Ed & Shirley James and Lynn Matsey for setting and cleaning up.

There was good food, a chance to meet neighbors, and great music that had many of us dancing the night away. The only problem was the last minute change of venue to behind the Chesapeake House because the original location was closed off for the sand replenishment. But, how can we complain when we're getting more sand. We just hope no one was unable to find us. We signed up many new members and hope to see them all at our upcoming meetings. For those who didn't make it we plan to make it an annual event so come join us next year.

## Notes from Shore Dr. Advisory Comm. meeting on May 12, 2005

Mike Wills

The SDAC was pleased to report that our representatives on council were successful in having funds appropriated (\$500,000+) into the CIP budget for the design of Phase II of the Shore Dr. Demonstration Project. Clay Bernick also noted that there were currently over \$20 million in CIP projects in various stages along the Shore Dr. corridor in process.

The Shore Dr. Overlay Guidelines seem to be having the desired impact on design proposals for new developments along the corridor. The most recent is a proposed Wendy's restaurant next to Kroger that was redesigned by Wendy's to comply with the design and landscaping guidelines resulting in a Wendy's unlike any other.

Randy Wallace from the zoning dept. gave enforcement update. Illegal signs along the median continue to be a problem and the city now has legal action pending against Pockets Billiards after several months of noncompliance.

Construction is set to begin on the new firehouse at Sunstates but unfortunately the live oaks will have to go. The city is working on transplanting the trees and is also looking for suggestions and locations to transplant more oaks with the newly established Live Oak Fund holding over \$10,000.

## TGIF Parties on the Beach

Our TGIF parties would not have happened if it weren't for Grace Moran who brought the idea to the table and then proceeded to make them happen. She e-mailed on a regular basis those on the board, volunteers and anyone else she could get to help and then organized what was to be done by whom. We appreciate all her hard work and enthusiasm for a job well done! The following is a thank you to all the helpers from Grace.

The last of the TGIF parties was held Friday, August 19, so it's time to give a big "thank you" to all the others who made it happen. In the Party Faithful category, we thank Anne Kane for bringing tables every week, with help from Mike Wills, Stuart Terrell and Bill Wiggins. To Stuart for providing ice every weekend. To Pat Riley for throwing in those dee-lish bratwursts, hamburgers and hot dogs.

In the Weekly Wonderful category, we thank Diana McLemore, Jim Royall, Stuart Terrell, Mike Wills, Anne Kane, Jackie Travers, Judy Connors, Doreen Rainey, Debbie and Sylvia Jones, Mary Jones, Nan Mabie and Ronda Morrison for acting as greeters. Also in the Weekly Wonderful category, Buddy and the Bunch. I was not able to attend the TGIF at the foot of Albemarle, and don't know who all to thank, but I heard it was the best one of the summer, so thank you, Buddy West and your bunch!

And thanks to all who came out to enjoy the camaraderie in spite of some pretty hot afternoons. We will do this again next year, with some new twists. Until then, we'll see you at the meetings!

Kristi Brown Emerson  
President

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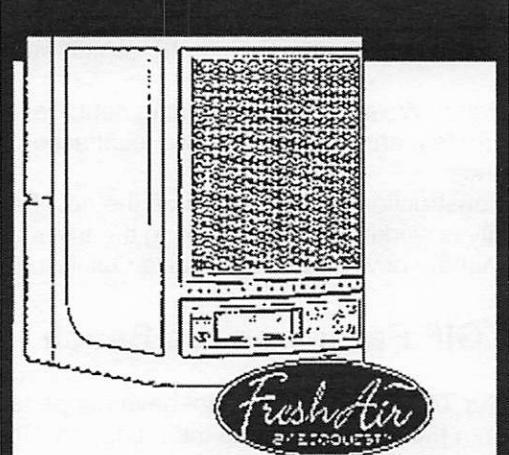


## Thanks to Our Volunteers!

We are currently in need of a new publisher for the newsletter and a chair for the zoning committee. If you would like to help, please contact one of the officers.

### OPCL Volunteer Positions

	Position	Volunteers
Special Projects		Susan Karlau
SPDC Committee	Chair Members	Mike Wills Donna Epperson Anne Kane Nancy Koch Sharon Need Jean Sleeman John Wiigmore
Shore Dr. Advisory Committee	Primary Back up	Mike Wills Vicky Schiano Channing Weaver
Shore Dr. Comm. Coalition	Primary Back up	Anne Kane Vicky Schiano Channing Weaver
Zoning Committee	Chair Members	Ronda Morrison Anne Kane Brian Parker Jim Royall Byron Sargent Jean Sleeman Mike Wills
Attendance & Door Prize Coordinator		Vicky Schiano
Social Committee Coordinator	Members	Judy Terrell Jill Broome Kathy Carpenter Ellen Gladney Donna Epperson Jackie Longworth
Traffic Committee		Rebecca Anderson Channing Weaver
Youth Reporter		Maddie McCutcheon



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## Notes from Shore Dr. Advisory Comm. meeting on Aug 4, 2005

Mike Wills

Public works announced that the engineering and design team of Clark-Nexen/Fig has been chosen for the Lesner Bridge replacement project. The firms expect to solicit considerable input from the public during the design phase via public presentations and a website that will be set-up in the near future.

Construction on Phase I of the Shore Dr. Demonstration Project is set to begin next summer after VA Power relocates some of its lines this fall/winter and engineering work is moving forward for phases II and III.

The SDAC expects to release its first newsletter in Sept./Oct. to better communicate with the public the SDAC's mission and progress being made on various issues concerning the Shore Dr. Community.

Clay Bernick gave an update on several issues. Review and adoption of the proposed amendments to R-5R zoning has been delayed again until the Sept. or Oct. planning commission meeting as the city is still working on the draft proposal. My understanding is that these new guidelines were developed by members of the North End Civic League working with members of TBA from which they have gained support.

As we've noticed, about 20,000 yards of sand have been dredge from the Lynnhaven Inlet and placed on the beach. The dredge will continue working 24-7 the rest of the summer to remove approx. 100,000 more yards to be place along the beach down to Aries, making portions of the beach inaccessible.

Along with the SDAC, the city is currently is looking for opportunities throughout the community to create "pocket parks" on city owned parcels and right-of-ways, and identifying spots to plant Live Oaks. There is also new Federal Grant money available for bike and walking trails that Clay suggested we apply for to extend our trail network.

The city Planning Commission will hear proposals for conditional use permits from Bishard Development and Deep Blue Marine at the Sept 14<sup>th</sup> hearing. Bishard has plans to develop a mixed use retail/residential project on the Colley Marine property. The project will consist of two small "light retail" shops and 18-2000 sq. ft. condos with a parking garage underneath. Deep Blue marine plans to improve the "Cool and Eclectic" site and move its boat sale/repair operation from Shore Dr./Page Ave.

The developers for Pleasure House Point are expected to make a presentation of their plans to develop the site at the next SDAC meeting on Sept. 15<sup>th</sup> 3:30 at the Bayside Rec. Center.



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## Three Major Projects In The Works For Ocean Park

Judy Connors

Elsewhere in this newsletter are notes of the August 4<sup>th</sup> meeting of the Shore Drive Advisory Committee taken by Mike Wills. If you were paying attention, you would have seen mention of the three major projects underway in our community. There has been much talk for the past year or so about the property referred to as Pleasure House Point (PHP) or formerly known as the McLeskey property. L.M. Sandler & Sons have purchased this land and are developing plans for it, which, as of this writing, are not available. A presentation for the public on this project is anticipated as soon as possible after plans have been presented to the city. The development of this last piece of open land with access to the Lynnhaven River should be of major concern to all citizens of Virginia Beach.

The developers of the other two parcels will go before the Planning Commission on September 14<sup>th</sup> seeking Conditional Use Permits (CUP). Deep Blue Marine is planning to move from its present location near Duck In to the property now occupied by Cool & Eclectic. Colley Marine has been sold and a "mixed use" development, condominium and retail units, is being proposed for the site. Retail and parking will be on the ground level with 18 condominium units above. Since both of these uses require a CUP, the community has the opportunity to have some input as the plans move forward.

Come to the civic league meeting to hear first hand details of the proposals and assist in offering guidance to the officers and chairmen of the league as they represent the community in these matters. We all agree that development along Shore Drive has been rampant – we can't stop growth but we can try to have a voice in these three developments which will have a strong impact on Ocean Park and Shore Drive as a whole.



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## 5<sup>th</sup> Annual Shore Drive Community Coalition Oyster Roast

Come and join us at the 5th Annual SDCC OYSTER ROAST!! We will NOT be at Duck In as it is closed but have secured the 67th Street Beach Club for our event!! It is a great location right on the Atlantic and if we have rain, the facilities are such that we can have our party inside. The tickets have a small map on the back for those of you who are not familiar with the area. It is very easy to get to and there is excellent parking so come and join us and help us celebrate another year of success!

DATE: **SUNDAY, OCTOBER 2, 2005**  
 WHERE: **67TH STREET BEACH CLUB**  
 TIME: **1-5 PM (Food Service from 2-4 pm)**  
 Cost: Advance Tickets: \$20.00 each; Day of Event: \$25.00 each (Limited Quantity at Door)  
 Children 6-12: \$10.00; Under 6 Free  
 Menu: Oysters-Raw and Steamed; Pork Barbeque; Chicken; Hamburgers; Cole Slaw; Macaroni Salad; Baked Beans. Beer: Domestic \$1.00; Imported \$2.00.

**There will be music and other fun activities to enjoy!**

Call either Susan Karlau 460-0291 or Anne Kane 363-7321 for your tickets!!! We look forward to seeing you at the Oyster Roast!

### SDCC Objective

The Shore Drive Community Coalition is a coalition of various neighborhoods in the Shore Drive area which sends representatives to the monthly meetings where topics of interest or concern to the area are discussed. The SDCC Board of Directors communicates issues to the community for input and if need be, suggested resolution and represents the community at the Shore Drive Advisory Committee meetings or at City Council meetings.

It is a very involved group with 24 active civic leagues, condominium associations, etc as members. Everyone is welcome to attend the meetings which are generally held the last Monday of the month at the Ocean Park Fire and Rescue Squad building from 7:30 p.m. to 9:00 p.m.

The SDCC Charter requires that a community event be held each year. For the past four years our Oyster Roasts have been extremely popular and well attended at Duck-In, which is sadly closing this year. The decision to book the 67th Street Club was based on a number of issues: the location is right on the beach and it is beautiful; the parking is excellent and finally, we could keep the price comparable to previous years. Other facilities on Shore Drive would have almost doubled the cost of the tickets.

The SDCC Board determines each year where the profits from the Oyster Roast will be distributed. For example, in the past, the local Rescue Squads have been given donations. By purchasing a ticket you will be supporting your neighborhood!!!

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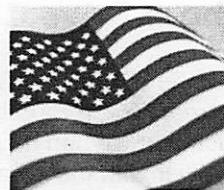
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## A Personal Note

Maggie Test

June 28, 2005 is a date now etched in our hearts much the same as 9/11, because on that date the Taliban struck again, this time shooting down a helicopter carrying 16 U.S. servicemen, including eight Navy SEALS. These brave men were on a mission to assist their team brothers in the rough Afghanistan terrain, and these brave men made the ultimate sacrifice for their fellow servicemen, their country and us. As many of you are already aware, one of these brave men was Jeff Lucas, husband to Rhonda, of Beach Pet Daycare, and father to their four-year-old son, Seth. Our mere condolences are never enough to mend the hearts of loved ones left behind. Maybe the best we can do is offer a quiet prayer of thanks for our American heroes – men and women like Jeff, who are willing to lay down their lives to keep this great country safe from harm; and for the spouses, mothers, fathers, brothers, sons and daughters who have the courage to let them go. To Rhonda and Seth, Jeff's mother Pat, and all the family and friends who loved him, a heartfelt and humble thank you. This was your sacrifice, too.



Jeffrey A. Lucas

September 17, 1971—June 28, 2005



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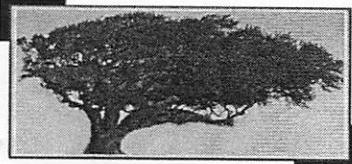
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### Ocean Park Civic League

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[www.opcl.org](http://www.opcl.org)

Residents are invited to contribute timely news articles or stories of interest to the OPCL newsletter. Please call the editor.



### Recipe Corner

#### Chili Dip

Layer in a shallow Baking Dish:

1 8 oz block cream cheese, spread on bottom of dish  
1 15 oz can chili, with or without beans  
1 4.5 oz can green chilies, chopped  
4 cheese mix, shredded

Bake until heated through—30 min at 325° - 350°  
Serve with corn or tortilla chips



#### Nan Mabie

## MARK YOUR CALENDAR

09/08/05 / 7-8:30 pm OPCL meeting / Ocean Park Fire & Rescue  
 09/15/05 / 3:30 pm Shore Drive Advisory Commission / Bayside Rec Center  
 09/26/05 / 7:30 pm Shore Drive Community Coalition (sdcc.info) / Ocean Park F&R  
 10/06/05 / 7 pm OPCL BOD meeting / Ocean Park Fire & Rescue  
 11/10/05 / 7-8:30 pm OPCL meeting / Ocean Park Fire & Rescue  
 12/08/05 / 7 pm OPCL BOD meeting / Ocean Park Fire & Rescue  
**12/11/05 / 5-8 pm OPCL Christmas Party**

### OCEAN PARK SPECIAL FREE APPRAISAL!

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## MEMBERSHIP APPLICATION 2005

Now is the time to renew your membership in the civic league for the calendar year. Dues are just \$10 a year. If you are not a member, become one now. Just fill in the Membership Application and send it to our treasurer Ms. Anne Kane. You will be helping your community and yourself. If you attend the next meeting, please give your dues to

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

PHONE: \_\_\_\_\_ RENT: : \_\_\_\_\_ OWN: \_\_\_\_\_

YEARS IN OCEAN PARK: \_\_\_\_\_

### AREAS OF INTEREST IN THE OCEAN PARK CIVIC LEAGUE (circle all that apply)

Newsletter Contributions      Shore Drive Committees Liaison  
 Newsletter Distribution      Zoning  
 Traffic Committee      Social Events Committee

Suggestions are Welcome

Mail this Application with your dues, Ten Dollars (\$10.) to:

Ocean Park Civic League (OPCL), P.O. Box 55385, Virginia Beach, Virginia 23471

We're on the Web  
[www.opcl.org](http://www.opcl.org)

