

# Shore Drive Condominium Project



February 19, 2026

# Agenda



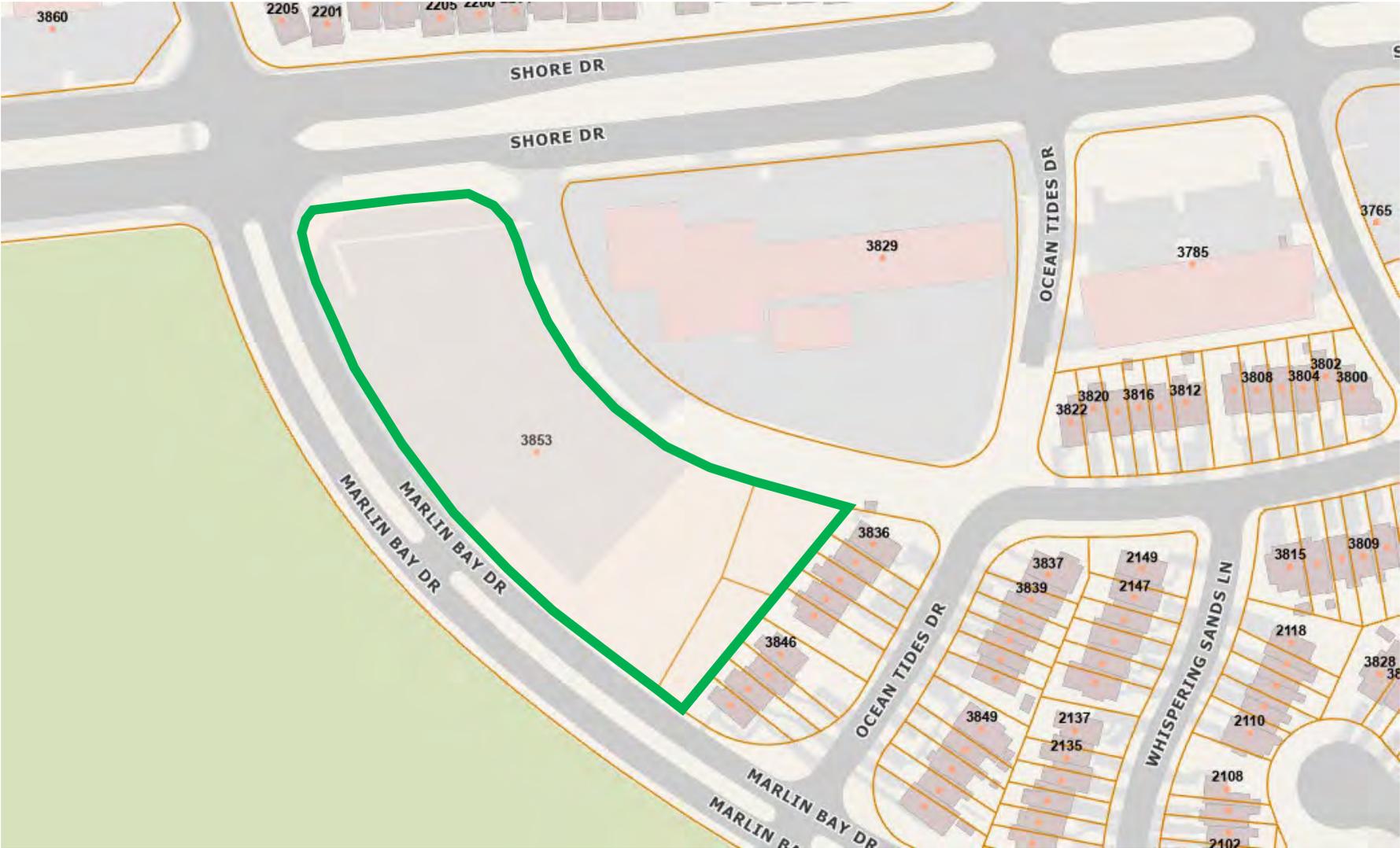
- Our Journey to Today
- Property
- Project Description
- Site Plan and Renderings

# Our Journey to Today



- 25 – 30 meetings over the last eighteen months with community members, representatives of civic leagues & commissions
- Several early meetings to discuss what type of project would be compatible in the subject property from a use and scale perspective
- First round of meetings discussing and gaining feedback on the design of 62 condominium units
- We then digested all the feedback from those meetings and modified the project design to what you'll see today

# The Property



# Comparison to Prior Project



|  | Condominium<br>Project | Apartments<br>(Final Version) |
|--|------------------------|-------------------------------|
| Project Size (acres)   | 2.2                    | 6.2 +/-                       |
| Total Units  | 52                     | 197                           |
| Units per Acre   | 23.7x                  | 31.8x                         |
| Building Frontage along Shore Dr.                            | 133' 9"                | 525'                          |
| Height along Shore Dr. (typical)<br>(61'10" at corner tower) | 58'10"                 | 53"                           |
| <b>Building Area:</b>  |                        |                               |
| Footprint:   | 42,000 sf              | 94,000 sf                     |
| Total Floor Area:  | 193,000 sf             | 352,000 sf                    |
| <b>Parking Spaces</b>  |                        |                               |
| Provided   | 126                    | 358                           |
| Spaces per unit  | 2.4x                   | 1.8x                          |
| Visitor / Retail Spaces (excess of 2 per unit)               | 22                     | N/A                           |

# Project Overview



## 52 residential units

- 2-bedroom units: 2
  - Average 1,600 sf + 180 sf balcony
- 3-bedroom units: 42
  - Average 2,080 sf + 340 sf balcony
- 4-bedroom units: 8
  - Average 2,430 sf + 330 sf balcony

## 2,000-2,500 sf commercial space

- Intention is community-oriented retail
  - Local market with prepared foods

## Setbacks

- Distance from Shore Dr: 60'
- Distance from Marlin Bay: 90' typical
  - Distance from Marlin Bay at intersection of Shore Dr and near townhomes: 38'

## Parking Spaces: 126 (code requirement 112)

- 104 residential spaces (2x per unit)
- 22 Visitor / Retail Spaces

## Building Height:

### Main Building: 5 stories

- 4 residential floors over ground level parking
- 61'10" to roof deck at the corner of Shore Dr.
- 58'10" typical

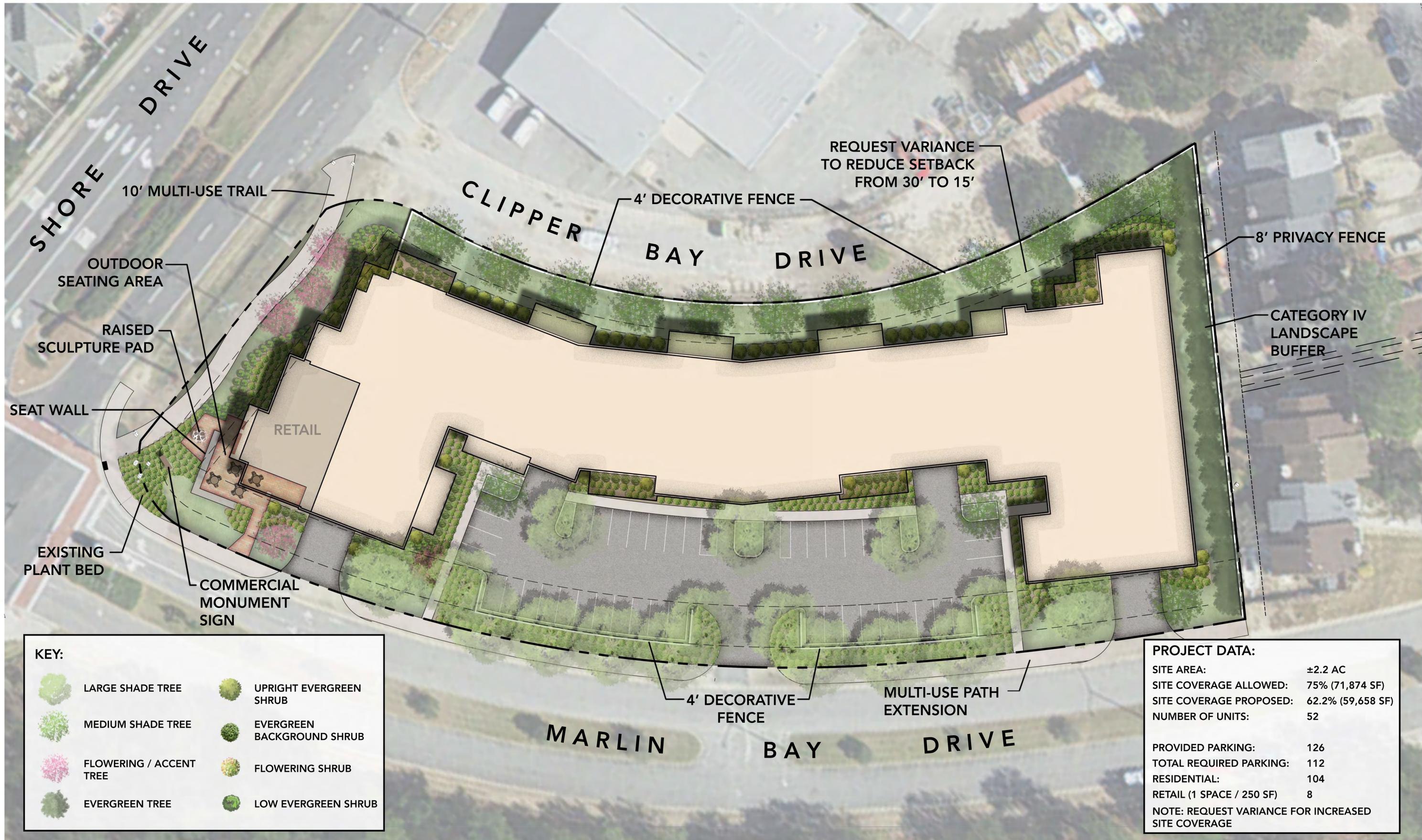
### Step Down near Ocean Tides: 3 Stories

- 2 residential floors over ground level parking
- 33'10" to roof deck
- 42'10" roof garden access from penthouses

# Zoning Information



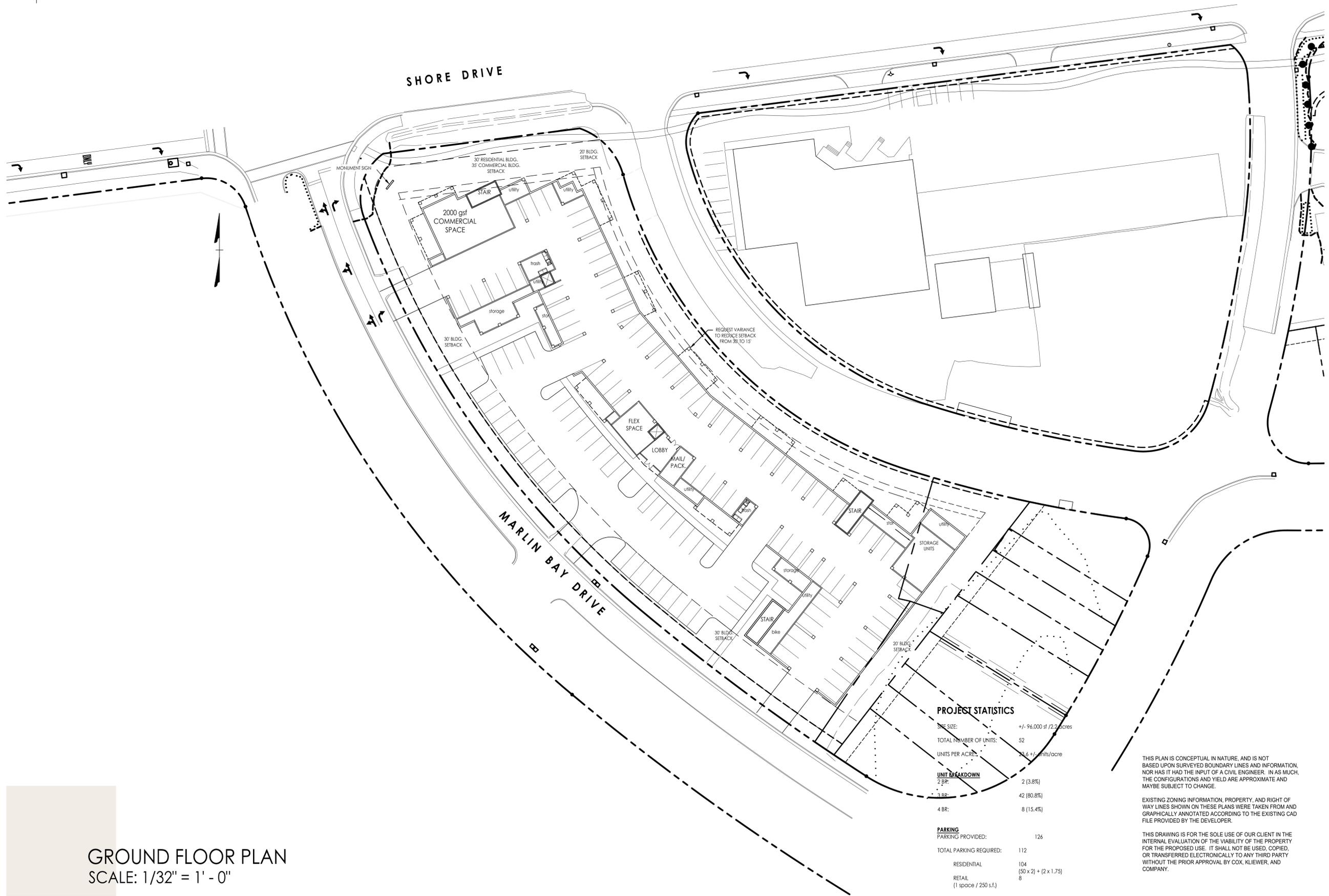
- Rezone to Conditional B4 (Mixed Use)
  - Currently PDH-1
- Variance Requests
  - Building & Balcony setback encroachment on Clipper Bay Dr. access to Browning Property
    - 15' encroachment for balconies and building
    - Ordinance: 30' setback along public right of way (Clipper Bay Dr.)
  - 8' privacy fence to screen building from townhomes on Ocean Tides Dr.
  - Height variance for roof stairwells on the 3-story section of the building
    - Ordinance: height restricted to 35' within 100 ft of residential zoning
    - Only requesting variance for rooftop access areas (i.e. stairwells) projected to be 42'10"



# SHORE DRIVE

CONCEPTUAL DEVELOPMENT PLAN - February 18, 2026





**PROJECT STATISTICS**

|                        |                           |
|------------------------|---------------------------|
| SITE SIZE:             | +/- 96,000 sf (2.2 acres) |
| TOTAL NUMBER OF UNITS: | 52                        |
| UNITS PER ACRE:        | 23.6 +/- units/acre       |

**UNIT BREAKDOWN**

|       |            |
|-------|------------|
| 2 BR: | 2 (3.8%)   |
| 3 BR: | 42 (80.8%) |
| 4 BR: | 8 (15.4%)  |

**PARKING**

|                         |                           |
|-------------------------|---------------------------|
| PARKING PROVIDED:       | 126                       |
| TOTAL PARKING REQUIRED: | 112                       |
| RESIDENTIAL             | 104 (50 x 2) + (2 x 1.75) |
| RETAIL                  | 8 (1 space / 250 s.f.)    |

THIS PLAN IS CONCEPTUAL IN NATURE, AND IS NOT BASED UPON SURVEYED BOUNDARY LINES AND INFORMATION, NOR HAS IT HAD THE INPUT OF A CIVIL ENGINEER. IN AS MUCH, THE CONFIGURATIONS AND YIELD ARE APPROXIMATE AND MAYBE SUBJECT TO CHANGE.

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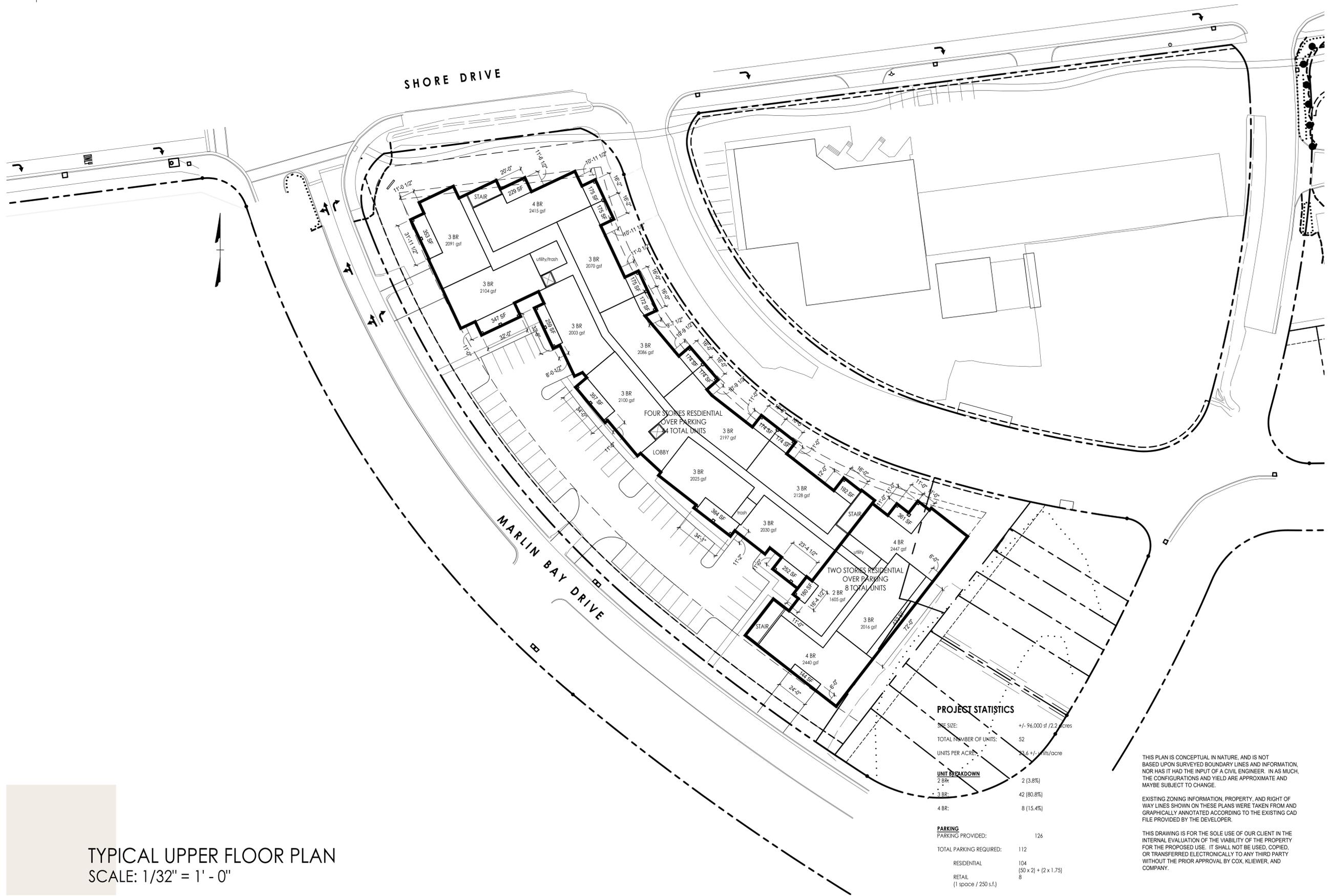
NEW CONDOMINIUM COMMUNITY

MARLIN BAY CONDOMINIUMS

MCLESKEY PROPERTY MANAGEMENT AND DEVELOPMENT

MARLIN BAY DRIVE  
VIRGINIA BEACH VA. 02.13.2026

GROUND FLOOR PLAN  
SCALE: 1/32" = 1' - 0"



TYPICAL UPPER FLOOR PLAN  
SCALE: 1/32" = 1' - 0"

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NEW CONDOMINIUM COMMUNITY

MARLIN BAY CONDOMINIUMS

MCLESKEY PROPERTY MANAGEMENT AND DEVELOPMENT



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**SHORE DRIVE  
CONDOMINIUM PROJECT**

VIEW FROM SHORE DRIVE, EASTBOUND  
FEBRUARY 18, 2026



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**SHORE DRIVE  
CONDOMINIUM PROJECT**  
VIEW FROM SHORE DRIVE (WESTBOUND)  
FEBRUARY 13, 2026  
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DECEMBER 19, 2025

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LOREM IPSUM

52



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