

**GENERAL MEMBERSHIP
MEETING
March 5th, 2026 at 7p**



Board of Directors:

President: Danny Murphy
 Vice President: Andrea Lindemann
 Treasurer: Shane Abell
 Secretary: Christy Allen
 North Side Rep: Natalie McIntyre
 South Side Rep: Brian Snyder
 At-large Rep: Jill Doczi
 At-large Rep: Kristie Weaver
 Parliamentarian: Ashley McLeod

Subject	Day of Week	Start Date	Location
Ocean Park Monthly Membership Meeting	Thursday	4/9/2026	Ocean Park Volunteer Rescue Squad
Ocean Park Monthly Membership Meeting	Thursday	5/7/2026	Ocean Park Volunteer Rescue Squad
Easter Egg Hunt	Saturday	4/4/2026	Lockhaven Park
Spring Fling	Saturday	4/25/2026	Taste-Bayville
Pleasure House Point Cleanup	Saturday	3/14/2026	Marlin Bay Trail Head
Pleasure House Point Cleanup	Saturday	4/18/2026	Marlin Bay Trail Head

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1. Call to Order & Pledge of Allegiance
 - Special Guests: McLeskey-Marlin Bay & Shore DR Condo Project
 1. Mark Rosenfield, Exec. VP & Michael Fountaine, Senior VP
2. Review and Ratification of Minutes
3. Treasurer's Report
4. Old Business
 - 2026 Fireworks
- Committee Updates
- Social Committee
 - Easter Egg Hunt
 - Spring Fling
- Government Affairs:
 - City & Community Organizations
- New Business
6. Adjournment



*Pledge of Allegiance
to the Flag*



I pledge allegiance
to the flag
of the United States
of America
and to the Republic
for which it stands,
one Nation *under God*,
indivisible, with liberty
and justice for all.

McLeskey: Marlin Bay & Shore DR Project

**Shore Drive
Condominium Project**



March 2026

McLeskey: Marlin Bay & Shore DR Project

Agenda



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

McLeskey: Marlin Bay & Shore DR Project

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

McLeskey: Marlin Bay & Shore DR Project

The Property



McLeskey: Marlin Bay & Shore DR Project

Comparison to Prior Project



	Condominium Project	Apartments (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) (61'10" at corner tower)	58'10"	53"
Building Area:		
Footprint:	42,000 sf	94,000 sf
Total Floor Area:	193,000 sf	352,000 sf
Parking Spaces		
Provided	126	358
Spaces per unit	2.4x	1.8x
Visitor / Retail Spaces (excess of 2 per unit)	22	N/A

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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

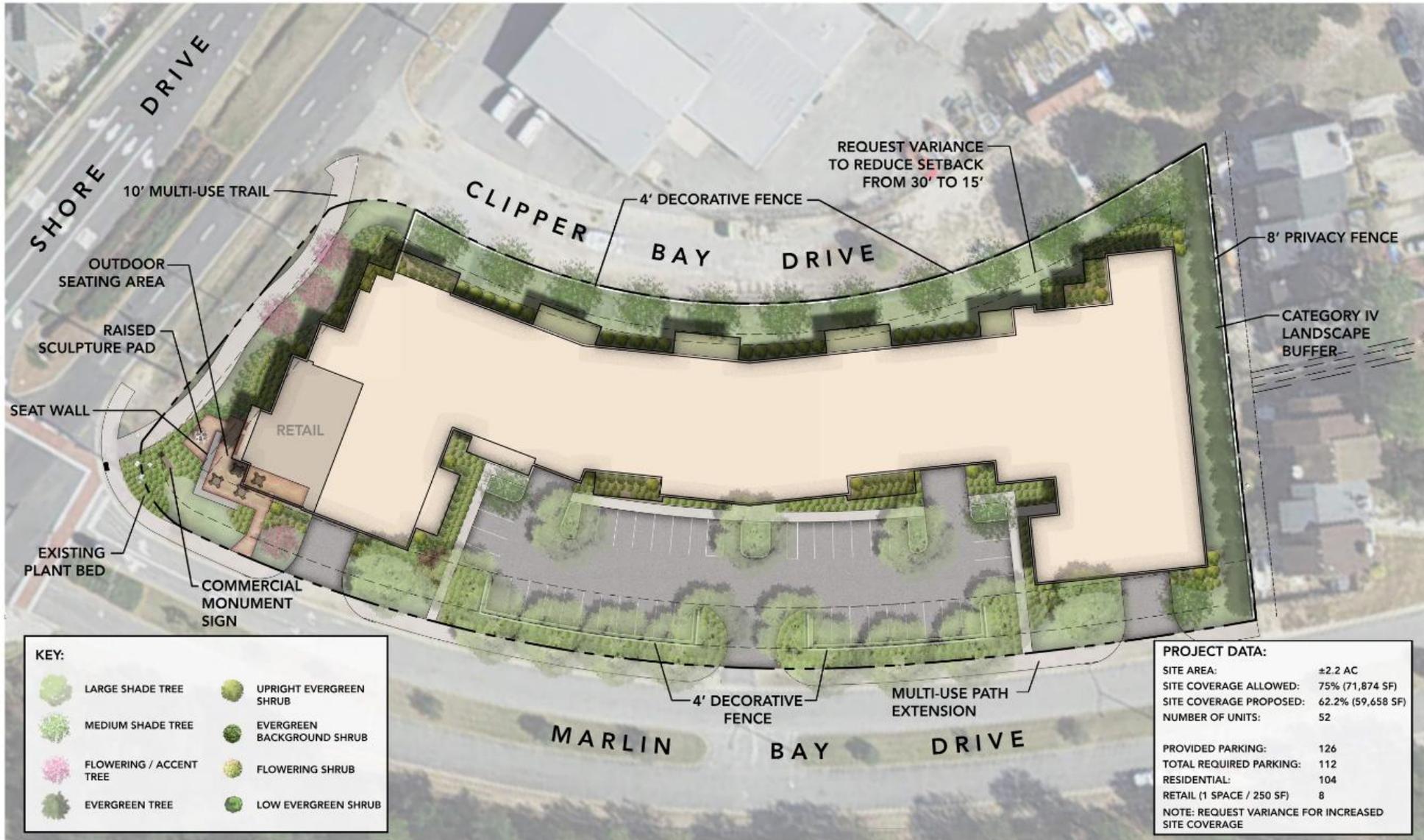
McLeskey: Marlin Bay & Shore DR Project

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"

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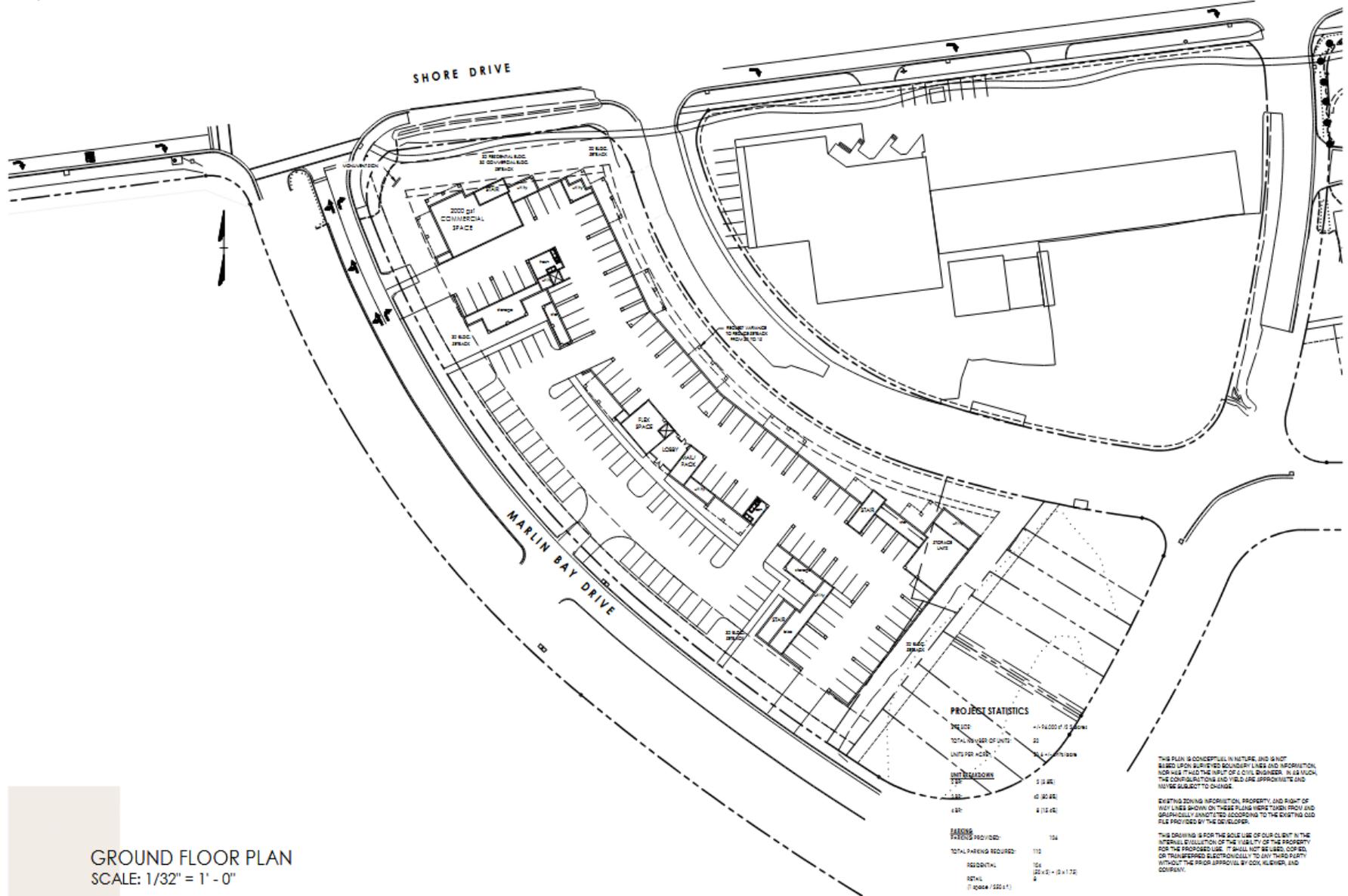


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PROJECT STATISTICS

PROJECT	411,940.00 sq. ft. (gross)
TOTAL NUMBER OF UNITS	221
UNITS PER ACRE	56.4 = 170/3.0
UNIT BREAKDOWN	
1 BR	10 (4.5%)
2 BR	65 (29.4%)
3 BR	146 (66.1%)
PARKING	
TOTAL PARKING PROVIDED	124
TOTAL PARKING REQUIRED	110
RESIDENTIAL	104
OFFICE	6 (5.5%)
RETAIL	0 (0.0%)

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

NEW CONDOMINIUM COMMUNITY

MARLIN BAY CONDOMINIUMS

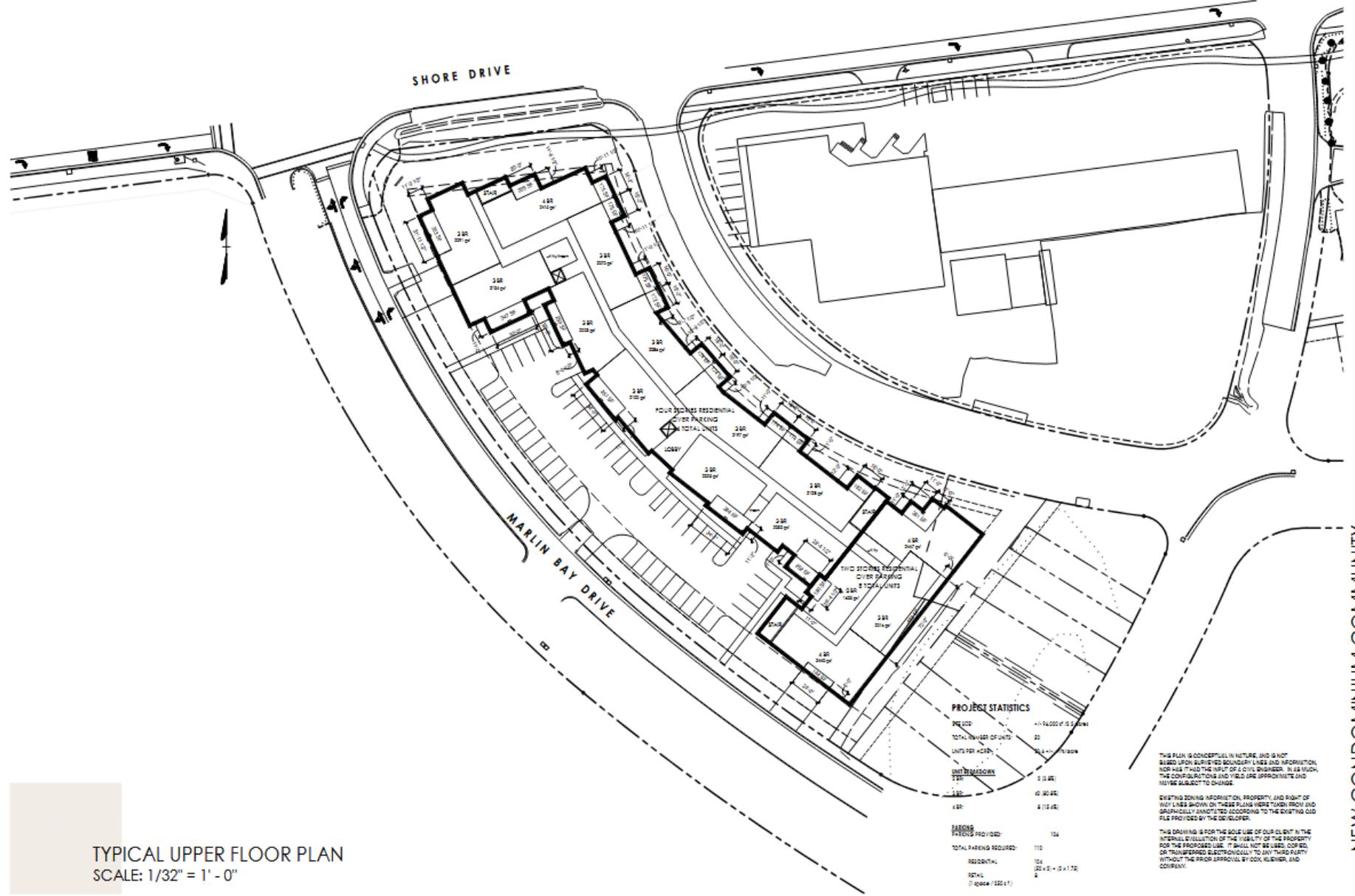
MCLESKEY PROPERTY MANAGEMENT AND DEVELOPMENT

MARLIN BAY DRIVE
VIRGINIA BEACH, VA 02.13.2026

McLeskey: Marlin Bay & Shore DR Project

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

PROJECT STATISTICS

PROJECT	411-74,000 sq. ft. (2 stories)
TOTAL NUMBER OF UNITS	20
UNITS PER ACRES	20.4 = 19.000
UNIT MEASUREMENTS	
1 BR	2 (10.00)
2 BR	16 (30.00)
3 BR	2 (10.00)
FABRICS PROVIDED	124
TOTAL PARKING REQUIRED:	110
RESIDENTIAL	104
RETAIL	20 x 20 = 2 x 1.70
	4
	(1,000 sq. ft.)

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NEW CONDOMINIUM COMMUNITY
MARLIN BAY CONDOMINIUMS

MCLESKEY PROPERTY MANAGEMENT AND DEVELOPMENT

MARLIN BAY DRIVE
VIRGINIA BEACH, VA 02.13.2026

McLeskey: Marlin Bay & Shore DR Project



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**SHORE DRIVE
CONDOMINIUM PROJECT**
VIEW FROM SHORE DRIVE, EASTBOUND
FEBRUARY 18, 2026

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**SHORE DRIVE
CONDOMINIUM PROJECT**

CONCEPTUAL RENDERING
DECEMBER 19, 2025

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**SHORE DRIVE
CONDOMINIUM PROJECT**

CONCEPTUAL RENDERING
DECEMBER 19, 2025

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CONCEPTUAL RENDERING
DECEMBER 19, 2025
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- **Upcoming Open House Meeting:**
Thursday, March 19th, @ 7:00 PM Ocean Park Volunteer Rescue Squad
 - Learn more about the project
 - 1:1 Engagement
 - Questions & Answers
 - Comments & Suggestions

Ratification of Minutes (motion required)

Posted to OPCL.org Website

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Secretary: Christy Allen
North Side Rep: Natalie McIntyre
South Side Rep: Brian Snyder
At-Large Rep: Jill Doczi
At-Large Rep: Kristie Weaver



Ocean Park Civic League
P.O. Box 55385
Virginia Beach VA 23471
www.opcl.org

Ocean Park Civic League
January 8, 2026 – OPVRS
Quorum: 21 Members Present

The meeting was called to order and began with the Pledge of Allegiance.

Announcements

Danny Murphy reminded members to be on the lookout for an upcoming community survey. A similar survey was conducted a few years ago, and the Board would like to gather updated feedback on topics such as the fireworks date and other community matters.
The minutes from the previous meeting were approved as written.

Treasurer's Report – Shane Abell

- December financials were reviewed. Discussion followed about the Robbins Account and how withdrawals are budgeted and when a vote is required.
- The 2026 Budget was presented. Discussion took place regarding how to categorize merchandise expenses versus budgeted items. Discussion on events included the number and type of events (suggestions included wine or bourbon-themed events). A plan was introduced to distribute a newsletter twice per year.

Vote on Budget:

- 1 No vote, 1 Abstention, all others voted in favor. The budget was approved.

Guest Speaker – Joash Schulman

Councilman Schulman attended and provided updates on the following:

- The sidewalk project will begin soon, starting in areas without utility obstacles and progressing in phases.
- A two-day City Council retreat (January 26–27) will focus on priorities identified in a recent video presentation.
- At the end of Marlin Bay, paving was not completed properly due to a curb issue. A ramp integration is expected within the next two weeks.
- He provided letters outlining his accomplishments over the past three years.
- Phase 3 of the current infrastructure work is a three-year project. Though disruptive, it is expected to bring long-term improvements.

Q&A Topics:

- Hawk signal timing

- Plastic bag tax

Old Business: Danny Murphy

- The Lynnhaven boat ramp sand haul has not yet begun but is expected to start within two weeks. Danny emphasized the importance of safe operations. Members should report traffic violations to Danny.
- Beach and Waterways is working to have sand placed directly on beaches rather than in the sand haul area.
- Danny updated us on area developments:
McCleskey Properties / Marlin Bay extension
VB Watercraft building: Pre-submission meeting held; possible 6x8 condo development.
Chix Custom Cycle: No new updates.
- Danny will invite Planning representatives to attend a future meeting.

Fireworks Update

- Baylake Pines is advocating an earlier fireworks date. A community survey will be conducted to gather feedback.
- Hosting the fireworks on the 2nd would result in a 30% cost increase.
- OPCL typically piggybacks with the City when using the same fireworks company.
- A decision must be made by the end of February.

Social Committee

- Chili Cook-Off is coming up in February. Everyone invited to attend.

Bylaws Review – Ashley McLeod

Discussion focused on membership definitions:

- Current definition: One member per household.
- Question raised: Should voting be one vote per household or per person?
- “Abutting” is the preferred term in defining property.
- Consensus leaned toward using “property” rather than “household.”

After the raffle drawing, the meeting was adjourned at 8:19 PM.

Treasurers Report

OPERATING ACCOUNT: Ending 28 February 2026		
February Starting Balance:		\$3,787
Income		
Item	2026 Budget	2026 Actual
Membership Dues - Checks and Cash	\$1,600	\$325
Membership Dues - Paypal/Cheddar	\$5,300	\$2,561
Fall Fest Other	\$1,000	
Robbins Account	\$21,500	
Lyon Scholarship		
Merchandise Sales	\$1,500	\$476
Donations/Silent Auctions/Raffles	\$700	\$585
Wine Tasting		
CASA 2025		\$1,250
Total Income	\$31,600	\$5,197

Expenses	2026 Budget	2026 Actual
Legal Expenses		
Ocean Park Rescue Squad		
Lynnhaven River Now	\$1,030	
Chesapeake Bay Foundation	\$1,500	
Friends of Live Oaks	\$1,000	
PO Box Annual Fee	\$275	
Newsletter/Flyer Printing	\$450	
Social Events (Chili Night Out)	\$650	\$459
Social Events (Wine Tasting) - Paid Event		
Social Events (Spring Fling)	\$5,000	
Social Events (Fall Fest)	\$4,000	
Social Events (Easter Egg Hunt)	\$100	
Social Events (4th Parade)	\$100	
Umbrella Liability Insurance	\$700	
Virginia Corporation Fees	\$25	\$25
VBCCO Annual Dues	\$50	
Postage and Mail Supplies	\$35	
IT Services	\$2,000	\$220
Scholarships (OPCL)	\$6,200	
Scholarships (Lyon)	\$3,000	
Merchandise (Stickers)	\$200	\$86
Merchandise (Apparel)	\$4,000	\$930
General Meeting Refreshments/DPs/Mbrshp	\$500	\$88
BOD Meeting	\$300	\$123
Office Supplies	\$50	
Operating Account Checks	\$50	
CASA 2025		\$175
TOTAL EXPENSES	\$31,215	\$2,106
Ending Balance		\$6,044

Robbins' Account - February	
Opening	\$436,862
Closing	\$465,533
Change in Value	\$28,671
Withdrawal	
Begin Year Value	\$410,725
YTD Change in Value	\$54,808

2026 Fireworks



- **Monday, July 6th**
 - Extremely difficult scheduling
 - Ocean Park Beach
 - Approximately 9 pm

Social Committee: Easter Egg Hunt

Easter Egg Hunt

- Saturday, Apr 4th
- Time: 10 am
- Location: Lock Haven Park
- Entertainment: Mr. Bunny?



Social Committee: Next Meeting

March Meeting

- Monday, March 30th @ 6p
- Ocean Park Volunteer Rescue Squad
- We will stuff Easter eggs and make plans for Spring Fling!



Social Committee: Spring Fling

- **Spring Fling**
- Saturday, Apr 25th
- Time: 4 pm
- Location: Taste Bayville
- Music



New Business: 🌿 Pleasure House Point 🚫 Clean Up

2026 Schedule

- Saturday, March 14th 9a-12
- Saturday, April 18th 9a-12
- Saturday, May 23rd 9a-12
- Saturday, June 20th 9a-12
Summer Break too hot!
- Saturday, September 12th 9a-12
- Saturday, October 17th 9a-12

✓ Meet at the Marlin Bay Trailhead on Marlin Bay Drive



Government Affairs: Upcoming Meetings

- **VB Council of Community Organizations (VBCCO)** meeting: Wednesday, March 18th, General Meeting, 6:30p @ Bow Creek Recreation Center
- **Friends of the Live Oaks (FOLO Meeting)** Meeting: Not posted
- **Bayfront Advisory Commission (BAC)**, Meeting Thursday, March 19th @ 3:30p Ocean Park Volunteer Rescue Squad

- **Ocean Park Interim Sidewalk Project** – May 2026

- **Phase 3 Shore Drive Improvements (EAST of Lesner Bridge)**
- May 1 to Sept. 30, lane closures are anticipated only during the night shift. Daytime closures are not expected to resume until Oct. 1, 2026.



Shore Drive Pedestrian Improvements



What: Installation of ADA-compliant sidewalks and curb ramps

Where: Shore Drive, from Marlin Bay Drive to Dupont Circle

When: Construction is expected to begin in late 2025 and be completed by fall 2026

Total cost: \$2.1 million



What will this affect my business or property?

- The contractor will coordinate closely with businesses and property owners to minimize disruptions.
- Once complete, the project will make the corridor safer and more welcoming for customers, visitors and residents.

What can I expect during construction?

- This is a small-scale project that will be completed in segments, filling in gaps and providing connectivity along the corridor.
- Crews, temporary lane closures and sidewalk closures may be visible, but access to businesses will be maintained.

What are the benefits?

- Continuous sidewalks from Marlin Bay Drive to the Lesner Bridge with ADA-compliant curb ramps for better accessibility.
- Clearly defined entrances to businesses and residences.
- A safer, more connected corridor for everyone!

Contact:
ShoreDrPedImp@VBgov.com



Member Forum!



- **Volunteers needed: Specifically Social Committee and Membership**

Adjournment.

