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

Ocean Park Civic League
General Membership Meeting Minutes
March 5, 2026
7:00pm

The meeting was called to order at 7:02 PM.
A quorum was not met.

The Pledge of Allegiance was recited.
A moment of observation was held in honor of service members who lost their lives.

Special Presentation: McLeskey Development (Marlin Bay & Shore Drive)

Representatives from the McLeskey Company presented plans for a proposed development located at Marlin Bay and Shore Drive. Additional information is available on opcl.org

- Project history dates back approximately six years; a prior proposal was withdrawn.
- The developer has met with local civic leagues and community members to gather feedback.
- Property is solely owned by McLeskey and will be developed by them.
- The project is designed as a for-sale residential development (not rental).

Project Overview:

- 52 residential units
- 126 parking spaces
- 2,000–2,500 sq. ft. of commercial space intended to attract daytime businesses
- Setbacks:
 - 60 feet from Shore Drive
 - 90 feet from Marlin Bay
- Building height:
 - Up to 5 stories, stepping down to 3 stories (including one level of parking)

Zoning:

- Currently zoned PDH-1
- Proposed rezoning to Conditional B4 (Mixed Use) to accommodate commercial component

Variance Requests Include:

- Building and balcony setback encroachment affecting Clipper Bay access to Browning property
- Installation of an 8-foot fence to screen the building from townhomes on Ocean Tides Drive

- Height variance for roof stairwells on the 3-story portion of the building

Renderings will be displayed at an open house scheduled for March 19 at 7:00 PM at OPVRS. A Q&A session followed the presentation. The developer plans to submit the rezoning application on April 1, following the open house. Units are anticipated to be marketed as luxury residences.

Approval of Minutes

No quorum was present; therefore, minutes could not be approved.

Treasurer's Report

- PayPal service disruption has been resolved and is now operational.
 - Budget update: The Brock Center has implemented a system-wide policy requiring fees for additional events.
 - The Board is exploring funding options to support use of the Brock Center, including Fall Fest.
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Fireworks Committee (Jill Doczi)

- Fireworks show is scheduled for Monday, July 6 at 9:00 PM.
 - Scheduling challenges required selection of this date as the most viable option.
 - Contract has been signed.
 - A Q&A session followed regarding the fireworks budget and fundraising efforts.
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Social Committee Report

- Easter Egg Hunt: April 4 at Loch Haven Park
 - Next committee meeting: March 30
 - Spring Fling: April 25 at Taste
 - Pleasure House Point cleanups are scheduled; details available on OPCL.org
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Government Affairs

- Sidewalk project is scheduled to begin in May 2026.
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Adjournment

The meeting was adjourned at 8:16 PM.