

**GENERAL MEMBERSHIP
MEETING
May 7th, 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	DOW	Start Date	Start Time	Description	Location
Ocean Park Monthly Membership Meeting	Thursday	6/4/2026	7:00 PM	Ocean Park Monthly Membership Meeting	CBF-Brock Center
Ocean Park Monthly Membership Meeting	Thursday	7/9/2026	7:00 PM	Ocean Park Monthly Membership Meeting	CBF-Brock Center
Ocean Park Monthly Membership Meeting	Thursday	8/6/2026	7:00 PM	Ocean Park Monthly Membership Meeting	CBF-Brock Center
Subject	DOW	Start Date	Start Time	Description	Location
July 4th Parade	Saturday	7/4/2026	10:00 AM	July 4th Parade	Corner of Surry Rd & Albemarle Ave
Subject	DOW	Start Date	Start Time	Description	Location
Pleasure House Point Cleanup	Saturday	5/23/2026	9:00 AM	Volunteer Cleanup	Marlin Bay Trail Head

GENERAL MEMBERSHIP MEETING



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1. Call to Order & Pledge of Allegiance
 - Special Guests: City of Virginia Beach Planning & Community Development
 - Carrie L. Bookholt, PLA - Deputy Director
 - Marchelle Coleman, Planning Manager
2. Review and Ratification of Minutes
3. Treasurer's Report
4. Old Business
5. Committee Updates
5. Social Committee
5. Government Affairs:
 - City & Community Organizations
5. 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.

Development Process Overview



Discretionary Approvals



Discretionary Approvals continued



- Review land use request
- Design still relatively conceptual in nature
- Conformance with the Zoning Ordinance/Comprehensive Plan/etc.
- Compatibility with the surrounding area—Is the use appropriate?
- Prior to engineered plans or architectural drawings

Public Hearing Process



Discretionary Approvals continued



- Approximately a 4-month process, assuming complete application submittal
- Before the Planning Commission hearing:
 - Basic Submittal Requirements (conceptual plan, landscape plan, building/signage elevations, etc.)
 - Preliminary Stormwater Analysis (if required)
 - Traffic Impact Analysis (if required)
 - Environmental Boards/Advisory Boards/Commissions
 - i.e. Wetlands, CBPA, TA/ITA/CAC, BAC, RAC, etc.
- City Council public hearing – final determination on land use applications

Discretionary Approvals continued

Agenda Item 12 & 13

Applicant: Bel Aire, LLC & Take 5 Properties SPV, LLC
Property Owner: Bel Aire, LLC
Planning Commission Public Hearing: September 14, 2022
City Council District: District 5 (Wilson)



Project Details

Request

Conditional Use Permit (Automobile Repair Garage)
& Conditional Use Permit (Car Wash Facility)

Staff Recommendation

Approval

Staff Planner

Elizabeth Nowak

Location

1552 General Booth Boulevard

GPIN

2415555765

Site Size

1.44 acres

AICUZ

Greater than 75 dB DNL

Watershed

Southern Rivers

Existing Land Use and Zoning District

Undeveloped parcel / B-2 Community Business

Surrounding Land Uses and Zoning Districts

North

Restaurant / B-2 Community Business

South

Automobile service station, convenience store / B-2

Community Business

East

Undeveloped lot / B-2 Community Business

West

General Booth Boulevard

Restaurant, mini-warehouse, bank / B-2

Community Business

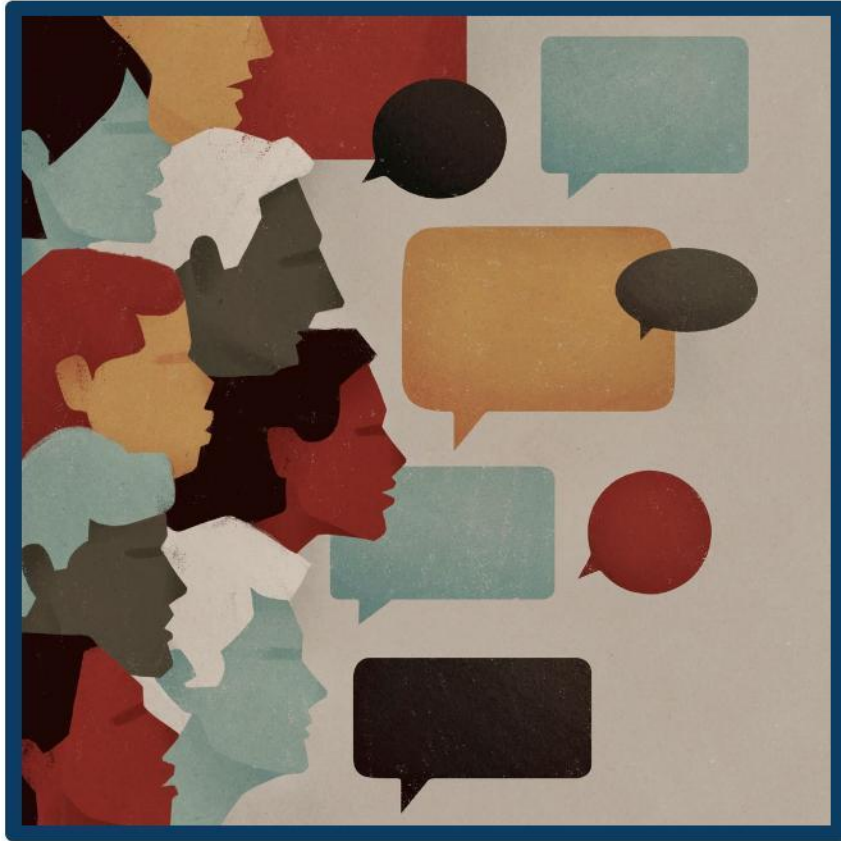


Bel Aire, LLC & Take 5 Properties SPV, LLC
Agenda Item 12 & 13
page 1 of 23

Planning Commission Staff Reports

- Site Details
- Background & Summary
- Zoning History
- Evaluation & Recommendation
- Recommended Conditions/Proffers
- Information/Impacts
 - Comprehensive Plan
 - Natural & Cultural Resources
 - Stormwater (based on location)
 - Traffic/Transportation
 - Public Utility
 - Schools (if residential), and more
- Public Outreach
- Concept Plans
- Site Photos
- Disclosure Statements

Discretionary Approvals continued

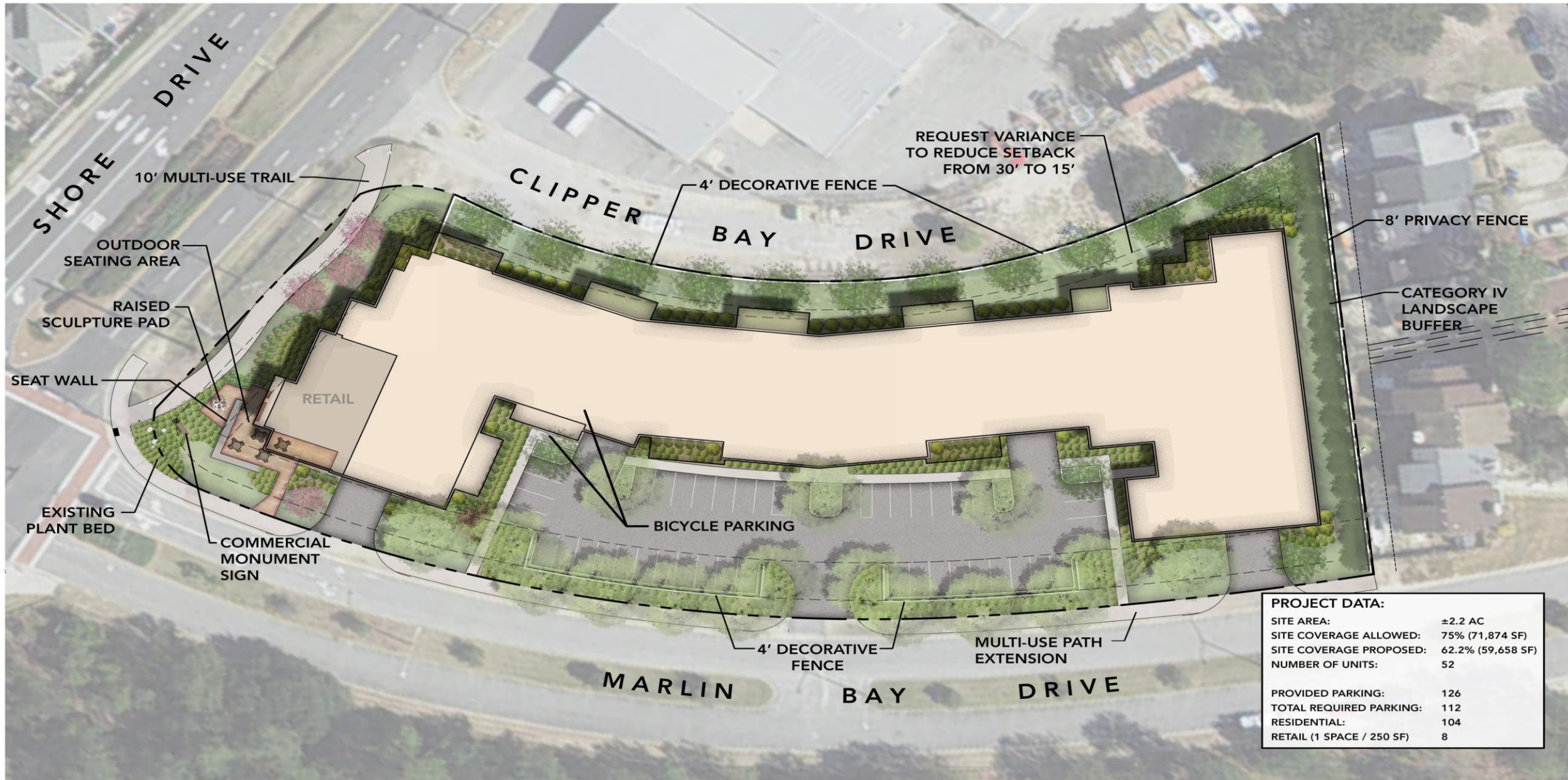


Ways to participate

- Speak at public hearings
 - In person and virtual options
- Email commission/board/City Council
- Reach out to staff
- Send letters of support/opposition

Development Process Overview



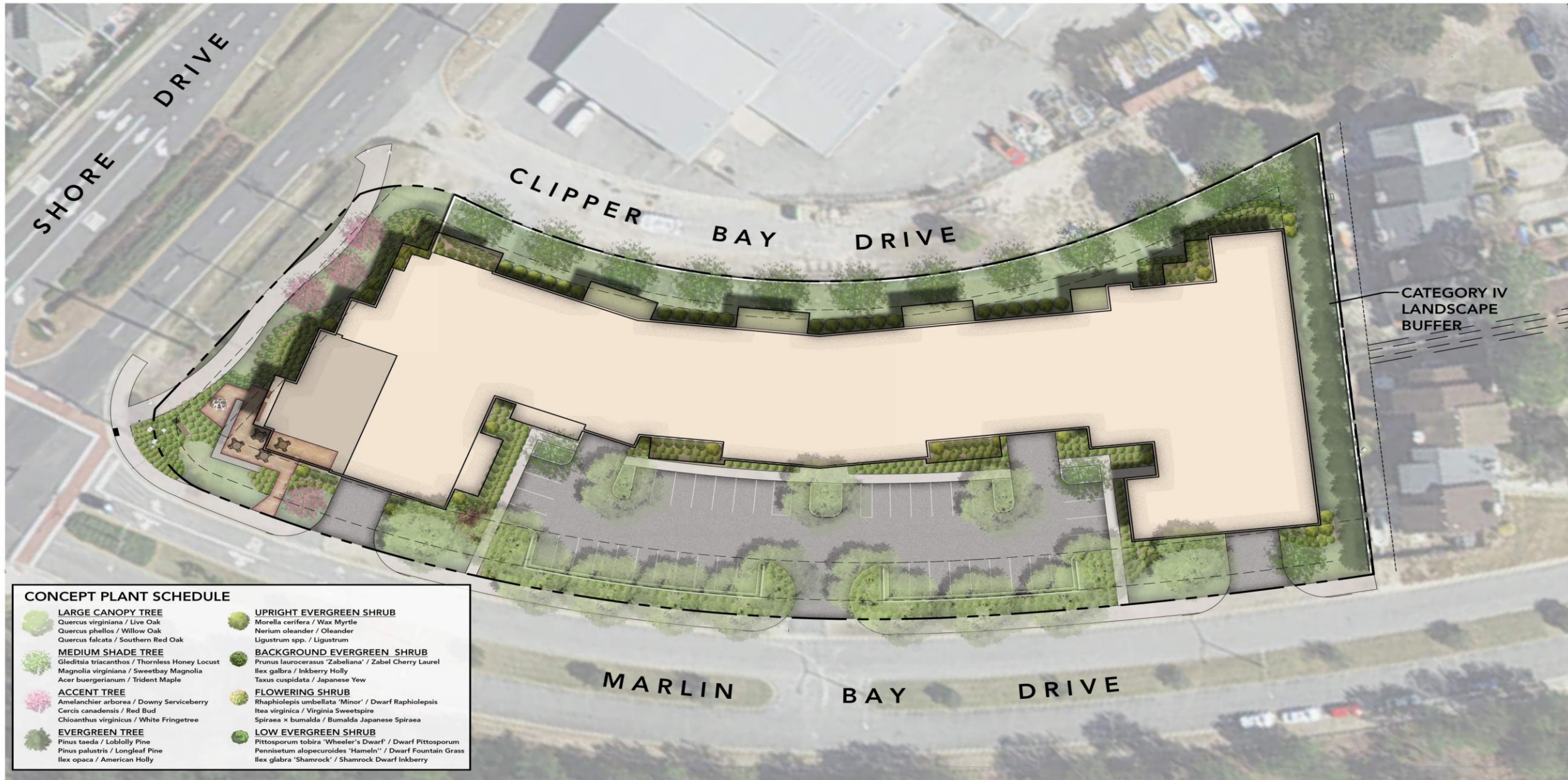


PROJECT DATA:

SITE AREA:	±2.2 AC
SITE COVERAGE ALLOWED:	75% (71,874 SF)
SITE COVERAGE PROPOSED:	62.2% (59,658 SF)
NUMBER OF UNITS:	52
PROVIDED PARKING:	126
TOTAL REQUIRED PARKING:	112
RESIDENTIAL:	104
RETAIL (1 SPACE / 250 SF)	8

SHORE DRIVE CONDOMINIUM PROJECT
 CONCEPTUAL DEVELOPMENT PLAN - March 31, 2026

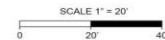




CONCEPT PLANT SCHEDULE

- | | |
|---|--|
| <ul style="list-style-type: none">  LARGE CANOPY TREE
 <i>Quercus virginiana</i> / Live Oak
 <i>Quercus phellos</i> / Willow Oak
 <i>Quercus falcata</i> / Southern Red Oak  MEDIUM SHADE TREE
 <i>Gleditsia triacanthos</i> / Thornless Honey Locust
 <i>Magnolia virginiana</i> / Sweetbay Magnolia
 <i>Acer buergerianum</i> / Trident Maple  ACCENT TREE
 <i>Amelanchier arborea</i> / Downy Serviceberry
 <i>Cercis canadensis</i> / Red Bud
 <i>Chionanthus virginicus</i> / White Fringetree  EVERGREEN TREE
 <i>Pinus taeda</i> / Loblolly Pine
 <i>Pinus palustris</i> / Longleaf Pine
 <i>Ilex opaca</i> / American Holly | <ul style="list-style-type: none">  UPRIGHT EVERGREEN SHRUB
 <i>Morella cerifera</i> / Wax Myrtle
 <i>Nerium oleander</i> / Oleander
 <i>Ligustrum spp.</i> / Ligustrum  BACKGROUND EVERGREEN SHRUB
 <i>Prunus laurocerasus</i> 'Zabeliana' / Zabel Cherry Laurel
 <i>Ilex galbra</i> / Inkberry Holly
 <i>Taxus cuspidata</i> / Japanese Yew  FLOWERING SHRUB
 <i>Rhaphiolepis umbellata</i> 'Minor' / Dwarf Raphiolepis
 <i>Itea virginica</i> / Virginia Sweetspire
 <i>Spiraea x bumalda</i> / Bumalda Japanese Spiraea  LOW EVERGREEN SHRUB
 <i>Pittosporum tobira</i> 'Wheeler's Dwarf' / Dwarf Pittosporum
 <i>Pennisetum alopecuroides</i> 'Hamelin' / Dwarf Fountain Grass
 <i>Ilex glabra</i> 'Shamrock' / Shamrock Dwarf Inkberry |
|---|--|

SHORE DRIVE CONDOMINIUM PROJECT
 CONCEPTUAL LANDSCAPE PLAN - March 31, 2026





HEIGHT = 42' - 6"

HEIGHT = 37' - 6"

HEIGHT = 33' - 6"

Cox, Kliewer &
Company, P.C.

SHORE DRIVE CONDOMINIUM PROJECT

CONCEPTUAL RENDERING
DECEMBER 19, 2025

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ARCHITECTURE



HEIGHT = 61'-6"

HEIGHT = 58'-6"

HEIGHT = 61'-6"

HEIGHT = 58'-6"

LOREM IP@UM

ART

Cox, Kliever &
Company, P.C.

**SHORE DRIVE
CONDOMINIUM PROJECT**

CONCEPTUAL RENDERING
DECEMBER 19, 2025

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ARCHITECTURE



HEIGHT = 73'-9"

HEIGHT = 65'-10"

HEIGHT = 58'-6"

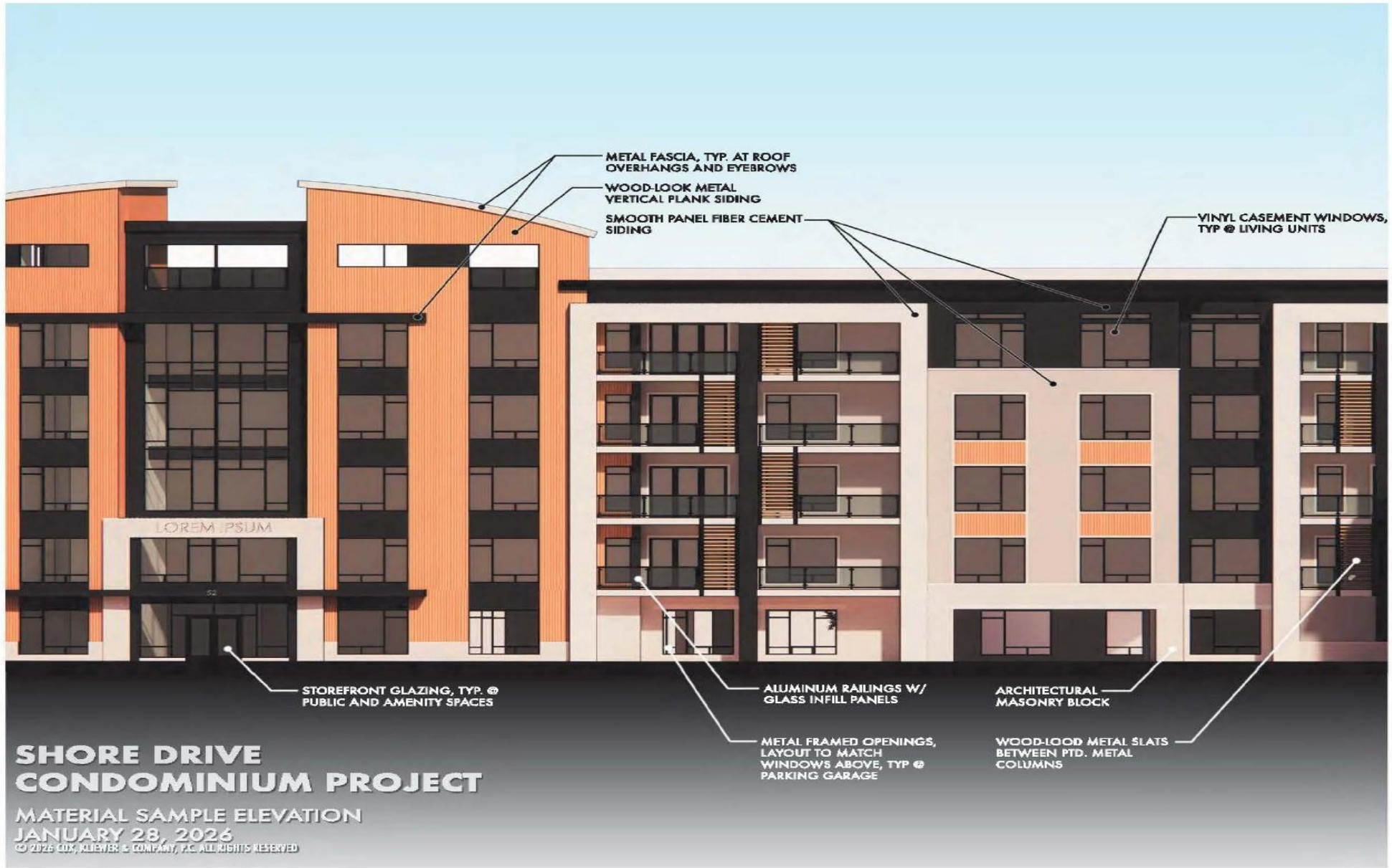
LOREM IPSUM

52

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SHORE DRIVE
CONDOMINIUM PROJECT
CONCEPTUAL RENDERING
DECEMBER 19, 2025
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METAL FASCIA, TYP. AT ROOF OVERHANGS AND EYEBROWS

WOOD-LOOK METAL VERTICAL PLANK SIDING

SMOOTH PANEL FIBER CEMENT SIDING

VINYL CASEMENT WINDOWS, TYP @ LIVING UNITS

LOREM IPSUM

STOREFRONT GLAZING, TYP. @ PUBLIC AND AMENITY SPACES

ALUMINUM RAILINGS W/ GLASS INFILL PANELS

ARCHITECTURAL MASONRY BLOCK

METAL FRAMED OPENINGS, LAYOUT TO MATCH WINDOWS ABOVE, TYP @ PARKING GARAGE

WOOD-LOOK METAL SLATS BETWEEN PTD. METAL COLUMNS

Cox, Kliewer & Company, P.C.

ARCHITECTURE

SHORE DRIVE CONDOMINIUM PROJECT

MATERIAL SAMPLE ELEVATION
JANUARY 28, 2026

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OX, K&W

Company Inc.

**SHORE DRIVE
CONDOMINIUM PROJECT**

CONCEPTUAL RENDERING

APRIL 10, 2006

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SHORE DRIVE
CONDOMINIUM PROJECT
CONCEPTUAL RENDERING
DECEMBER 19, 2026
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Ratification of Minutes (motion required)

Posted to OPCL.org Website

Board of Directors:

President: Danny Murphy
Vice President: Andrea Lindemann
Treasurer: Shans Abell
Secretary: Christy Allen
North Side Rep: Natalie McIntyre
South Side Rep: Brian Snyder
At-Large Rep: Jill Dozzi
At-Large Rep: Kristie Weaver



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

Ocean Park Civic League
General Membership Meeting Minutes
April 9, 2026
OPVRS 7:00pm

Call to Order

The meeting was called to order at 7:02 PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Guest Speaker: Officer Shoenbach (Community Liaison Officer)

- Ocean Park has not appeared on the most recent crime report and has remained quiet.
- Virginia Beach crime rates have reached a five-year low, particularly in violent crime.
- Larceny from vehicles and auto theft have decreased significantly, attributed to effective police work and new technology implemented by leadership.
- Introduction of new "drone hive" technology, to be housed at the Oceanfront, allowing real-time deployment and monitoring.
- New speed cameras in school zones are currently issuing warnings; citations will be enforced in the future.
- Additional cameras are expected to be installed citywide.

Q&A session followed.

- Homeless camps at Marlin Bay have been vacated and will be cleared/cleaned up.

Guest Speaker: Councilman Joash Schulman

- Opened with a Q&A session.
- Discussed lots sold on Crab Creek utilizing grants and open space funding.
- Mentioned the boat ramp.

Approval of Minutes

A quorum was not present. No vote was taken.

Treasurer's Report

- Report presented.
- Q&A followed
- The Audit Committee, consisting of Debbie Venn and Kristie Weaver, met. The conclusion of the report shows that overall, the OPCL records are fairly stated with no material discrepancies,

and all significant transactions are properly supported with supporting receipts/checks or other documentation.

- Howard proposed that OPCL consider supporting the homeless through outreach efforts:
- Suggested assembling care kits.
- Potential partnership with PIN Ministry.

Old Business

Shore Drive Condo Project (McLeskey Company):

- Application has been submitted.
- Danny has contacted Planning and requested the Deputy Director attend a future meeting.

Lynnhaven Boat Ramp:

- Security guard hours have been increased.

Cape Henry Beach Sand Truck Haul:

- Currently in progress.

Committee Updates

Social Committee:

- Easter Egg Hunt was a successful event; thanks extended to volunteers.
- Spring Fling: April 25, 4:00-7:00 PM (volunteers needed; drinks for sale).
- Info available on OPCL.org.
- PHP Community clean-up scheduled for April 18.

Piling Day:

- Observed May 5-7.

Fireworks:

- Monday, July 6.

Membership:

- New committee forming; volunteers needed.

Government Affairs:

- Phase 3 work is ongoing.
- Temporary sidewalks expected to begin later this quarter.

Adjournment

The meeting was adjourned at 8:20 PM.

Treasurers Report

OPERATING ACCOUNT: Ending 30 April 2026		
April Starting Balance:		\$6,893
Income	2026 Budget	2026 Actual
Membership Dues - Checks and Cash	\$1,600	\$655
Membership Dues - Paypal/Cheddar	\$5,300	\$3,943
Fall Fest Other	\$1,000	
Robbins Account	\$21,500	
Lyon Scholarship		
Merchandise Sales	\$1,500	\$506
Donations/Silent Auctions/Raffles	\$700	\$625
Wine Tasting		
CASA 2025		\$1,250
Total Income	\$31,600	\$6,978

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	\$3,838
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	\$586
Scholarships (OPCL)	\$6,200	\$154
Scholarships (Lyon)	\$3,000	
Merchandise (Stickers)	\$200	\$86
Merchandise (Apparel)	\$4,000	\$930
General Meeting Refreshments/DPs/Mbrshp	\$500	\$126
BOD Meeting	\$300	\$123
Office Supplies	\$50	
Operating Account Checks	\$50	
CASA 2025		\$175
TOTAL EXPENSES	\$31,215	\$6,502
Ending Balance		\$3,643

Robbins' Account - April	
Opening	\$453,898
Closing	\$449,086
Change in Value	-\$4,812
Dividends/Interest	\$4,393
Begin Year Value	\$410,725
YTD Change in Value	\$38,361

Social Committee: Spring Fling Recap

- **Spring Fling**



New Business: 🌿 Pleasure House Point 🚫 Clean Up

2026 Schedule

- 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



2026 Fireworks



- **Monday, July 6th**

- Extremely difficult scheduling
- Ocean Park Beach
- Approximately 9 pm

Government Affairs: Upcoming Meetings

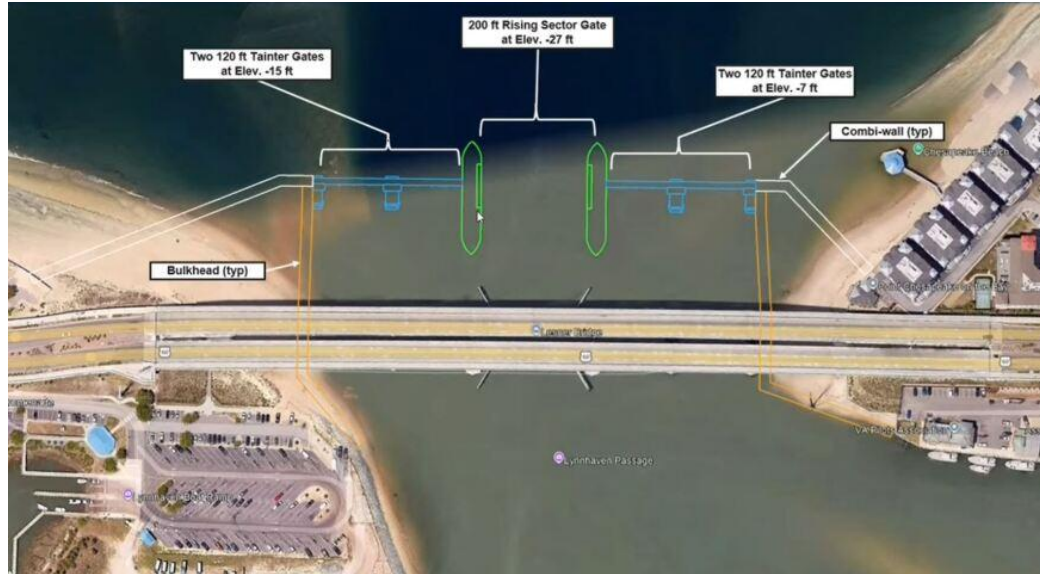
- **VB Council of Community Organizations (VBCCO)** meeting: Wednesday, May 20th, General Meeting, 6:30p @ Bow Creek Recreation Center
- **Friends of the Live Oaks (FOLO Meeting)** Meeting: Not posted
- **Bayfront Advisory Commission (BAC)**, Meeting Thursday, May 21st @ 3:30p Ocean Park Volunteer Rescue Squad
- **Ocean Park Interim Sidewalk Project – ON-GOING**
- **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.



Coastal Storm Risk Management project



**US Army Corps
of Engineers®**



- ACOE & City Council moved forward with plans to build a flood surge barrier across the Lynnhaven Inlet to shield local neighborhoods from major storms
- The concept features three floodgates north of Lesner Bridge that will remain open for normal boat traffic but close when dangerous storm surges are projected
- The Lynnhaven site was selected for initial design because its massive watershed affects a large population, promising immediate protection for frequently flooded areas
- This barrier is part of a larger \$13.5 million Coastal Storm Risk Management study conducted jointly with the U.S. Army Corps of Engineers
- Groundbreaking is still years away; the overall feasibility study and 35% of the barrier's design are not expected to be completed until May 2028, after which significant funding must be secured

Member Forum!



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

Adjournment.



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

McLeskey: Marlin Bay & Shore DR Project



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

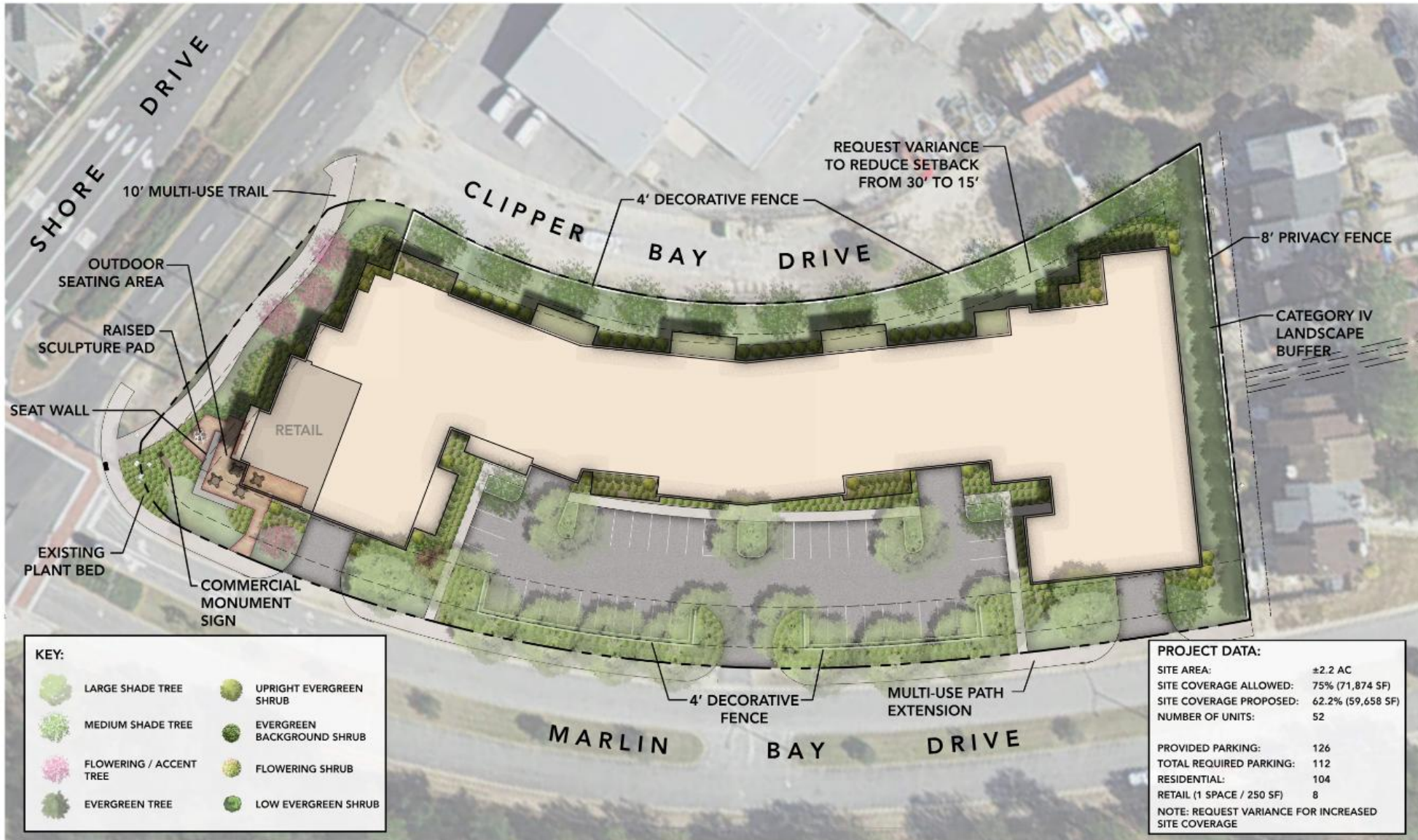
McLeskey: Marlin Bay & Shore DR Project

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"

McLeskey: Marlin Bay & Shore DR Project



SHORE DRIVE

CONCEPTUAL DEVELOPMENT PLAN - February 18, 2026

SCALE 1" = 20'



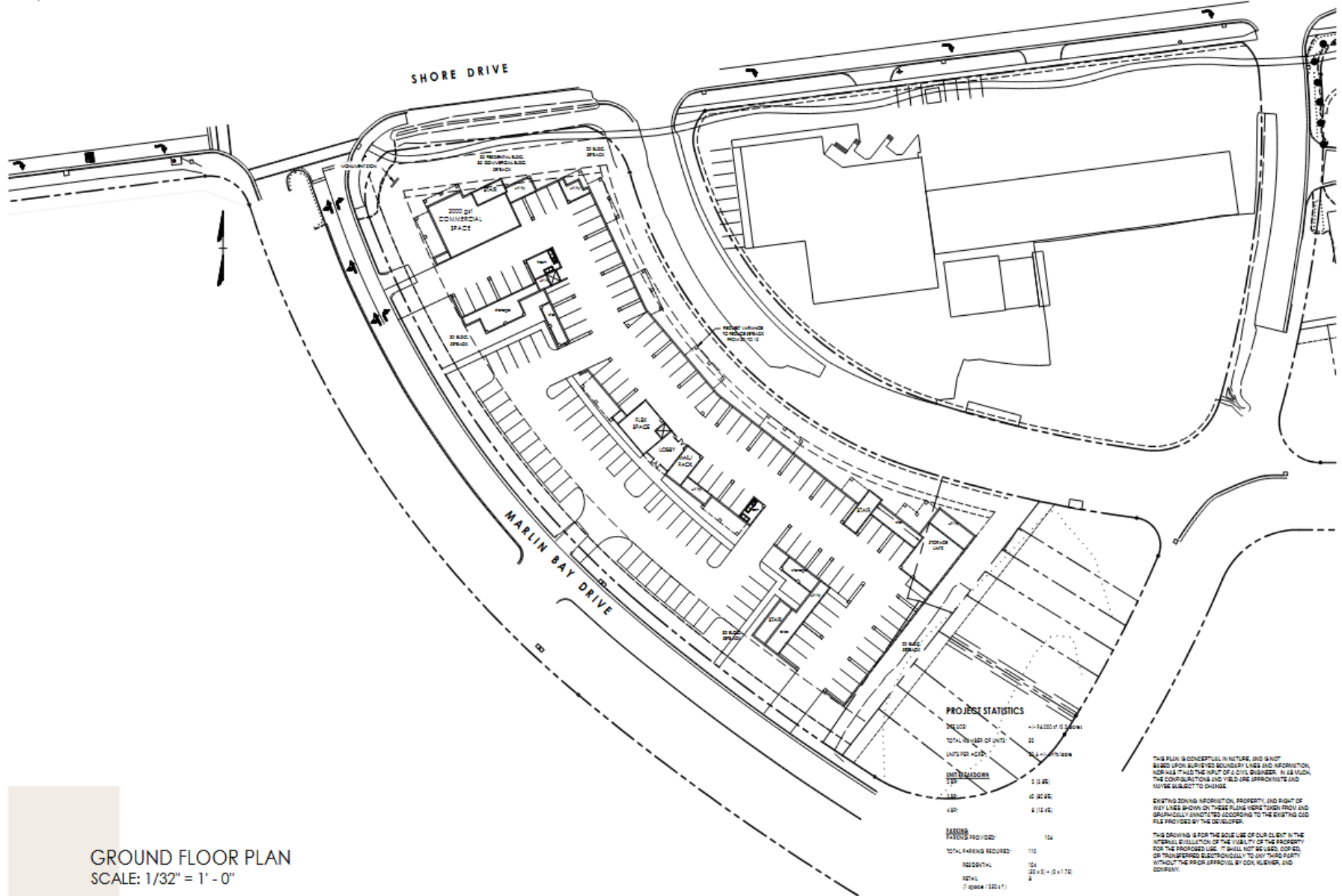
TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS. WWW.TIMMONS.COM

McLeskey: Marlin Bay & Shore DR Project



Cox, Kiewit &
Company, P.C.

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PROJECT STATISTICS

PROJECT	411 FLOOD #10 000000
TOTAL NUMBER OF UNITS	22
UNITS PER ACRE	36.4 = 1370/38
UNIT BREAKDOWN	
1 BR	0 (0.0%)
2 BR	4 (18.2%)
PARKING	
TOTAL PARKING PROVIDED	124
TOTAL PARKING REQUIRED	110
RESIDENTIAL	104
OFFICE	22 x 21 = 462 sq ft
OTHER	4

THIS PLAN IS CONCEPTUAL IN NATURE, AND IS NOT BASED UPON SURVEYED BOUNDARY LINES AND INFORMATION, NOR HAS IT BEEN THE WORK OF A CIVIL ENGINEER. IN AS MUCH AS THE CONFIGURATION AND YIELD ARE APPROXIMATE AND NEVER SUBJECT TO CHANGE.

EXISTING ZONING INFORMATION, PROPERTY, AND RIGHT OF WAY LINES SHOWN ON THESE PLANS REPRESENT DATA AND GRAPHICALLY ANNOTATED ACCORDING TO THE EXISTING OLD FILE PROVIDED BY THE DEVELOPER.

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

NEW CONDOMINIUM COMMUNITY

MARLIN BAY CONDOMINIUMS

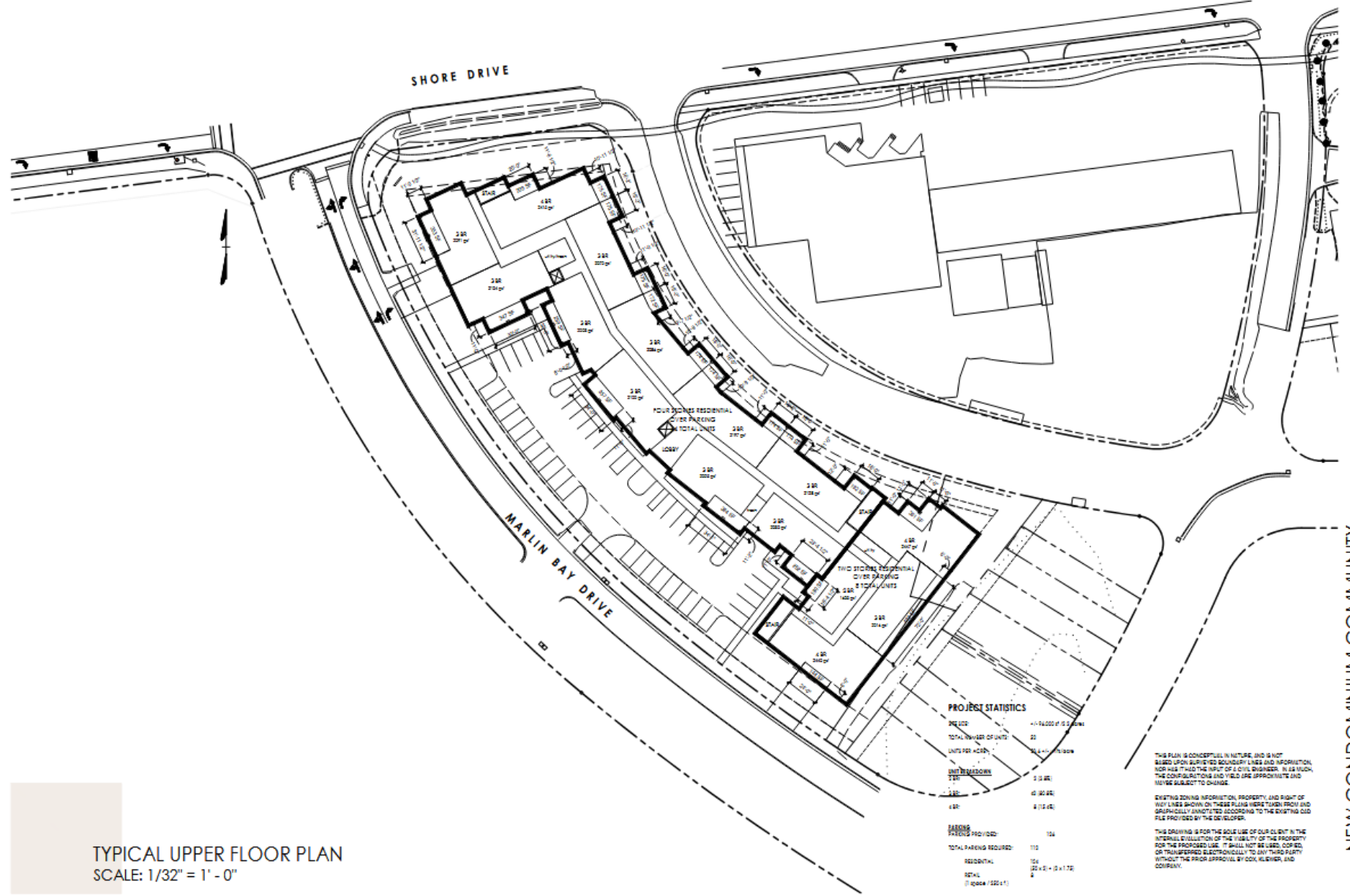
MCLESKEY PROPERTY MANAGEMENT AND DEVELOPMENT

MARLIN BAY DRIVE
VIRGINIA BEACH, VA 02.13.2026

McLeskey: Marlin Bay & Shore DR Project

Cox, Kiewit & Company, P.C.

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 VIRGINIA BEACH, VA 23462-7032
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PROJECT STATISTICS

PROJECT	411-74,000 sq. ft. of 2 stories
TOTAL NUMBER OF UNITS	22
UNITS PER ACRES	26.4 = 11.00 ac
UNIT MEASUREMENTS	
1 BR	2 (3 BR)
2 BR	40 (30 BR)
3 BR	4 (15 BR)
FABRICS PROVIDED	124
TOTAL PARKING REQUIRED:	110
RESIDENTIAL	104
RETAIL	22 x 21 = 4 x 170
	4
	(1,026 sq. ft.)

THIS PLAN IS CONCEPTUAL IN NATURE, AND IS NOT BASED UPON SURVEYED BOUNDARY LINES AND INFORMATION, NOR HAS IT BEEN THE SUBJECT OF A CIVIL ENGINEER, SURVEYOR, THE CONFIGURATIONS AND YIELD ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE.

EXISTING ZONING INFORMATION, PROPERTY, AND RIGHT OF WAY LINES SHOWN ON THESE PLANS HAVE BEEN OBTAINED AND GRAPHICALLY ANNOTATED ACCORDING TO THE EXISTING OLD FILE PROVIDED BY THE DEVELOPER.

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TYPICAL UPPER 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



Cox, Kiewit &
Company, P.C.

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

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McLeskey: Marlin Bay & Shore DR Project



McLeskey: Marlin Bay & Shore DR Project



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**SHORE DRIVE
CONDOMINIUM PROJECT**

CONCEPTUAL RENDERING
DECEMBER 19, 2025

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McLeskey: Marlin Bay & Shore DR Project



McLeskey: Marlin Bay & Shore DR Project



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ARCHITECTURE

SHORE DRIVE
CONDOMINIUM PROJECT
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