

# GENERAL MEMBERSHIP MEETING



## 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

1. Call to Order & Pledge of Allegiance
  1. Scholarship Award: Betty Dierstein
2. Review and Ratification of Minutes
3. Treasurer's Report
4. Old Business
  - Shore Drive Condo Project
  - Lynnhaven Boat Ramp Update
5. Committee Updates
  - Social Committee
  - Government Affairs:
    - City & Community Organizations
  - New Business
  - Turtle Presentation
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.

# Scholarship Award Announcement: Betty Dierstein



# Ratification of Minutes (motion required)

## Posted to OPCL.org Website

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**Ocean Park Civic League**  
P.O. Box 55385  
Virginia Beach VA 23471  
[www.opcl.org](http://www.opcl.org)

### Ocean Park Civic League General Membership Meeting Minutes May 7, 2026 OPVRS

The meeting was called to order by President Danny Murphy and the Pledge of Allegiance was recited.

Due to the absence of a quorum, approval of prior meeting minutes was deferred.

**Guest Speakers:** Carey Bookholt and Marchelle Coleman from the City of Virginia Beach Planning Department provided an overview of the development review process, including both administrative and discretionary approvals.

The development process includes:

- Optional pre-submittal meeting
- Discretionary approvals
- Site plan review and approval
- Building plan review and approval
- Building permit issuance and inspections
- Public hearing process

Staff noted that the discretionary review process typically takes approximately four months, with City Council serving as the final decision-making authority.

Residents are encouraged to participate by:

- Speaking at public hearings
- Emailing Planning Commission members, City Council members, and other reviewing Bodies

### Marlin Bay Development Update

Staff provided an update on the proposed Marlin Bay project.

Highlights included:

- Request to rezone the property to Conditional B-4
- Proposed five-story building
- Requested height increase to approximately 43 feet
- Requested setback reduction from 30 feet to 15 feet
- Road improvements, including curb and gutter installation, are proposed
- Project will be reviewed to ensure compliance with Shore Drive design guidelines
- Upcoming review by the Bayfront Advisory Commission (BAC) Design Guidelines Committee and the full BAC
- Proposed amenities include a small market, possible coffee shop, pet relief area, bicycle

parking, and on-site parking

- City staff continue to review the project.
- If the review schedule remains on track, the project is expected to be advertised in preparation for the June 10 Planning Commission meeting.  
A question-and-answer session followed.

### Treasurers Report

The Spring Fling was a successful event. New memberships were received, and revenue exceeded expectations, largely due to beverage sales not being included in the ticketing.

### Fireworks Update

- Deposit for the July fireworks event has been paid
- Required applications are in process
- Fundraising efforts are underway
- Baylake Pines has also paid its deposit and is participating in fundraising efforts
- Additional fundraising is being conducted to secure next year's deposit

### Government Affairs

- Sidewalk construction has begun
  - Updates were provided regarding Phase 3 lane closures
  - Coastal Storm Risk Management Project: The City is evaluating the installation of a flood surge barrier at the Lynnhaven Inlet to help protect the area from major storm events.
  - Lynnhaven Boat Ramp Update
- Danny provided an update on activity at the Lynnhaven Boat Ramp. Several incidents involving car clubs have occurred recently. The on-site security guard continues to help deter problems and improve safety.

### Adjournment

The meeting adjourned at 7:52 p.m.

# Treasurers Report

OPERATING ACCOUNT: Ending 31 May 2026		
May Starting Balance:		\$3,643
Income	2026 Budget	2026 Actual
Membership Dues - Checks and Cash	\$1,600	\$655
Membership Dues - Paypal/Cheddar	\$5,300	\$4,552
Fall Fest Other	\$1,000	
Robbins Account	\$21,500	
Lyon Scholarship		
Merchandise Sales	\$1,500	\$544
Donations/Silent Auctions/Raffles	\$700	\$625
Wine Tasting		
CASA 2025		\$1,250
<b>Total Income</b>	<b>\$31,600</b>	<b>\$7,625</b>

Robbins' Account - May	
Opening	\$449,086
Closing	\$443,815
Change in Value	-\$5,271
Dividends/Interest	\$5,577
Begin Year Value	\$410,725
YTD Change in Value	\$33,090

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	\$250
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	\$1,250
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	\$696
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
<b>TOTAL EXPENSES</b>	<b>\$31,215</b>	<b>\$8,112</b>
Ending Balance		\$2,683

# McLeskey: Shore DR Condo Project: Staff Report



## Shore Drive Area Properties Transformation

- Applicant: **Shore Drive Area Properties, LLC**  
(Agenda Items 13 & 14)
- Site Location: **3853 Shore Drive**  
(GPINs 1489286485, 1489289308, 1489288247)
- Footprint: **2.2 Acres**
- Proposed Use: **52 Multi-family Condominium Units + 2,000-2,500 sq ft Community Retail**
- Request: **Conditional Rezoning (PD-H1 to Conditional B-4) & Conditional Use Permit**

**\*\*STAFF VERDICT: Approval recommended, subject to strict conditions and voluntary proffers.**

# McLeskey: Shore DR Condo Project: Staff Report

## Existing Context



## Proposed Vision



Land Use	Bulk Storage Yard / Vacant Parcels
Aesthetics	Unscreened, aging, chainlink
Mobility	Auto-centric, no pedestrian access

Land Use	✓ Neighborhood-Serving Mixed-Use Condo
Aesthetics	✓ Articulated coastal architecture, landscaped buffers
Mobility	✓ Integrated multi-use trails, hidden parking

Staff Verdict	Transitioning from a PD-H1 Bulk Storage Yard to Conditional B-4 represents a clear improvement in land use compatibility for the Shore Drive Overlay District.
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# McLeskey: Shore DR Condo Project: Staff Report

## ZONING & IMPACT MATRIX: BASE REQUIREMENTS VS. PROPOSAL

The project strictly meets or exceeds density and parking requirements.



The two dimensional deviations are functionally limited to minor balcony footprints and rooftop stair enclosures, not principal habitable space.

ZONING DIMENSION	REQUIRED	PROPOSED
Density	Uncapped in B-4	23.63 Units/Acre
Parking	112-114 spaces	126 spaces (Over-parked)
Setback (Clipper Bay Dr)	30 ft	15 ft (Deviation requested for localized balconies)
Height	35 ft max	33.5 ft primary roof, 43 ft localized stairwells (Deviation requested for roof access)

# McLeskey: Shore DR Condo Project: Staff Report

## Deviation 1: Clipper Bay Drive Setback

Required: 30 feet -> Requested: 15 feet.

### Staff Verdict

**Staff Rationale:** Pulling the building to the street edge creates a pedestrian-scaled, active corner aligned with Shore Drive Design Guidelines.

## Deviation 2: Stairwell Height

Required: 35 feet max -> Requested: 43 feet.

### Staff Verdict:

**Staff Rationale:** The primary building remains compliant at 33.5 feet. The 43-foot exception is strictly localized to stairwell projections for rooftop access, causing no massive increase to overall scale.



# McLeskey: Shore DR Condo Project: Staff Report

## PARKING STRATEGY: OVER-PARKED AND VISUALLY SCREENED



**THE MATH:** 112 MINIMUM  
REQUIRED SPACES VS.  
126 PROVIDED SPACES.  
ZERO RELIANCE ON  
NEIGHBORHOOD STREET  
PARKING.

112 → ✓ → 126

### THE AESTHETIC EDGE

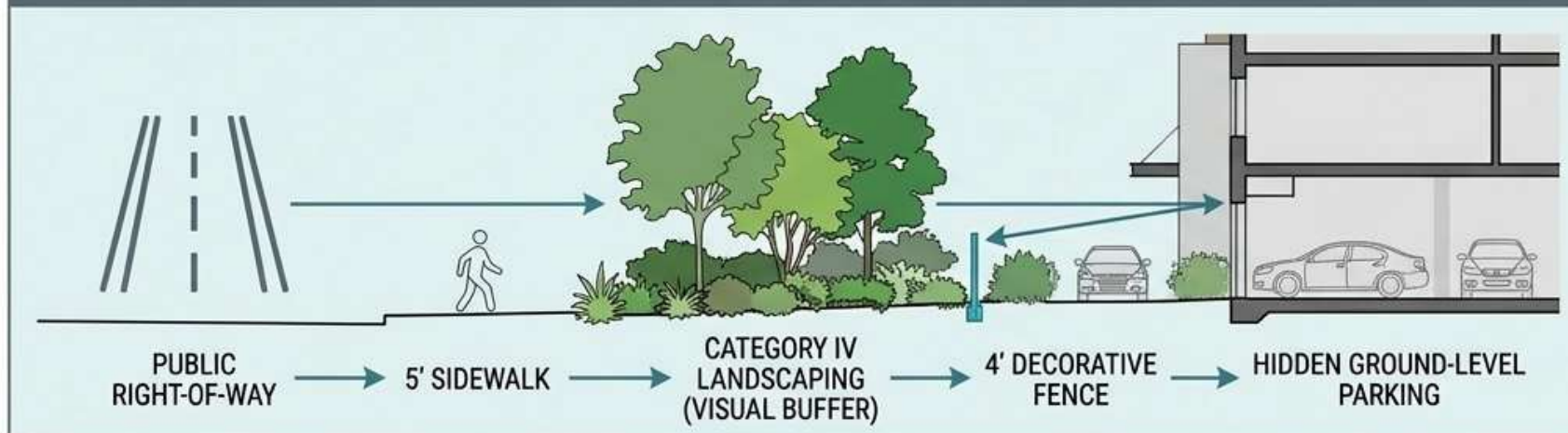
All surface parking is located beneath residential floors and completely obscured.

The street frontage features a 4-foot decorative fence integrated with extensive foundation plantings, ensuring pedestrians see greenery rather than a sea of asphalt.




### BICYCLE TRANSIT

7 required and provided bicycle parking spaces to support multimodal transit.

### SIGHTLINE CROSS-SECTION



# McLeskey: Shore DR Condo Project: Staff Report

Civic Concern		Project Mitigation
Congestion		Site generates ~460 ADT. Shore Drive capacity (36,900 ADT) is supported by upcoming Phase IV improvements; replaces a negligible-traffic use with a neighborhood-serving one.
Flooding		Strict <b>stormwater compliance</b> required at final site plan review; no adverse upstream/downstream impacts permitted.
Overdevelopment		Density <b>voluntarily reduced</b> over two years of stakeholder meetings.

# McLeskey: Shore DR Condo Project: Staff Report

## Rules of Engagement: Staff Recommended Conditions

- ✓ Approval strictly tied to the 15-foot setback and localized 43-foot stairwell height.
- ✓ Mandatory installation of an 8-foot privacy fence along the southern property line.
- ✓ Mandatory Category IV 15-foot landscape buffer to protect adjacent townhomes.
- ✓ Strict dark-sky compliant lighting limits (maximum height of 14 feet).
- ✓ Adherence to all city stormwater, site plan, and environmental codes.

# McLeskey: Shore DR Condo Project: Staff Report

## Rules of Engagement: Voluntary Proffers



# McLeskey: Shore DR Condo Project

## Civic League Perspective

- The **Ocean Park Civic League remains neutral and lacks a clear consensus**, acknowledging both the economic value of new housing investments and the valid concerns raised by current residents.

### Primary Areas of Concern

- **Scale and Visual Impact:** The proposed 62-foot height threatens to alter the visual landscape of Shore Drive and the neighboring natural areas. While developers compromised by stepping the building down to 34 feet near existing townhouses, the overall height remains a focal point of review.
- **Traffic and Parking Trade-offs:** Ensuring safe vehicle access on Shore Drive is critical. Furthermore, the community faces a design dilemma: restricting the building's height limits ground-level parking, which would likely push resident and guest overflow parking onto already congested local streets like Marlin Bay Drive.
- **Stormwater and Flooding:** The Bayfront corridor is highly vulnerable to flooding. The development faces strict expectations to prove it will not exacerbate runoff or drainage issues for surrounding properties.
- **Environmental Strain:** Introducing 52 new households next to the Pleasure House Point Natural Area increases risks to local wildlife. Increased human and pet traffic could accelerate habitat damage, compounding existing problems with off-leash dogs and improper waste disposal.

# McLeskey: Shore DR Condo Project

## Community & Civic League Perspective

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# Lynnhaven Boat Ramp Update: Report

## LBR Weekend Operations Summary (May 29–31)

Weekend Total: 480 launches.

- **Friday, May 29 (132 launches):** Parking filled by 5:00 pm due to a late rush. Overflow lot and barricades were not needed.
- **Saturday, May 30 (138 launches):** Parking filled by 12:00 pm; overflow lot used. No barricades needed. Small craft advisory/high winds in effect.
- **Sunday, May 31 (210 launches):** Parking filled by 11:00 am; overflow lot used. Facility closed and barricaded at 12:45 pm (police notified at 12:40 pm).

## Incidents

- Camera Review: No issues found on weekend footage.
- Disabled Vessel: On Sunday (~3:00 pm), a disabled boat closed Ramp #4 for <15 minutes. Ramps 1–3 remained fully operational.

## Parking Enforcement & Staffing

- Enforcement Stats (May 1 – Oct 31): 406 vehicles scanned, 52 citations issued.
- Summer Staff Hours (May 23 – Sept 4): 5:30 am – 9:00 pm.
- Security Staff Hours: 8:00 pm – 2:00 am (daily).



## Digital Signage Updates

- Eastbound Sign: Installation completed June 3.
- Westbound Sign: Installation expected to complete June 5.
- Target: Fully functional with trained staff by the June 12–14 weekend.

# 2026 Sail 250 Tall Ships: June 19<sup>th</sup>

**JUNE 16–18**



## **Fleet Mooring at Lynnhaven Anchorage**

International tall ships arrive in the Chesapeake Bay for staging.

**FRIDAY, JUNE 19,  
7:30 AM**



## **The Parade of Sail Begins**

Official procession  
departs Lynnhaven  
Anchorage.

**FRIDAY, JUNE 19,  
12:00 PM**



## **Arrival in Downtown Norfolk**

The magnificent  
fleet reaches the  
downtown  
waterfront.

**GLOBAL  
GATHERING**



**60** Ships  
from  
**20** Nations

**10,000**  
officers and  
crew members



# New Business: 🌿 Pleasure House Point 🚫 Clean Up

## 2026 Schedule

- Saturday, June 20<sup>th</sup> 9a-12

Summer Break too hot!

- Saturday, September 12<sup>th</sup> 9a-12
- Saturday, October 17<sup>th</sup> 9a-12

✓ Meet at the Marlin Bay Trailhead on Marlin Bay Drive



# July 4<sup>th</sup> Weekend & Fireworks



- **Saturday, July 4<sup>th</sup>**

- City Application
- Morning 10a
- Surry & Albermarle

- **Monday, July 6<sup>th</sup>**

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

# Government Affairs: Upcoming Meetings

- **Councilmember Schulman District 9 community meeting**, Monday, June 8<sup>th</sup>, 6:00 p.m.- 8:00 p.m. at Williams Farm Recreation Center. Update on Pleasure House Point, followed by a Q&A session with the council member.
- **VB Council of Community Organizations (VBCCO)** meeting: Wednesday, June 17<sup>th</sup>, General Meeting, 6:30p @ Bow Creek Recreation Center
- **Friends of the Live Oaks (FOLO Meeting)** Meeting: Not posted
- **Bayfront Advisory Commission (BAC)**, Meeting Thursday, June 18<sup>th</sup> @ 3:30 p.m. Ocean Park Volunteer Rescue Squad
- **Ocean Park Interim Sidewalk Project – ON-GOING**
- **Lynnhaven Boat Ramp/Cape Henry Beach Sand Haul- Near completion**
- **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.
- **Dominion Power Lines:** Projected start September 2026



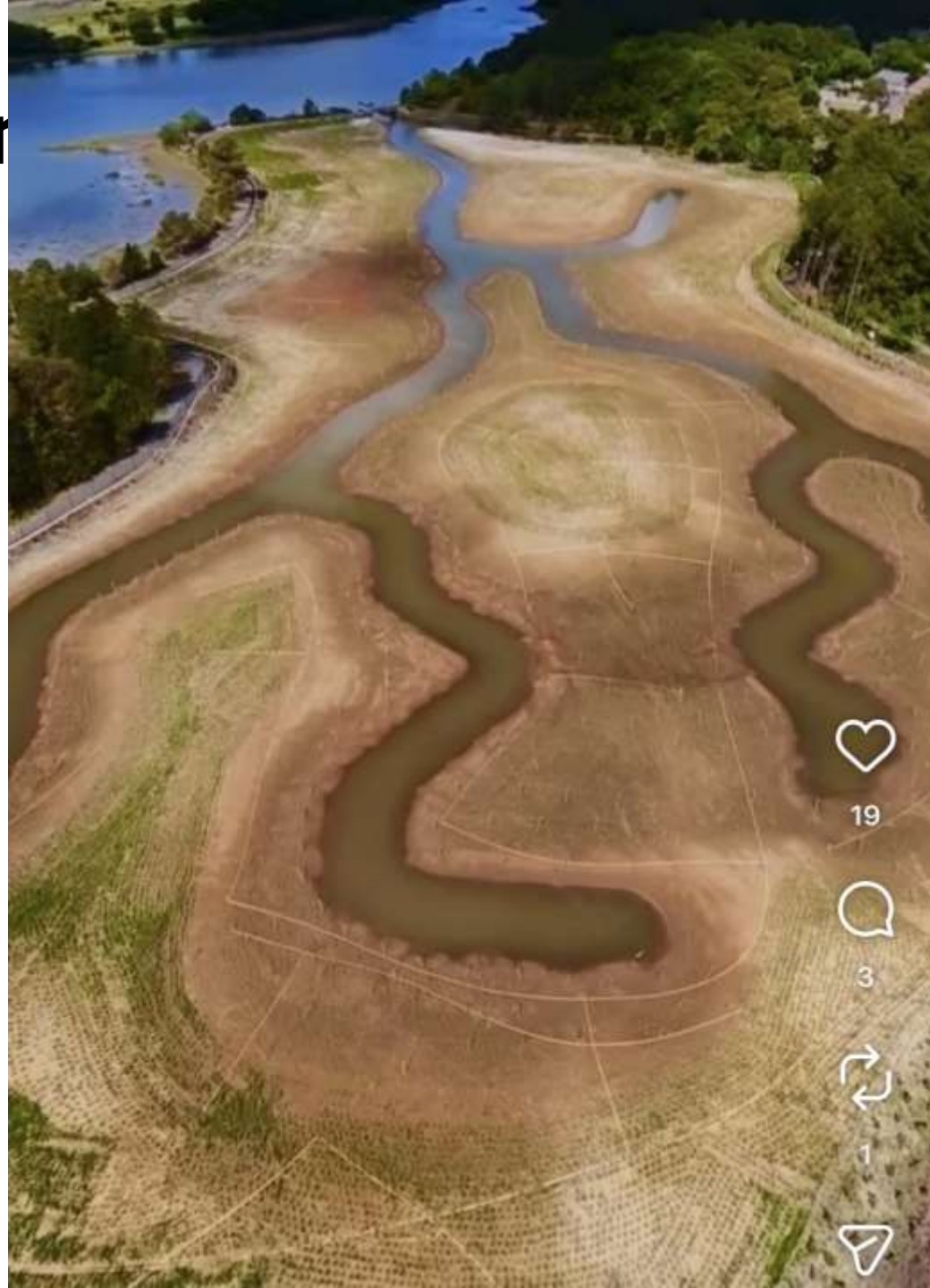
# Turtlemania: Jill Doczi



# Turtlemania: Jill Doczi



# Turtleman



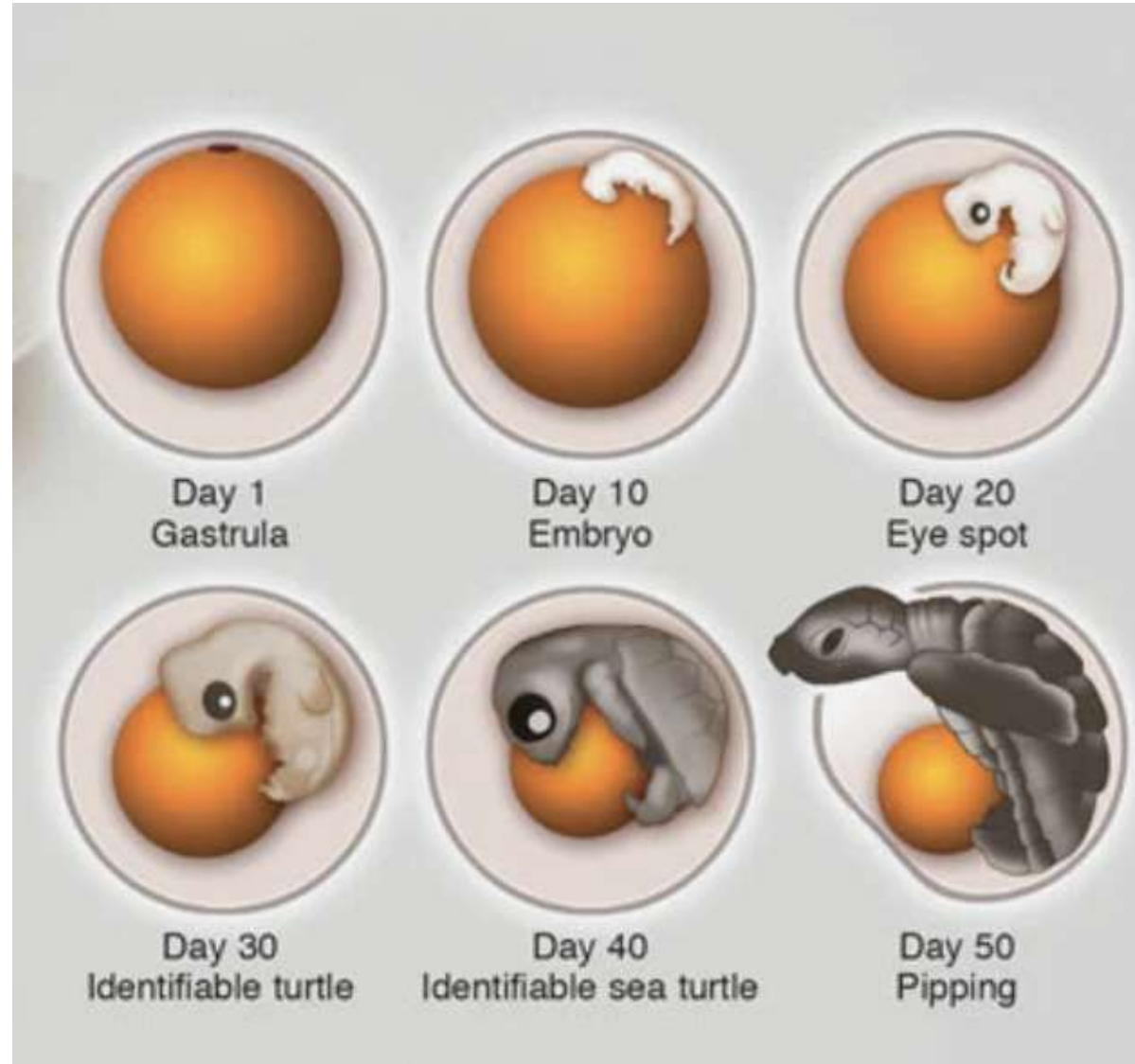
# Turtlemania: Jill Doczi



LEGEND	PLANTING AREAS	PLANT SPECIES
<ul style="list-style-type: none"> <li>PROPOSED 1' CONTOUR</li> <li>EXISTING PAVED TRAIL*</li> <li>UPDATED NEW TRAIL*</li> <li>TEMPORARY FENCE</li> <li>SHALLOW WATER</li> <li>SAND FLATS</li> </ul>	<ul style="list-style-type: none"> <li>LOW MARSH</li> <li>HIGH MARSH</li> <li>FOREST ENHANCEMENT</li> <li>FOREST PRESERVATION</li> </ul>	<ul style="list-style-type: none"> <li>  Spartina patens   Spartina patens   Spartina patens   Spartina patens   Spartina patens   Spartina patens   Spartina patens   Spartina patens   Spartina patens   Spartina patens   Spartina patens   Spartina patens  <li>(No proposed planting - preservation)</li> </li></ul>

\*All trails are now open for public use

# Turtlemania: Jill Doczi



# Turtlemania: Jill Doczi



# Turtlemania: Jill Doczi



# Member Forum!



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

Adjournment.

