

## 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
- 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. |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|

# 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

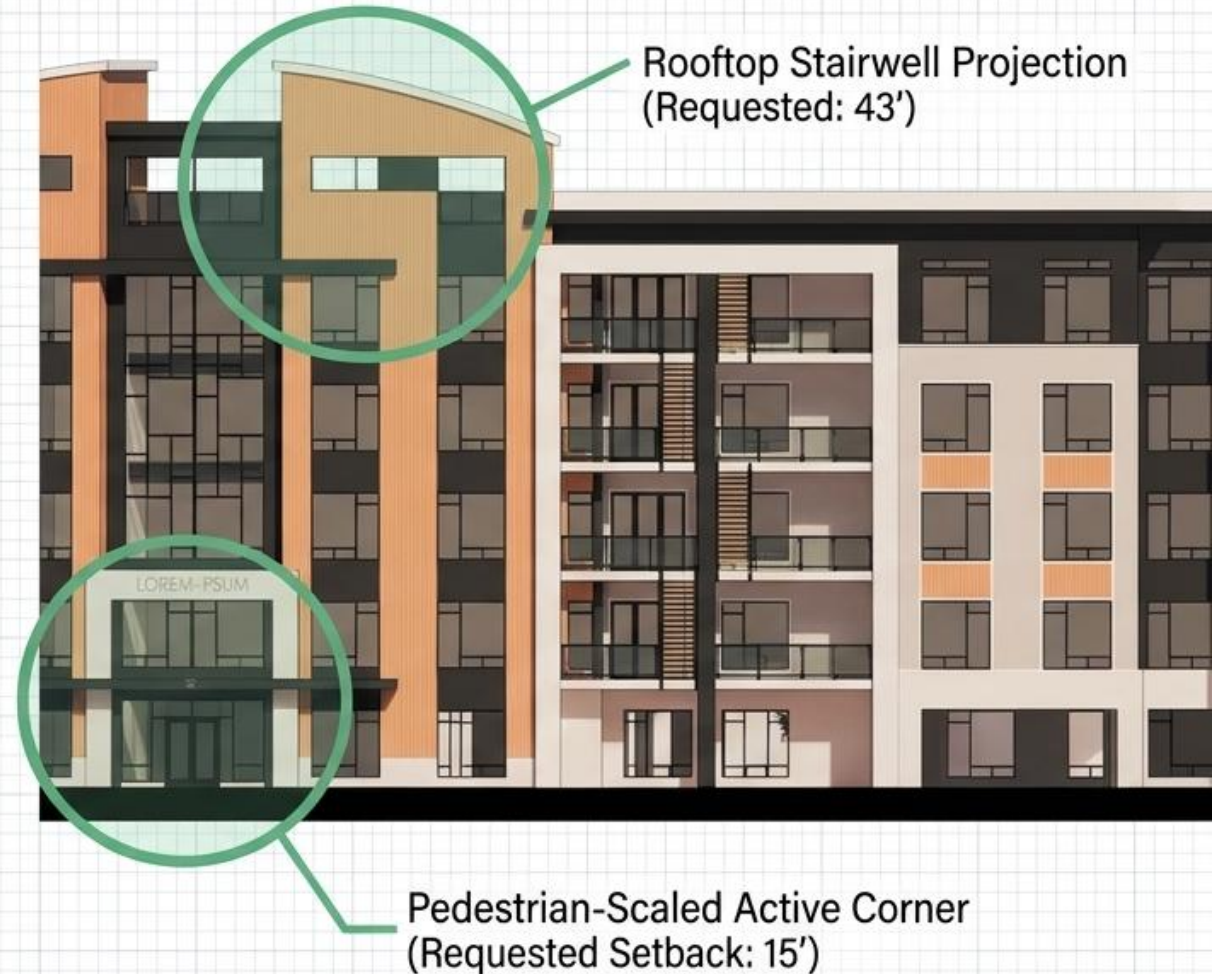
**Staff Rationale:** Pulling the building to the street edge creates a pedestrian-scaled, active corner aligned with Shore Drive Design Guidelines.

## 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

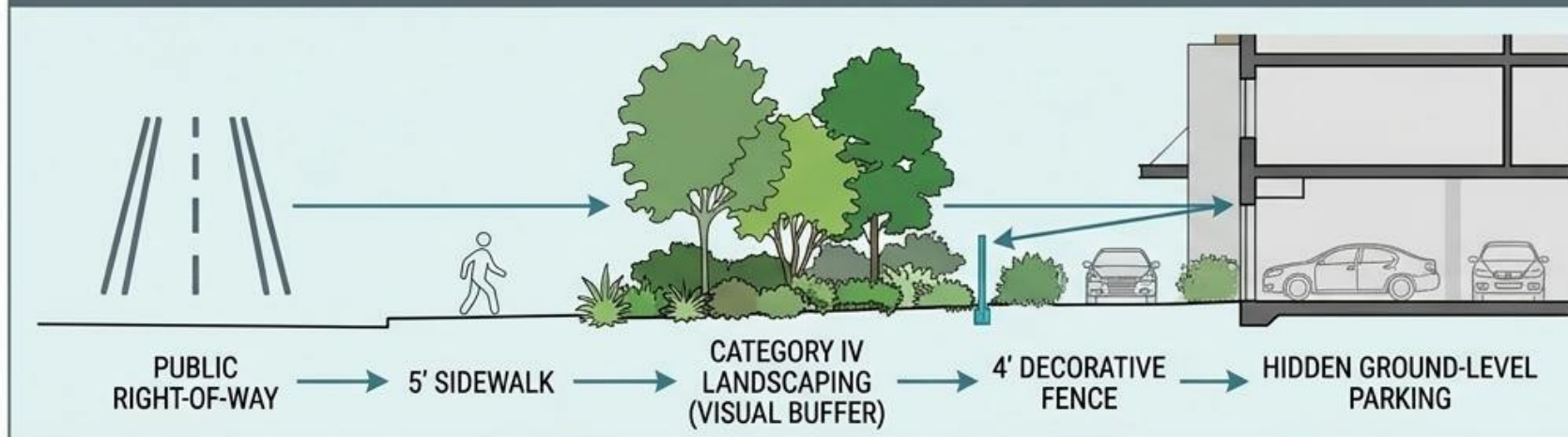
All surface parking is located beneath residential floors and completely obscured.

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 stormwater compliance required at final site plan review; no adverse upstream/downstream impacts permitted.                                                            |
| Overdevelopment |  | Density voluntarily reduced 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

## Bayfront Advisory Commission

- **Conditional Approval:** The Commission voted 8-2 on May 21, 2026, to support a mixed-use (residential and retail) development by Shore Drive Area Properties, LLC.
- **Design Shift:** The building's design must feature more horizontal articulation to match local corridor guidelines.
- **Height Reduction:** The building height at the Shore Drive and Marlin Bay corner must be reduced by setting the upper floor back at least 10 feet or removing two top-floor units.
- **Permeability:** The site design must incorporate a greater use of permeable materials.
- **Strict Contingency:** The Commission's recommendation for approval is heavily dependent on the developer implementing these specific conditions.



# McLeskey: Shore DR Condo Project

## Community & 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

## Proffers

- **Proffer 1 (Site Plan):** The property must be developed in substantial conformity with the Conceptual Site Plan dated May 12, 2026.
- **Proffer 2 (Architecture):** The building's design, appearance, and exterior materials must substantially match the approved conceptual renderings and material sample elevations.
- **Proffer 3 (Landscaping):** On-site landscaping must substantially conform to the Conceptual Landscape Plan dated May 12, 2026.
- **Proffer 4 (Lighting):** Exterior lighting is limited to security purposes and must be shielded to prevent glare and spillover onto adjacent properties.
- **Proffer 5 (Signage):** All on-site signage must meet the City Zoning Ordinance requirements and be approved by the Zoning Administrator prior to permit issuance.
- **Proffer 6 (Pet Area):** A designated pet relief area must be provided for residents.
- **Proffer 7 (Trail Easement):** The developer must provide a public access easement for any portions of the Shore Drive multi-use trail that fall outside the existing public right-of-way.
- **Proffer 8 (Prohibited Uses):** Bars, nightclubs, liquor stores, and the sale of vape products are strictly prohibited on the property.
- **Proffer 9 (Effective Date):** The agreement takes effect on the date of City Council approval, but becomes null and void if the rezoning is ever overturned by a judicial decision.
- .

# 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



## **Parade**

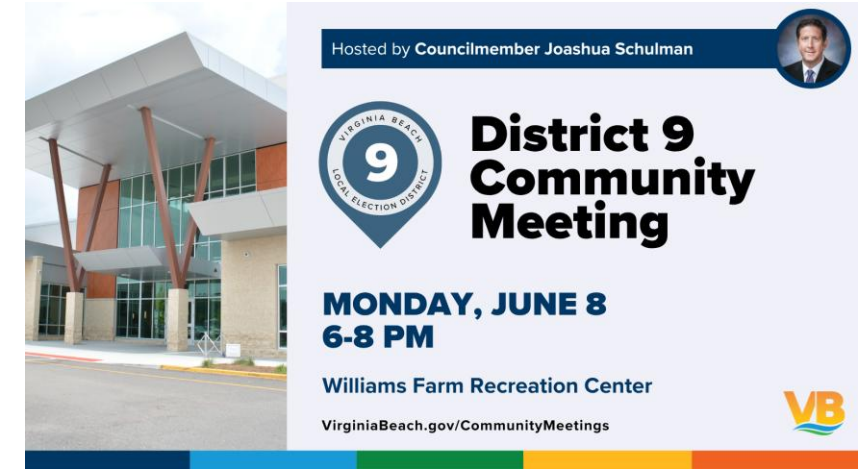
- Saturday, July 4<sup>th</sup>
  - City Application
  - Morning 10a
  - Surry & Albermarle

## **Fireworks Show**

- Monday, July 6<sup>th</sup>
  - Ocean Park Beach
  - Approximately 9 pm

# Government Affairs:

- **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
- **Bayfront Advisory Commission (BAC)**, Meeting Thursday, June 18<sup>th</sup> @ 3:30 p.m. Ocean Park Volunteer Rescue Squad (As part of Shore Dr. Design Guidelines, the rewrite speaker will be an internationally recognized sustainable city researcher and author, Dr. Beatley, from the Dept of Urban and Environmental Planning, School of Architecture at UVA)
- **Ocean Park Interim Sidewalk Project – ON-GOING**
- **Lynnhaven Boat Ramp/Cape Henry Beach Sand Haul-** Near completion
- **City Manager will develop a report evaluating parking conditions & potential mitigations for Chesapeake Beach/Ocean Park. Est. cost \$200K**
- **Dominion Power Lines on Shore DR:** Projected start September 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.



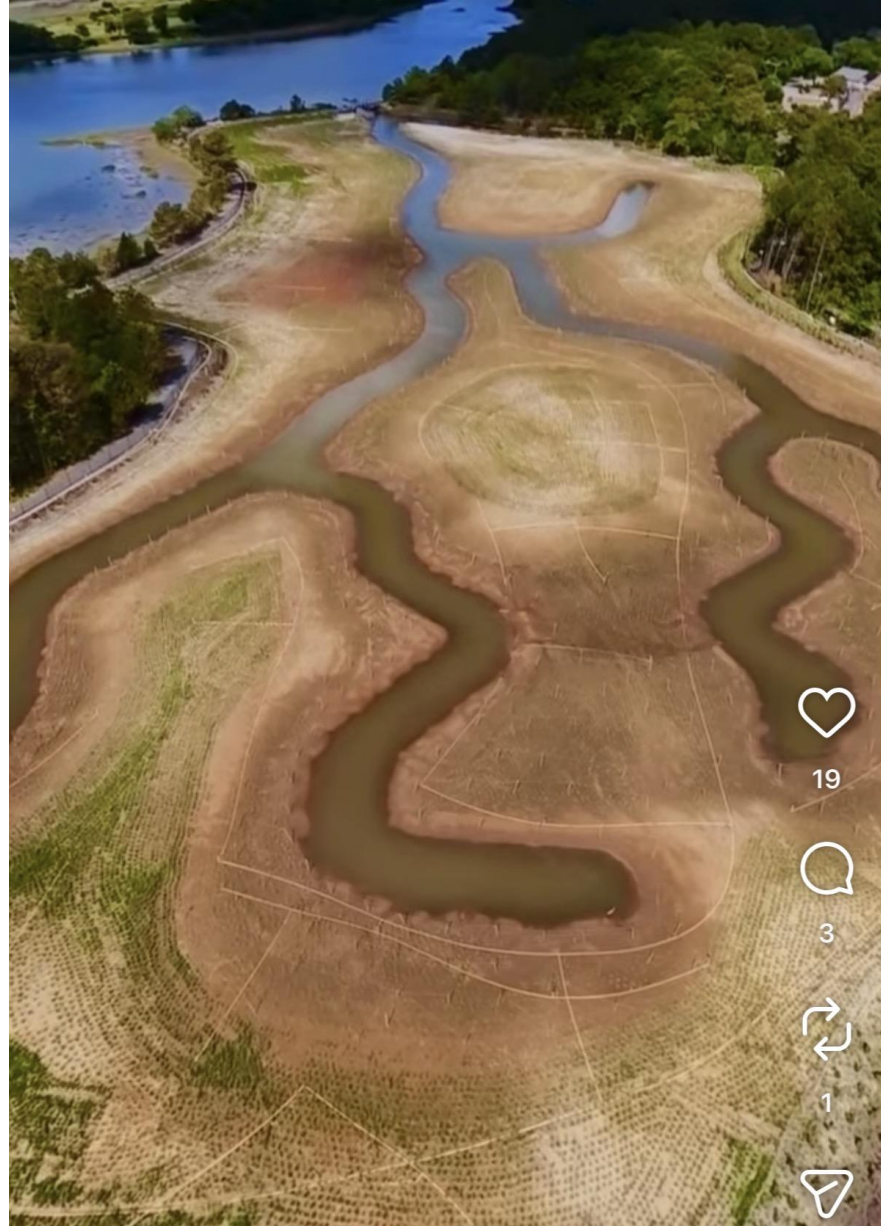
# Turtlemania: Jill Doczi



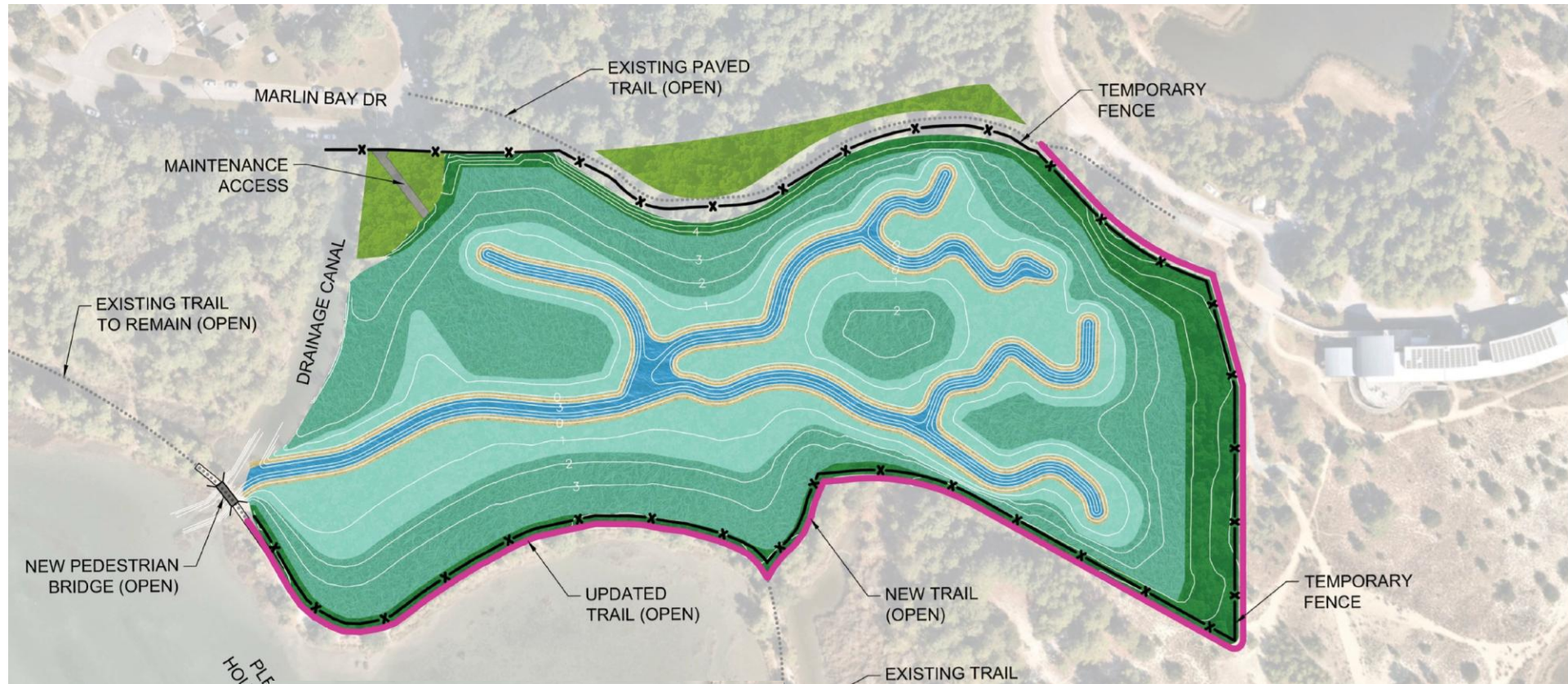
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# Turtlemania: Jill Doczi

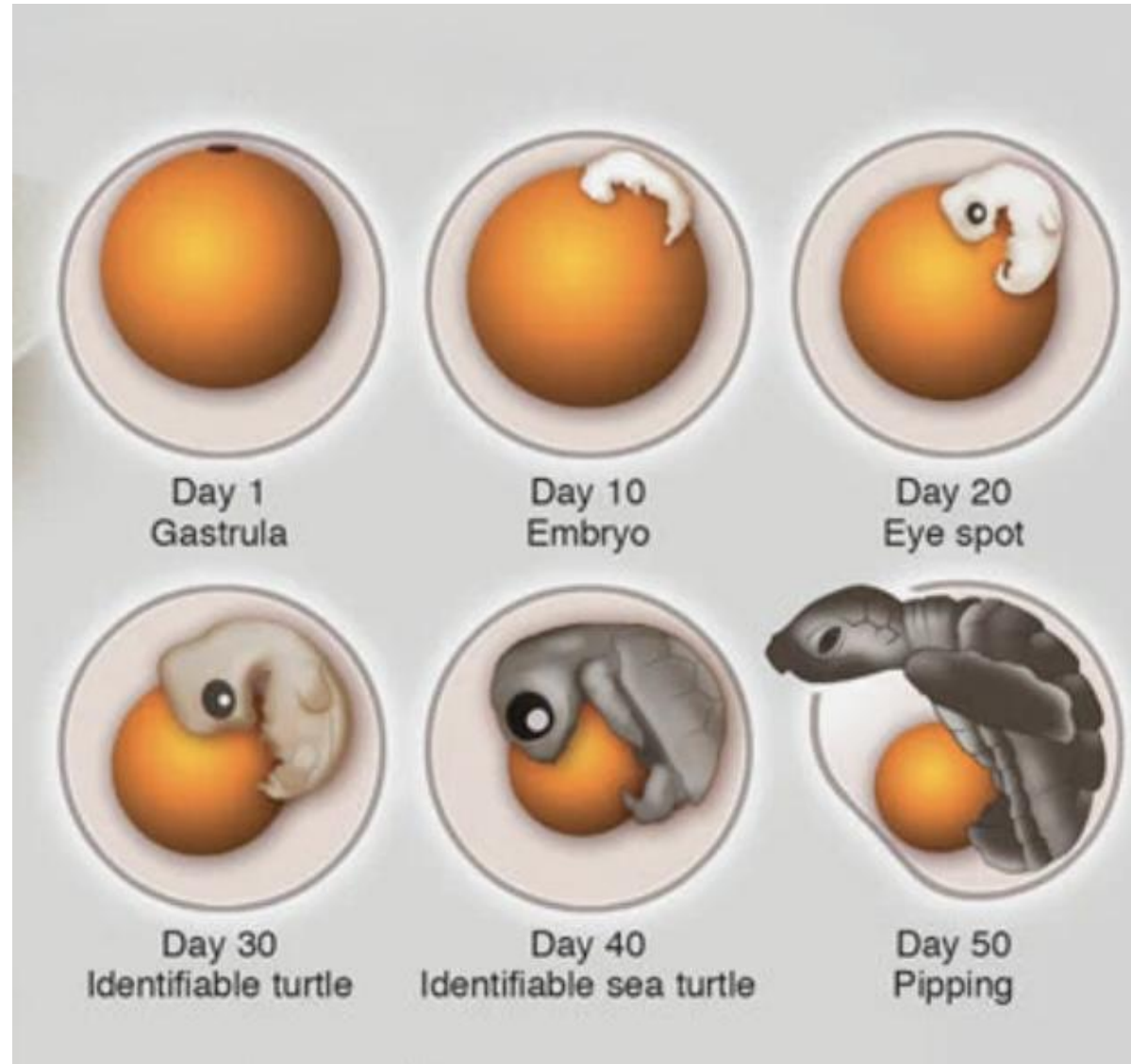


| LEGEND                                                                                                    | PLANTING AREAS                                                                                            | PLANT SPECIES                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  PROPOSED 1' CONTOUR   |  LOW MARSH           |  Sailgrass<br> Cordgrass |
|  EXISTING/PAVED TRAIL* |  HIGH MARSH          |  Sail Meadow Hay                                                                                              |
|  UPDATED/NEW TRAIL*    |  FOREST ENHANCEMENT  |  Switchgrass                                                                                                  |
|  TEMPORARY FENCE       |                                                                                                           |  Groundsel<br> Burn      |
|  SHALLOW WATER         |                                                                                                           |  Live Oak                                                                                                     |
|  SAND FLATS            |  FOREST PRESERVATION |                                                                                                               |

\*All trails are now open for public use

(No proposed planting - preservation)

# Turtlemania: Jill Doczi



# Turtlemania: Jill Doczi



# Turtlemania: Jill Doczi



# Turtlemania: Jill Doczi



Butch



Travis



Jeff



Alec



Clint



Shiloh

# Member Forum!



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

# Adjournment.

