



**CITY OF VIRGINIA BEACH  
BAYFRONT ADVISORY COMMISSION  
DRAFT MEETING MINUTES**

Thursday, February 19, 2026  
3:30 P.M.  
Ocean Park Fire and Rescue Squad Building  
3769 E. Stratford Road

**MEMBERS PRESENT:**

Andrea Lindemann (Chair), Ed Amorosso, Joe Bovee, Sandy Cohen, Windy Crutchfield, Phil Davenport, Reese Longwater, JB Maas, Chase McConnell, Audrey Perry, Bill Prince, Bailey Quarg, Neel Singh, Cole Trower, Planning Commissioner Holly Cuellar, Planning Commissioner John Coston

**MEMBERS ABSENT:**

Morgan Ayers (Vice Chair), Burrell Saunders, Bill Hearst

**CITY STAFF PRESENT:**

Alexis Bailey – Planning, Hank Morrison – Planning, Victoria Eisenberg – City Attorney

**CALL TO ORDER:**

Chair Lindemann called the meeting to order at 3:30 P.M.

**ROLL CALL:**

Alexis Bailey did roll call.

**MOTION TO APPROVE THE MINUTES FROM 1/15/26 MEETING:**

Motion by Ed Amorosso, seconded by Joe Bovee. The meeting minutes were approved unanimously.

**CHAIR’S REPORT and INTRODUCTIONS:**

- There was no Chair’s Report or introductions.

**STAFF REPORTS**

- Public Works: Mrs. Bailey provided the updates on Mrs. Shannon’s absence which included the Lesner Bridge lights, storm drain outfall pipe near Whaler Court, Rookery

Way beach access maintenance, beach plants – west side of the Lesner Bridge, and Shore Drive safety analysis – west side of Lesner Bridge.

- Chair Lindemann introduced Jim White to provide a presentation on the Bay Beaches Survey.
  - Mr. Cohen asked if the same species of grass was replanted as what died and if so, do they know why the initial grass died.
  - Mr. Davenport asked whether a similar survey was carried out on the east side of the Lesner Bridge.
  - Mr. Trower asked about the Rookery Way Beach Access maintenance and the rebuilding of dunes.
  - A member of the public asked about a berm constructed parallel to Rookery Way would be an option.
- Chair Lindemann introduced Jason Wilson and Kevin Quigley to provide a presentation on Shore Drive Phase III. Mr. Quigley provided an overview of the project, what's being done in the current phase, and what is next.
  - Mr. Cohen asked about the installation of new stormwater pipes and asked about the ability to keep the right lane open.
  - Councilmember Schulman expressed his thanks for Mr. Quigley and his team for the update.
  - Mr. Trower expressed his thanks for the milling and paving done.
  - A member of the public asked about the lifespan of the polymer used in the liner and the possibility to lower the speed limit using flashers to prevent speeding.
  - A member of the public asked about a sign asking people to zipper and pedestrian detour signage.
  - A member of the public asked about changes in lane closure times.
- Planning: Mr. Morrison provided an update on Route 35 and on the 2040 Comprehensive Plan.

## COMMITTEE REPORTS

- COMMUNICATIONS AND OUTREACH COMMITTEE – Mrs. Crutchfield stated the committee is discussing another opportunity to bring together bayfront business.
- DESIGN & PROJECT OUTLOOK COMMITTEE – Mr. Bovee discussed the presentation received regarding the Marlin Bay Drive Condominium project and the design guideline.
- INFRASTRUCTURE COMMITTEE – Mr. Cohen said there was no committee report.
- STUDENT COMMITTEE – The student committee did not meet.

- LYNNHAVEN BOAT RAMP COMMITTEE – Mrs. Crutchfield discussed the revised LBRC recommendations.
  - Councilmember Schulman asked to differ the recommendations to allow time for staff review and response.

## OLD BUSINESS

- There was no old business.

## NEW BUSINESS

- Shore Drive Corridor Plan & Design Guideline Topic Breakdown – Identify Core Values – Chair Lindemann asked each of the members to give a 30 second elevator pitch for the Bayfront.

## PRESENTATIONS/DISCUSSIONS

- 1) Marlin Bay Drive – Chair Lindemann introduced Mark Rosenfield to provide a presentation on the Marlin Bay Drive project. Mr. Rosenfield provided an overview of the project including the proposed rezoning, the number of units, and the site design.
  - a. Mr. Cohen asked the decision to request to conditionally rezone the site to Conditional B-4 and whether it would allow for greater density.
  - b. Mr. Prince asked about the height of the building compared to other buildings on Shore Drive.
  - c. A member of the public asked about the outdoor lighting proposed.
  - d. A member of the public asked about the height of the building, impact to the Shore Drive Corridor, and impact to the ecosystem.
- 2) Outer Banks Beach Buggies, LLC – Chair Lindemann introduced Eddie Bourdon to provide a presentation on the Conditional Use Permit for Motor Vehicle Sales and Rentals (Low-Speed Vehicles) for Outer Banks Beach Buggies, LLC. Mr. Bourdon provided an overview of the project including the layout of the site and the operation of the proposed business.
  - a. Mr. Trower asked about landscaping proposed and whether any lighting is proposed.
  - b. Mr. Bovee asked about whether any pavement is proposed to be added.
  - c. Mr. Cohen asked about why a Conditional Use Permit is required for the use.
  - d. Chair Lindemann stated concerns with the type of vehicle proposed and stated her opposition to the request.
  - e. Cole Trower made a motion to recommend approval the request which was seconded by Ed Amorosso. The motion was approved 6 to 1.

## PUBLIC COMMENTS

- A member of the public about information for illegal charters operating.
- A member of the public stated that today was the 23 year anniversary of the idea to preserve Pleasure House Point.
- A member of the public thanked Mr. Morrison and Councilmember Schulman regarding Route 35 and encouraged, if possible, advertised for Sail 250.
- A member of the public discussed the increase in density for the Marlin Bay Drive proposal.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 5:45 P.M.

Andrea Lindemann, Chair

Alexis Bailey, Planner I

Hank Morrison, Comprehensive Planning Administrator