

Minutes from 29 FEB 2016  
Presented March 26, 2016  
Shore Drive Community Coalition General Meeting  
Submitted by David Williams

Meeting Location: Ocean Park Volunteer Rescue Squad Meeting Hall  
Meeting Start: Called to order at 7:30 PM by Vice President Wally Damon  
Total Attending: 33

Special guests: Mr. Brad Waitzer & Ms. Lisa Murphy discussed proposed Marina Shores Marina Project  
Mr. Chris Wojtowicz, P.E. provided a Lesner Bridge Update

Officer's Reports:

Treasurer's Report – David Williams for Kathy Pawlak	
Balance as of 29 FEB 2016	\$6,872.26
	\$1,499.55 Special Projects Account
Total memberships paid	26 civic associations (as of 2015)

Secretary's Report – David Williams  
Minutes from 25 Jan 2016 approved with no corrections

Due to the amount of time required for two presentation; proposed Marina Shores Marina apartment complex and the update of the Lesner Bridge project, the SDCC meeting commenced with Mr. Brad Waitzer and Ms. Lisa Murphy's presentation.

Mr. Waitzer and Ms. Murphy presented the following information related to the proposed Marina Shores Marina apartment complex. The zoning for the current Marina Shores Marina is B2 which would allow multiple structures. Ms Higgs (Gail Levine) has a previously approved site plan for multiple buildings, but understanding that there would much opposition to such a project, approached Mr. Waitzer concerning his interests for the site.

Mr. Waitzer's project would require rezoning from B2 to B4, and P1 for the estuary east of the marina as it is currently zoned residential. Mr. Waitzer's proposal would include removal of the dry boat storage area shed, gazebo, tackle shop building and the fuel dock area including the storage tanks. The swimming pool and the wet slips would remain. The P-1 estuary area would have permanent deed restrictions placed on it to prevent any structures being built on it. In a concession by Ms. Higgs, she has stated that wet slips would not be expanded east along Long Creek adjacent to the estuary.

Mr. Waitzer would purchase the former property from Ms. Higgs and construct 261 rental units with internal courtyards, heavily landscaped gardens and a walkway. The apartment rent's would range from approximately \$1,500-\$3,500/4,000 monthly for living areas ranging from 850-1,800 sq. feet. An additional entrance to the complex will be constructed, and a traffic light will be installed at N. Great Neck at Lynnhaven Road.

There will be many advantages to the proposed complex including; eliminates industrial building used for boat storage, decreases traffic, eliminates possible obnoxious business (possible night clubs, late night noise), reduces large impervious areas, provides a traffic light at a dangerous intersection, and provides an upscale structure managed and maintained by the owner, Mr. Waitzer. If approved, construction would start in two years.

Mr. Chris Wojtowicz gave the next presentation on the Lesner Bridge project. He stated that the \$119.5M project was on schedule and 50% completed. The westbound bridge will (ed. was to) be completed FEB 2016 with demolition of both east and west segments of the old Lesner bridge starting in OCT 2016. The contractor has stated that the other new bridge segment (eastbound bridge) will be completed on schedule by November 2017. When asked about the delay in the scheduled project, Mr. Wojtowicz stated that the contractor had failed to include the six months required to construct the complicated and complex gantry system in their original time estimates.

Vice President 's Report – Wally Damon offered some brief comments on the bridge project related to modern bridge construction methods and the uniqueness of the new Lesner Bridge.

There being no new business, a motion to adjourn the meeting was approved at 9:02.

David Williams

SDCC Secretary