



**CITY OF VIRGINIA BEACH  
BAYFRONT ADVISORY COMMISSION  
MEETING AGENDA**

Thursday, August 21, 2025  
3:30 P.M.  
Ocean Park Fire and Rescue Squad Building  
3769 E. Stratford Road

The mission of the Bayfront Advisory Commission is to review and make recommendations to the City Council regarding public and private projects and issues associated with the Bayfront area.

**CALL TO ORDER**  
3:30 P.M.

**ROLL CALL**

**APPROVAL OF MINUTES**  
Review and approval of minutes from 7/17/25 meetings

**CHAIR'S REPORT AND INTRODUCTIONS**

**STAFF REPORTS**  
1) Planning  
2) Public Works

**SUBCOMMITTEE REPORTS**

- Communications and Outreach Subcommittee
- Design and Project Outlook Subcommittee
- Infrastructure Subcommittee
- Student Subcommittee
- Lynnhaven Boat Ramp Subcommittee

**OLD BUSINESS**  
1. Vote to FY25 Adopt Annual Report

## NEW BUSINESS

## PRESENTATIONS/PROJECT BRIEFINGS

1. Shore Drive Phase III Presentation – Bill Purcell and Kevin Quigley, Department of Public Works

## PUBLIC COMMENTS

## ADJOURN



Thursday, July 17, 2025

1:00 P.M.

Ocean Park Fire and Rescue Squad Building  
3769 E. Stratford Road

**MEMBERS PRESENT:**

Andrea Lindemann (Chair), Morgan Ayers, Phil Davenport, Bill Hearst, Cole Trower, Joe Bovee, Sandy Cohen, Windy Crutchfield, Planning Commissioner John Coston, Chase McConnell, Aubrey Perry, Neel Singh, Bailey Quarg

**MEMBERS ABSENT:**

Ed Amorosso, Planning Commissioner Holley Cuellar, JB Maas, Bill Prince, Reese Longwater

**CITY STAFF PRESENT:**

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

**CALL TO ORDER:**

Chair Lindemann called the meeting to order at 1:05 P.M.

**Review of Subcommittee Structure:**

- Phil Davenport made a motion that the Subcommittees be changed to committees which was seconded by Sandy Cohen. Which was approved unanimously by a vote of 7 to 0.
- Mr. Cohen discussed the possibility of creating Task Forces for topics or issues.
- Mrs. Ayers discussed the possibility of creating a safety committee which would include the Lynnhaven Boat Ramp Committee.
- Mr. Cohen discussed the possibility of creating a Transit Committee or Task Force.
- Phil Davenport made a motion to add a provision to the by-laws that the commission may establish working groups to look at various issues to be led by Commission members appointed by the Chair was seconded by Cole Trower and then withdrawn.
- Cole Trower made a motion to amend the by-laws so that only commissioners could be appointed as members to committees which was seconded by Sandy Cohen. The motion was approved by a unanimous vote of 8 to 0.

- 1) Attendance Policy Requirements
  - a. City Attorney Eisenberg discussed the attendance policy.
- 2) Finalize Meeting Occurrences
- 3) Open Discussion

Windy Crutchfield arrived at 1:20 p.m.

Planning Commissioner John Coston arrived at 1:50 p.m.

#### Speaker Policy Discussion:

- Chair Lindemann stated the current speaker policy and asked if there was any discussion on amending the speaker policy.

#### Subcommittee Breakout Session:

#### Goals for the Following Year:

- Chair Lindemann opened the discussion on the goals for the coming year FY 2025-2026.
- Mrs. Ayers discussed the reformulation of goals to be more specific and attainable.
- Mr. Cohen discussed the creation of goals by the committees.
- Mrs. Ayers discussed the creation of a goal for the infrastructure committee to tour the pedestrian connectivity Marlin Bay Drive to Pleasure House Road.
- Mr. Cohen discussed the creation of a goal related to the bike route at First Landing.
- Chair Lindemann discussed the possible addition of a goal related to the environment and open space preservation.
- Chair Lindemann asked that each committee when they meet ahead of the August 21<sup>st</sup> regular meeting to discuss goals for each committee.
- Phil Davenport made a motion to revise the Rules and Procedures as outlined by the City Attorney to include the terms for officers to be aligned with the fiscal year, remove the number that makes a quorum, and update the order of business to reflect the current agenda which was seconded Joe Bovee and was unanimously approved by a vote of 8 to 0.

Councilman Schulman arrived at 2:45.

Councilman Cummings arrived at 3:09.

#### ADJOURNMENT

The special meeting was adjourned into the regular meeting at 3:20 P.M.

Andrea Lindemann, Chair  
Hank Morrison, Comprehensive Planning Administrator  
Alexis Bailey, Planner I



Thursday, July 17, 2025

3:30 P.M.

Ocean Park Fire and Rescue Squad Building  
3769 E. Stratford Road

**MEMBERS PRESENT:**

Andrea Lindemann (Chair), Morgan Ayers, Windy Crutchfield, Phil Davenport, Bill Hearst, Cole Trower, Planning Commissioner John Coston, Planning Commissioner Holly Cuellar, Joe Bovee, Sandy Cohen, Chase McConnell, Aubrey Perry, Neel Singh, Bailey Quarg

**MEMBERS ABSENT:**

JB Maas, Bill Prince, Ed Amorosso, Reese Longwater

**CITY STAFF PRESENT:**

Hank Morrison – Planning, Alexis Bailey – Planning, Katie Shannon – Public Works, Victoria Eisenberg – City Attorney

**CALL TO ORDER:**

Chair Lindemann called the meeting to order at 3:35 P.M.

**MOTION TO APPROVE THE MINUTES FROM 6/16/25 MEETING:**

Motion by Windy Crutchfield, seconded by Morgan Ayers. The meeting minutes were approved unanimously.

**CHAIR’S REPORT:**

- There was no Chair’s Report.

**STAFF REPORTS**

- Planning: Hank Morrison stated there was a revised draft of the 2040 Comprehensive Plan that was posted online and a Comprehensive Plan Workshop for the Planning Commission on July 29th.
- Public Works: Katie Shannon discussed the Shore Drive Pedestrian Improvements, Shore Drive Phase III, and Pleasure House Road Improvements Phase II.
  - Mr. Cohen asked what the next steps are for Shore Drive Phase III.

- Mrs. Ayers asked about having Staff come in to provide briefs on the Shore Drive Phase III Project.
- Mr. Davenport asked about the time of day when construction would be taking place.
- Chair Lindemann asked about the changing of lights on the Lesner Bridge.
- Councilman Schulman provided an update on Pleasure House Road Improvements Phase II funding.

## SUBCOMMITTEE REPORTS

- COMMUNICATIONS AND OUTREACH COMMITTEE – Mrs. Ayers said the Bayfront Advisory Business Coalition would be meeting on Monday.
- DESIGN & PROJECT OUTLOOK COMMITTEE – Mr. Bovee said that the Mimi's Rentals, LLC project was presented to the Design and Review Committee and discussion took place regarding the Brikel, LLC project which was voted on at the June 16<sup>th</sup> regular meeting. There was a motion to recommend approval of the Mimi's Rentals, LLC project.
- INFRASTRUCTURE COMMITTEE – Mr. Cohen said that the Infrastructure Committee did not meet in July and would be meeting on August 7<sup>th</sup>.
- STUDENT COMMITTEE – Chair Lindemann asked if there was a volunteer to work with the new student members and Mrs. Ayers volunteered.
- LYNNHAVEN BOAT RAMP SUBCOMMITTEE – Councilman Schulman discussed the community meeting that was held regarding the Lynnhaven Boat Ramp on Wednesday July 16<sup>th</sup> which included that armed private security will be at the Lynnhaven Boat Ramp nightly until October, flock cameras will be installed, and installation of digital signage. Mrs. Crutchfield said the Lynnhaven Boat Ramp Committee will continue to meet weekly.
  - Mr. Davenport asked if it would be possible for the city to look for sites for additional boat ramps.
  - Mr. Cohen asked if there were City regulations regarding boat ramps.

## OLD BUSINESS

- There was no old business.

## NEW BUSINESS

- Election of the Vice Chair
  - Chair Lindemann nominated Morgan Ayers to be the Vice Chair.
  - Phil Davenport nominated Cole Trower to be the Vice Chair.

- Windy Crutchfield made a motion to nominate Morgan Ayers as Vice Chair which was seconded by Morgan Ayers. Which passed by a motion of 5 to 2 with 1 abstention.
- Phil Davenport made a motion to nominate Cole Trower as Vice Chair which was seconded by Cole Trower. Which failed by a motion of 2 to 5 with 1 abstention.
- FOIA Overview
  - City Attorney Tori Eisenberg provided an overview of the Freedom of Information Act and how it applies to the commission.
- Councilman Schulman discussed signage at the end of beach access points to provide guidance for emergency situations that is being considered by the Beaches and Waterways Commission.
  - Mr. Cohen asked about the overlap between Bayfront Advisory Commission and Beaches and Waterways Commission.
  - Mr. Davenport discussed the idea of the student members working on locations of beach access.

## PRESENTATIONS/DISCUSSIONS

- 1) Mimi's Rentals, LLC
  - a. Chair Lindemann introduced Billy Garrington the project for Mimi's Rentals, LLC
    - i. Mr. Cohen asked if the application would make the site nonconforming.
    - ii. Mrs. Ayers asked if any trees would be removed as part of the proposal.
    - iii. Mr. Cohen asked if a new condominium association would be established with the two new units.
    - iv. Mr. Cohen asked if the property would be subdivided.
    - v. Mr. Trower asked who would be responsible for the maintenance of the landscaping.
  - b. A motion to recommend approval of the project for Mimi's Rentals, LLC was made by Joe Bovee and seconded by Phil Davenport. It was approved by a unanimous vote of 8 to 0.

## PUBLIC COMMENTS

- A member of the public discussed concern about a drainage outfall that was not recognized on the Eastern Shore Drive Drainage Project.
- A member of the public asked a question about the Mimi's Rentals, LLC project and whether it was a condominium.
- A member of the public encouraged the Bayfront Advisory Commission to work with the Friends of Live Oaks and look into tree mitigation at the Pleasure House Point.



- A member of the public asked about the pink flags at Shore Drive and Pleasure House Road.
- A member of the public discussed the flags along Shore Drive, concern about for sale by owner car lots, and the Westminster Canterbury Beach Access.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 4:49 P.M.

Andrea Lindemann, Chair

Hank Morrison, Comprehensive Planning Administrator

Alexis Bailey, Planner I

Project Name	Design NTP	Design % Complete	Advertise for Construction	Construction Bid Opening	Estimated Construction Start Date	Construction % Complete	Estimated Construction Completion Date	Status Update (August 2025)
<b>Coastal Projects</b>								
1 Chesapeake Beach Renourishment				Complete				Updated 4/14/2025.
2 Lynnhaven Inlet Dredging and Cape Henry Beach Placement				Complete				Updated 4/14/2025.
3 Eastern Branch Lynnhaven River (EBLR) Dredging	-	-	4/3/2023	5/4/2023	7/10/2023	98%	9/30/2025	The City's ongoing dredging project of the EBLR is going well. The contractor completed Keeling Drain dredging on November 7th. Contractor completed EBLR dredging on 12/20/2024. Navigation channel daymarkers have been installed. Dredging of Hurds Cove SSD channels is 100% complete. Individual access basin dredging at 57% complete. The Hurds Cove dredging is part of the EBLR contract. Updated 8/8/2025.
4 Crab Creek/Long Creek				Complete				Updated 4/14/2025.
5 Pleasure House Point Trail Breach				Complete				Work has been completed to construct an elevated crossing over a flood-prone area. These improvements will make the path more accessible after heavy rain events. Additional erosion repairs complete as of 3/25/2025. Updated 4/14/2025.
Westminster Canterbury Beach Access Ramp	N/A	N/A	N/A	N/A	N/A	99%	TBD by developer	The beach acces has not been dedicated to the City by the developer yet. The City Attorney's Office confirmed that the Development Services Center (DSC) is waiting on the resubdivision plat that will be submitted by the Westminster Canterbury Tower developer. The City Attorney's Office will be part of the DSC review team for resubivision plat. (Updated 8/15/2025).
Pleasure House Point Wetland Mitigation Bank Project	N/A	FINAL	N/A	N/A	3/17/2025	45%	Q4 2025	Construction continues. Perimeter trail complete, dredging for the main channel complete, security fence complete, excavation in progress. Working on the bridge crossing and excavation for the channels are in progress. Bridge Crossing scheduled to be completed by August 27. (updated 08/08/2025)
<b>Flood Protection Projects</b>								
6 Lake Pleasure House Outfall				Complete				No Change
7 Lake Bradford Ditch Dredging				Complete				No Change
8 Lake Bradford-Chubb Lake Stormwater Pump Station and Outfall Design-Build Project	Q2 2025	N/A	N/A	N/A	Q1 2027	N/A	Q2 2030	Contract with Design / Build team has been finalized. The City is submitting a FEMA FMA (Flood Mitigation Assistance) applicaiton to replcae the FEMA BRIC application that is no longer supported by the current administration. Held the kick off meeting with the Design-Build Team (Ulliman Schutte with Brown and Caldwell) on Wednesday June 18, 2025. Held a public information meeting with citizens on Monday, August 04, 2025. (updated 08/13/2025)
9 Church Point-Thoroughgood BMP and Drainage Improvement	5/21/2024	30	Q1 2028	Q2 2028	Q3 2028	N/A	Q2 2031	The 30% review comments have been provided to the design engineer. The design engineer is working on the 60% submittal expected NOV 2025. (no change 08/13/2025)
10 Cape Henry Canal Phase II – Relocation of Sanitary Sewer Gravity Main				Complete				No Change
Eastern Shore Drainage Improvements Phase I – Section I – \$35.9M Building Resilient Infrastructure and Communities (BRIC) Grant Projects:								
11 Lynnhaven Colony Park Pump Station, 1B		FINAL	Q2 2025	Q2 2025	Q3 2025	N/A	Q1 2028	FINAL Design Submittal Received March 2025 FINAL plans will be routed for signature and prepared for advertisement. FINAL plans are being routed for signature as we prepare for construction advertisement. Plans are signed and we expect to advertise for construction in August 2025. (08/13/2025)
12 Cape Henry Canal Phase II – Widening and Deeping, 1C.2		FINAL						
13 Lynnhaven Drive Pump Station, 1D		FINAL						
14 Elevate Lynnhaven Drive, 1E		FINAL						
15 Poinciana Pump Station		60%	Q4 2025	Q1 2026	Q2 2026	N/A	Q4 2028	90% Design Submittal May 13, 2025, plans are under review. 90% design comments submitted to the design engineer and the plans are progressing to the 100% design. (updated 08/13/2025)
North Shore Drive Street Drainage Improvements, 1F		100%	N/A	N/A	Q3 2025	N/A	Q2 2027	FINAL design submitted June 2025. This project will be constructed with Shore Drive Phase III. (no change 08/13/2025)
16 Cape Henry Drive Street Drainage Improvements, 1G		100%	N/A	N/A	Q3 2025	N/A	Q2 2027	FINAL design submitted June 2025. This project will be constructed with the BRIC Grant Projects noted above. (no change 08/13/2025)
17 Vista Circle Pump Station, 1A								Project will be removed from the CIP. The Team looked at value engineering and determined we can increase the size of the Lynnhaven Colony Park Pump Station and eliminate the Vista Circle Pump Station
<b>Roadways Projects</b>								
HAWK Signals Phase I (Cape Henry Trail)	Q2 2024	90%	N/A	N/A	Q2 2026	N/A	Q1 2027	90% design is finishing up. Utility relocations are being coordinated. PW intends to use an Annual Services Contract for construction--this will reduce time for procurement and allow us to order signal equipment as soon as possible. Lead times for delivery of signal equipment won't be known until the order is placed. PW is preparing to hold a public meeting for the Cape Henry Trail Crossing-- finalized information: Sept 11, 5-7pm at John B. Dye ES. (Updated 8/15/2025)

	Pleasure House Road Improvements Phase I							Project is not funded in the FY26 CIP	
	Pleasure House Road Improvements Phase II	Q3 2025						Design kickoff meeting was held in June. Project is currently being surveyed. (8/15/2025)	
	Shore Drive Corridor Improvements Phase III		100%	Q3 2024	Q4 2024	Q2 2025	N/A	Q3 2028	Construction Notice to Proceed was 5/1/2025. Waterline and sewer forcemain replacement are in progress. Private utility relocations are nearing completion. (Updated 8/15/2025)
18	Shore Drive Corridor Improvements Phase IV		Preliminary Engineering						Supplemental to the Preliminary Engineering Report has been executed. This supplemental will include a modified SW analysis to assess impacts of using 1.5' Sea Level Rise. (Updated 8/15/2025)
19	Shore Drive Pedestrian Improvements		90%	Q2 2025	Q3 2025	Q4 2025	N/A	Q2 2026	Final plans and plats are being routed for approval. PW is planning to phase construction to advance areas with little or no acquisition and less utility conflicts. Acquisition is in progress. (Updated 8/15/2025)
20	Traffic Safety Projects								
	Cape Henry Trail through Cape Story								Traffic Engineering and Traffic Operations are working on short term improvements at the Cape Henry Trail through the Cape Story by the Sea neighborhood to include upgrading advance warning pedestrian signs to bike/pedestrian signs and restriping of the crosswalk markings to include high visibility crosswalk markings. Traffic Engineering is also working with BAC members to develop a proposal for installation of raised crosswalks at each of the ped/bike crossings.