

Shore Drive Condominium Project



February 19, 2026

Agenda



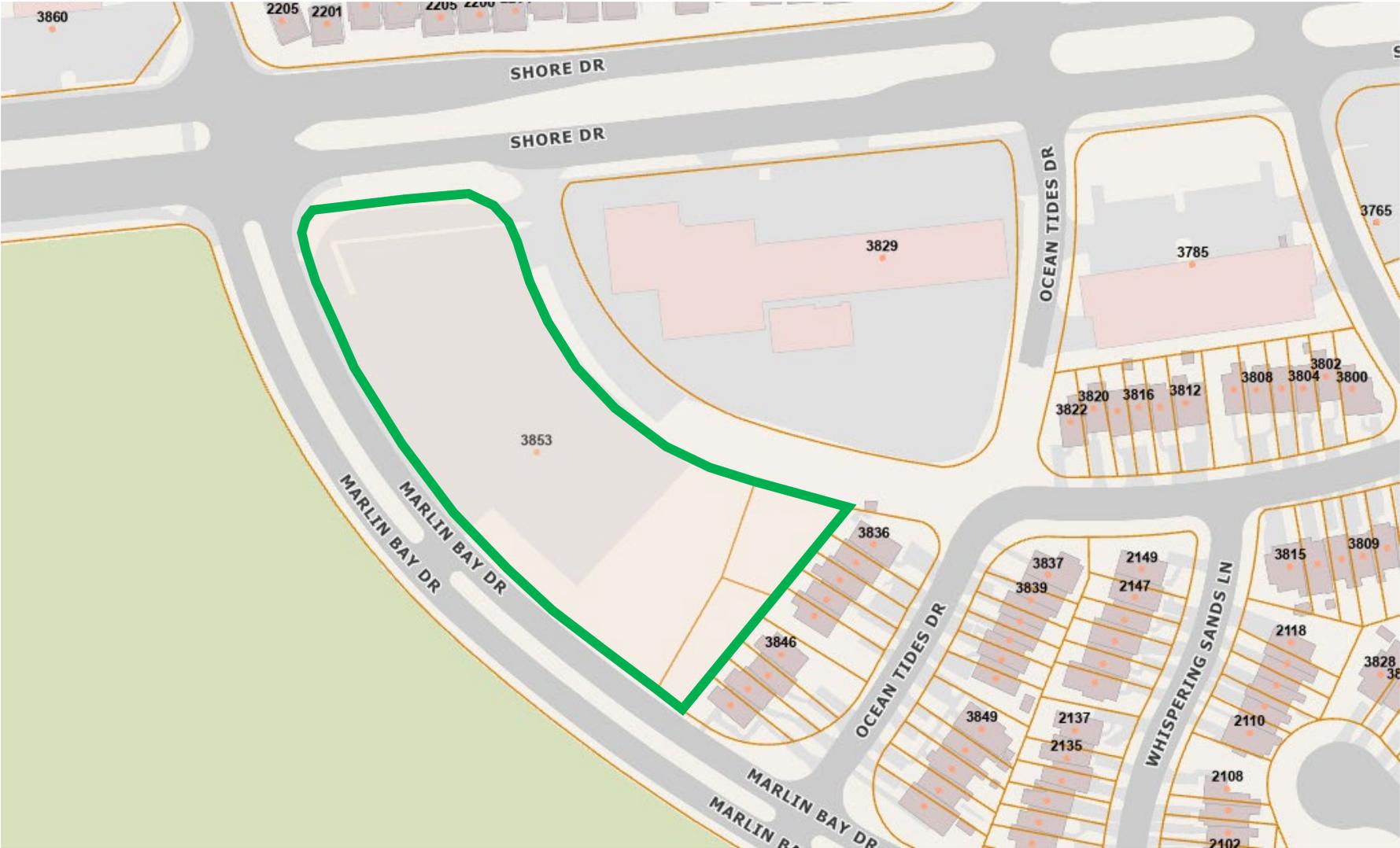
- Our Journey to Today
- Property
- Project Description
- Site Plan and Renderings

Our Journey to Today



- 25 – 30 meetings over the last eighteen months with community members, representatives of civic leagues & commissions
- Several early meetings to discuss what type of project would be compatible in the subject property from a use and scale perspective
- First round of meetings discussing and gaining feedback on the design of 62 condominium units
- We then digested all the feedback from those meetings and modified the project design to what you'll see today

The Property



Comparison to Prior Project



	Condominium Project	Apartments (Final Version)
Project Size (acres)	2.2	6.2 +/-
Total Units	52	197
Units per Acre	23.7x	31.8x
Building Frontage along Shore Dr.	133' 9"	525'
Height along Shore Dr. (typical) (61'10" at corner tower)	58'10"	53"
Building Area:		
Footprint:	42,000 sf	94,000 sf
Total Floor Area:	193,000 sf	352,000 sf
Parking Spaces		
Provided	126	358
Spaces per unit	2.4x	1.8x
Visitor / Retail Spaces (excess of 2 per unit)	22	N/A

Project Overview



52 residential units

- 2-bedroom units: 2
 - Average 1,600 sf + 180 sf balcony
- 3-bedroom units: 42
 - Average 2,080 sf + 340 sf balcony
- 4-bedroom units: 8
 - Average 2,430 sf + 330 sf balcony

2,000-2,500 sf commercial space

- Intention is community-oriented retail
 - Local market with prepared foods

Setbacks

- Distance from Shore Dr: 60'
- Distance from Marlin Bay: 90' typical
 - Distance from Marlin Bay at intersection of Shore Dr and near townhomes: 38'

Parking Spaces: 126 (code requirement 112)

- 104 residential spaces (2x per unit)
- 22 Visitor / Retail Spaces

Building Height:

Main Building: 5 stories

- 4 residential floors over ground level parking
- 61'10" to roof deck at the corner of Shore Dr.
- 58'10" typical

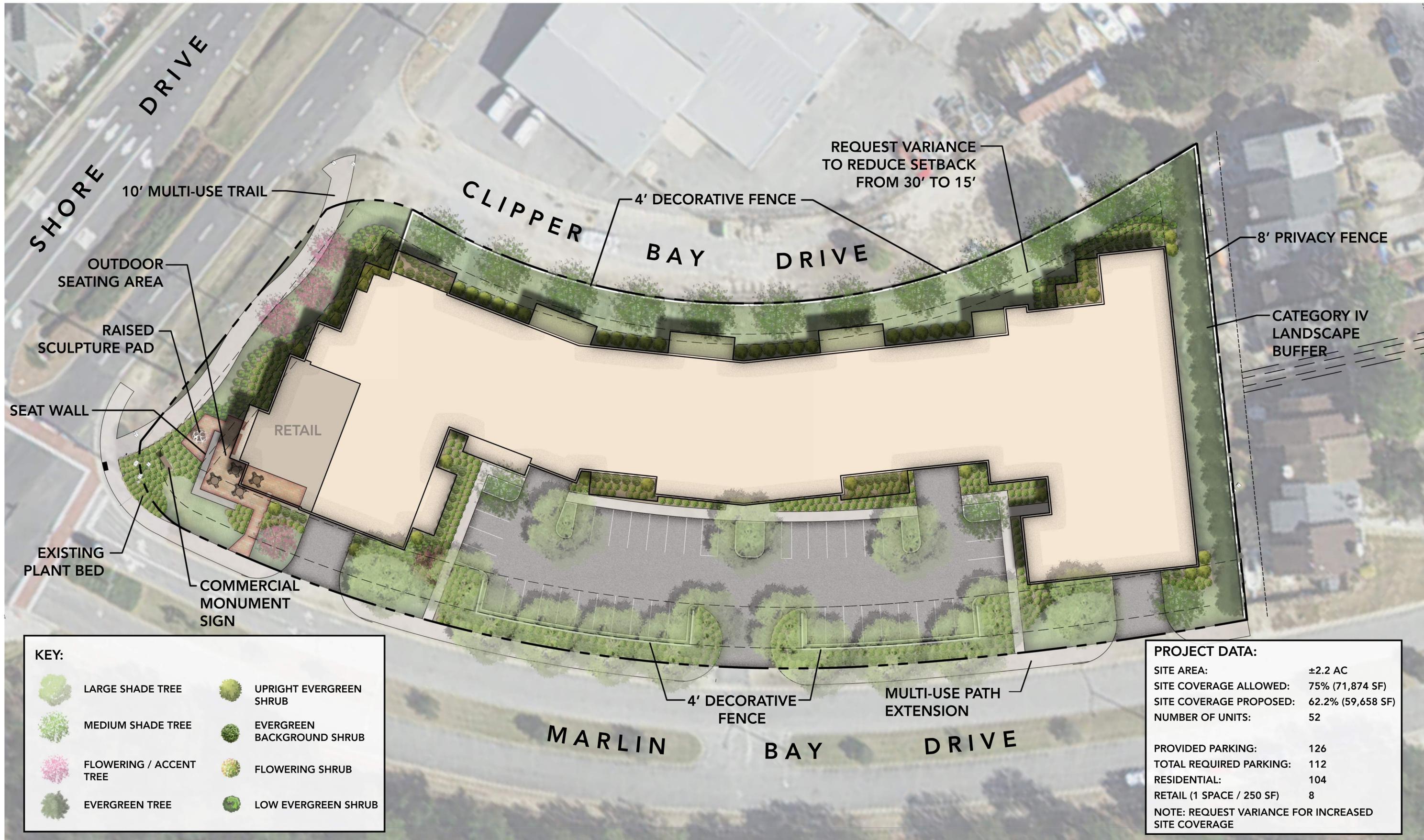
Step Down near Ocean Tides: 3 Stories

- 2 residential floors over ground level parking
- 33'10" to roof deck
- 42'10" roof garden access from penthouses

Zoning Information

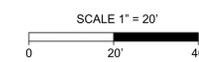


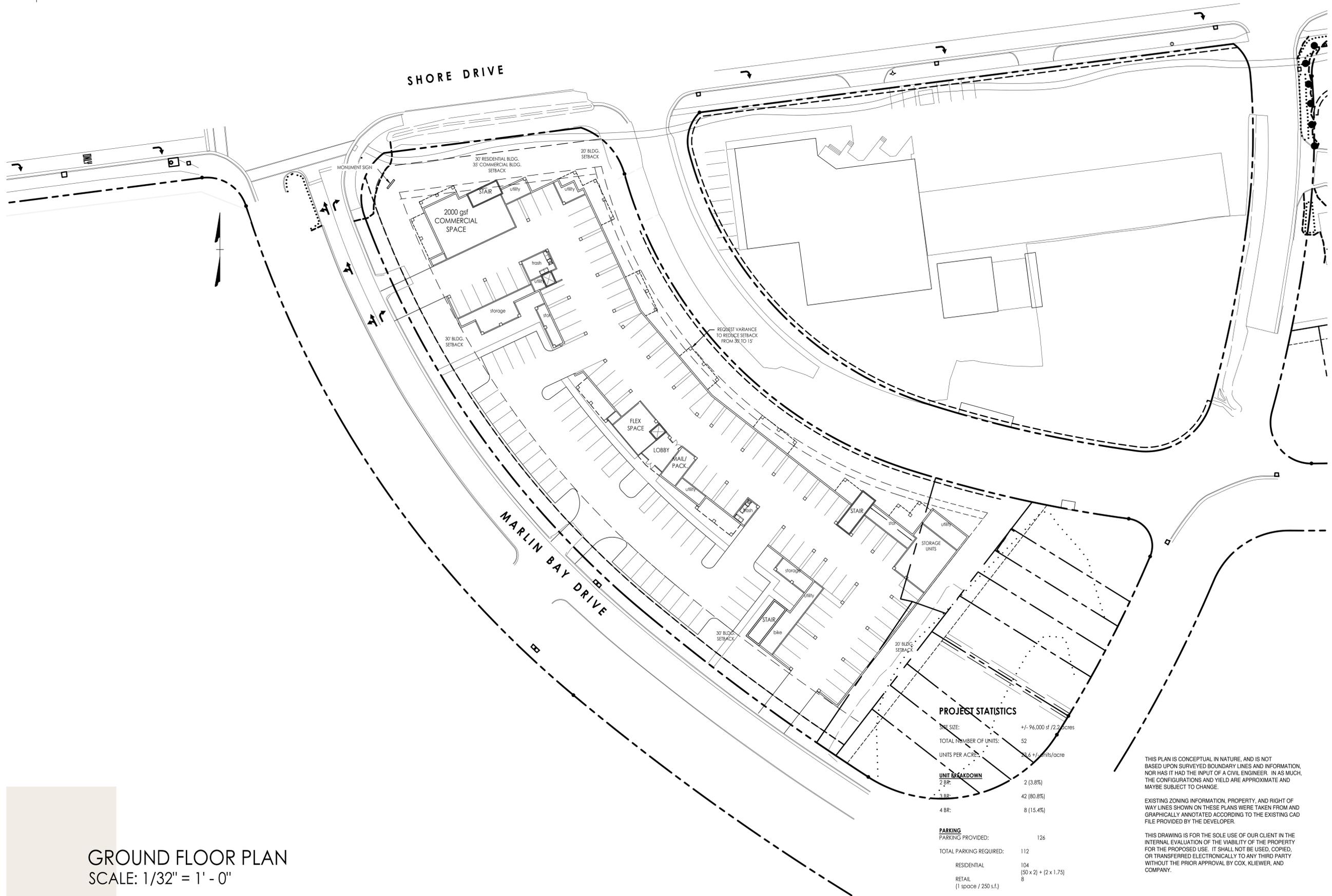
- Rezone to Conditional B4 (Mixed Use)
 - Currently PDH-1
- Variance Requests
 - Building & Balcony setback encroachment on Clipper Bay Dr. access to Browning Property
 - 15' encroachment for balconies and building
 - Ordinance: 30' setback along public right of way (Clipper Bay Dr.)
 - 8' privacy fence to screen building from townhomes on Ocean Tides Dr.
 - Height variance for roof stairwells on the 3-story section of the building
 - Ordinance: height restricted to 35' within 100 ft of residential zoning
 - Only requesting variance for rooftop access areas (i.e. stairwells) projected to be 42'10"



SHORE DRIVE

CONCEPTUAL DEVELOPMENT PLAN - February 18, 2026





PROJECT STATISTICS

SITE SIZE:	+/- 96,000 sf (2.2 acres)
TOTAL NUMBER OF UNITS:	52
UNITS PER ACRE:	23.6 +/- units/acre

UNIT BREAKDOWN

2 BR:	2 (3.8%)
3 BR:	42 (80.8%)
4 BR:	8 (15.4%)

PARKING

PARKING PROVIDED:	126
TOTAL PARKING REQUIRED:	112
RESIDENTIAL	104 (50 x 2) + (2 x 1.75)
RETAIL	8 (1 space / 250 s.f.)

THIS PLAN IS CONCEPTUAL IN NATURE, AND IS NOT BASED UPON SURVEYED BOUNDARY LINES AND INFORMATION, NOR HAS IT HAD THE INPUT OF A CIVIL ENGINEER. IN AS MUCH, THE CONFIGURATIONS AND YIELD ARE APPROXIMATE AND MAYBE SUBJECT TO CHANGE.

EXISTING ZONING INFORMATION, PROPERTY, AND RIGHT OF WAY LINES SHOWN ON THESE PLANS WERE TAKEN FROM AND GRAPHICALLY ANNOTATED ACCORDING TO THE EXISTING CAD FILE PROVIDED BY THE DEVELOPER.

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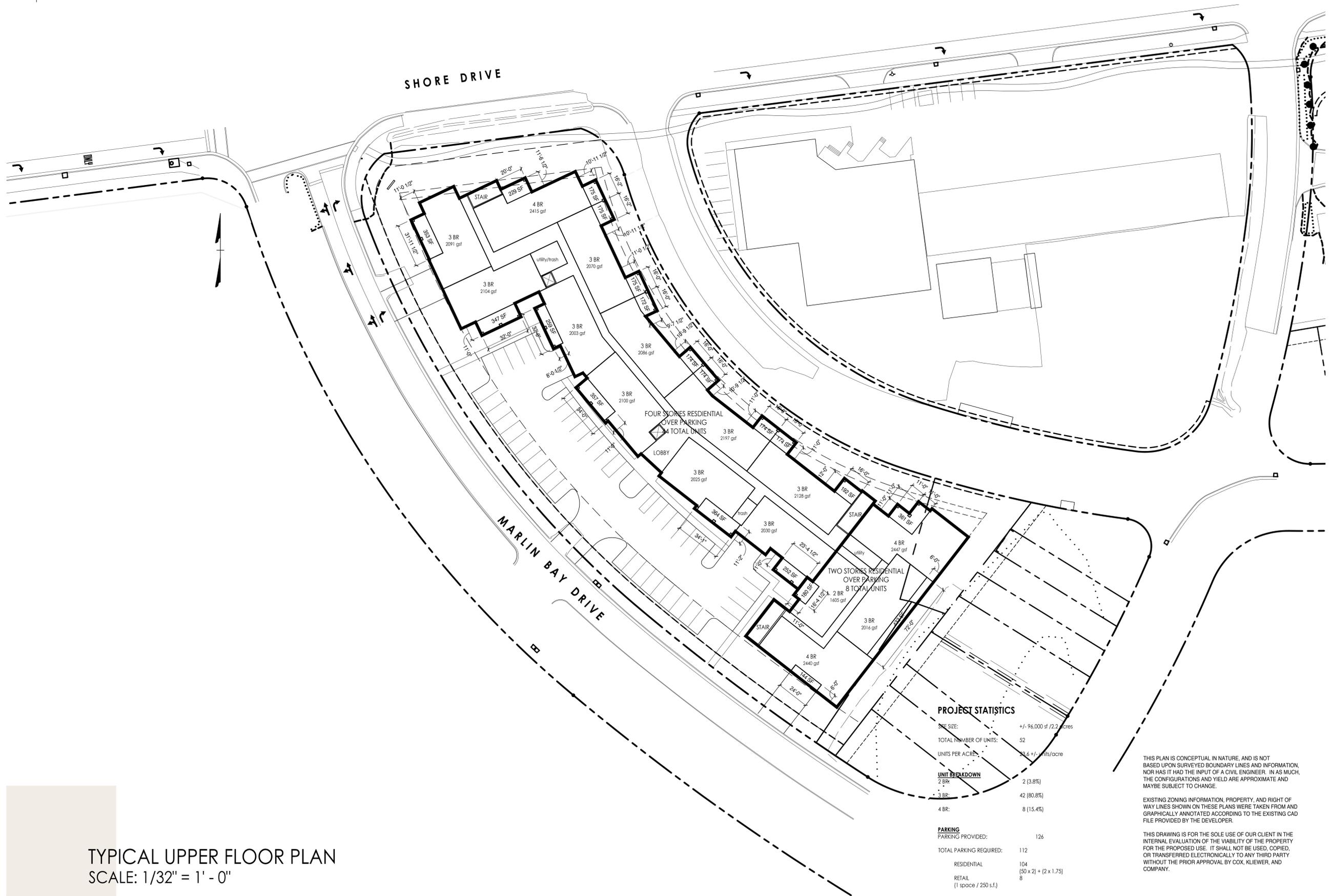
NEW CONDOMINIUM COMMUNITY

MARLIN BAY CONDOMINIUMS

MCLESKEY PROPERTY MANAGEMENT AND DEVELOPMENT

MARLIN BAY DRIVE
VIRGINIA BEACH VA. 02.13.2026

GROUND FLOOR PLAN
SCALE: 1/32" = 1' - 0"



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NEW CONDOMINIUM COMMUNITY

MARLIN BAY CONDOMINIUMS

MCLESKEY PROPERTY MANAGEMENT AND DEVELOPMENT

MARLIN BAY DRIVE
VIRGINIA BEACH VA. 02.13.2026

TYPICAL UPPER FLOOR PLAN
SCALE: 1/32" = 1' - 0"



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**SHORE DRIVE
CONDOMINIUM PROJECT**

VIEW FROM SHORE DRIVE, EASTBOUND
FEBRUARY 18, 2026



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**SHORE DRIVE
CONDOMINIUM PROJECT**
VIEW FROM SHORE DRIVE (WESTBOUND)
FEBRUARY 13, 2026
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**SHORE DRIVE
CONDOMINIUM PROJECT**
CONCEPTUAL RENDERING
DECEMBER 19, 2025
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February 19, 2026

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