



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

Thursday, June 18, 2026
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 5/21/26 meeting

CHAIR'S REPORT AND INTRODUCTIONS

STAFF REPORTS
1) Public Works
2) Planning

COMMITTEE REPORTS

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

OLD BUSINESS

- Public restroom facilities at Pleasure House Point Natural Area discussion

NEW BUSINESS

- Officer Elections for FY2027
- Shore Drive Corridor Plan and Design Guidelines Scope of Work Discussion

PRESENTATIONS/PROJECT BRIEFINGS

- 1) Biophilic Design Presentation by Dr. Timothy Beatley
 - a. Dr. Beatley is the Teresa Heinz Professor of Sustainable Communities, in the Department of Urban + Environmental Planning at University of Virginia's School of Architecture. He is the founder and executive director of Biophilic Cities, an international network of cities building an understanding of the value and contribution of nature in cities to the lives of residents. The Network works to conserve and celebrate nature in all its forms and the many important ways in which cities and their inhabitants benefit from the biodiversity and wild urban spaces present in cities.

PUBLIC COMMENTS

ADJOURN



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

Thursday, May 21, 2026
3:30 P.M.
Ocean Park Fire and Rescue Squad Building
3769 E. Stratford Road

MEMBERS PRESENT:

Andrea Lindemann (Chair), Morgan Ayers (Vice Chair), Ed Amorosso, Joe Bovee, Sandy Cohen, John Crouse, Windy Crutchfield, JB Maas, Chase McConnell, Audrey Perry, Bill Prince, Bailey Quarg, Neel Singh, Cole Trower, Planning Commissioner Holly Cuellar, Councilmember Joashua Schulman, Councilmember Stacy Cummings

MEMBERS ABSENT:

Phil Davenport, Bill Hearst, Reese Longwater

CITY STAFF PRESENT:

Alexis Bailey – Planning, Hank Morrison – Planning, Diamond Royster – 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 3/19/26 and 4/16/26 MEETINGS:

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

CHAIR’S REPORT and INTRODUCTIONS:

- Chair Lindemann introduced the new commissioner, John Crouse.
- Chair Lindemann reminded the commission that elections for chair and vice chair will take place at the June meeting.
- Motion to move up the STR presentation up was made by Windy and Seconded by Joe.

STAFF REPORTS

- Public Works: There was no staff report.
- Planning: Mr. Morrison asked the commission to begin thinking about goals and accomplishments ahead of the July meeting for the Annual Report. Additionally, he announced that this meeting would be Alexis’s last meeting with the commission.

COMMITTEE REPORTS

- COMMUNICATIONS AND OUTREACH COMMITTEE – Mrs. Ayers provided an update on the sunsets and sails. Additionally, she discussed planned content on the trolley.
- DESIGN & PROJECT OUTLOOK COMMITTEE –
 - Mr. Bovee discussed the Westminster Canterbury garage
 - Mr. Amorosso discussed vehicular access to the site.
 - Mr. Bovee made a motion to support the proposal with the recommendations added that they replace or save all live oaks on the property, add brick faced treatment along the front of the structure, and replace any trees if they die during construction within two years which was seconded by Sandy Cohen. The motion was approved unanimously.
 - Mr. Bovee discussed the Shore Drive Area Properties, LLC applications for a 52-unit condominium development at the intersection of Marlin Bay Drive and Shore Drive
 - Mr. Bovee discussed the committee’s concerns including building height, scale specifically in relation to the existing building, the façade, the commercial space, and unknowns about the proffers.
 - Mr. Bovee made a motion to support the proposal with the recommendations added to reduce the building height at the corner of Shore Drive and Marlin Bay by a minimum of 10 feet, revise the elevations to reduce the scale of the building, evaluate the use of permeable materials, request a pet relief station, add a proffer related to “unwanted uses”, and the management of the commercial space which was seconded by Sandy Cohen.
 - Mrs. Ayers asked about the applicants’ response to the requests.
 - Mr. Trower asked to hear from the applicant or their representative on the recommendations.
 - A member of the public asked whether the units would be for sale.
 - Mr. Course asked about the condominium association.
 - The motion was approved by a vote of 8 to 2.

- Councilmember Cummings left at 4:23
- INFRASTRUCTURE COMMITTEE – Mr. Cohen stated that infrastructure had no items.
- STUDENT COMMITTEE –
- LYNNHAVEN BOAT RAMP COMMITTEE – Mrs. Crutchfield provided an update on activity at the Lynnhaven Boat Ramp over the last four weekends. She provided an update on the signage and discussed possible additional markings for pedestrians.
 - Councilmember Schulman indicated that a no left turn sign would be installed.

OLD BUSINESS

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NEW BUSINESS

- Ms. McConnell asked for funding to be allocated for temporary restrooms for the Pleasure House Point Natural Area.
- Councilmember Schulman asked that the commission entertain the request at the June meeting to send a letter to City Council.

PRESENTATIONS/DISCUSSIONS

- 1) Chair Lindemann introduced Zoning Administrator Hannah Sabo to provide a briefing on the Short Term Rental Overlay District.
 - a. Mr. Bovee asked why the proposed area is proposed to be removed from the overlay.
 - b. Mrs. Ayers asked about the status existing complaint Short Term Rentals in the area proposed to be removed from the overlay.

PUBLIC COMMENTS

- Mr. Trower thanked staff for the sea grass project along Rookery Way and asked about contacting Public Works regarding debris from an accident along First Court.
- Mr. Prince asked about the Coastal Storm Risk Management Study and whether it would be brought before the commission.
- Councilmember Schulman announced a public meeting regarding the Coastal Storm Risk Management Study at Frank W. Cox High School at XX from XX to XX.
- A member of the public stated concerns with the density proposed for the Shore Drive Area Properties, LLC proposal.
- A member of the public expressed concerns with a proposed ADA accessible kayak launch at Pleasure House Point.
- A member of the public encouraged members of the public to attend the Coastal Storm Risk Management Study public meeting.

- A member of the public expressed concern with the density proposed for the Shore Drive Area Properties, LLC proposal and its impact to the character of the area.
- A member of the public expressed concern with the proposal for Shore Drive Area Properties, LLC due to impacts to traffic and the Pleasure House Point Natural Area.
- A member of the public expressed concern with the Lynnhaven Boat Ramp regarding impacts to the neighborhood.
- A member of the public encouraged ridership on Route 35, expressed support sidewalks installed along Shore Drive, and asked about the Pleasure House Point Wetlands Mitigation Project.
 - Councilmember Schulman stated there will be a town hall on June 8th at Williams Farms Rec Center from 6:00 p.m. to 8:00 p.m. to provide a project update on the Pleasure House Point Mitigation.
- A member of the public thanked staff for the bay beach sand replenishment project.
- A member of the public asked for an update on the Hawk signal, sand replenishment project on the Maple Street site, and whether the parking voucher could be used for bus passes.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:54 P.M.

Andrea Lindemann, Chair

Alexis Bailey, Planner I

Hank Morrison, Comprehensive Planning Administrator