



MAYOR AND CITY COUNCIL

REGULAR MEETING Monday, March 2, 2026 - 6:00 PM

AGENDA

- 1. CALL TO ORDER**
- 2. PRAYER AND PLEDGE**
- 3. CLOSED SESSION NOTICE AND REPORT**
 - A. Closed Session Notice and Report - Monday, March 2, 2026, 5:15 - 6:00 PM to discuss Legal and Public Security Matters
- 4. ITEMS PRESENTED BY THE MAYOR AND CITY COUNCIL**
 - A. Proclamation Recognizing March as Sportsmanship Month in Ocean City
- 5. CONSENT AGENDA**
 - A. Request to Approve Minutes
 1. Regular Meeting #3 dated February 17, 2026
 - B. Acknowledgement of Standing Committee Report
 1. Pension Committee - February 18
 - C. Acknowledgement of Standing Committee Draft Agendas
 1. Police Commission - March 9
 2. Tourism Commission - March 9
 3. Transportation Committee March 10
 4. Recreation and Parks Committee - next meeting May 14
 5. Green Team - March 11
 6. Bicycle and Pedestrian Advisory Committee - March 18
 - D. Private Event Approval Request for Easter Sunrise Service - April 5, 2026
 - E. Private Event Request for Maryland International Kite Expo - April 24-26, 2026
 - F. Private Event Approval Request for SDHS Class of 2026 Graduation Procession - May 20, 2026
 - G. Private Event Application Approval Request for Council of Ravens Roosts Parade - May 30, 2026
- 6. MISCELLANEOUS REPORTS AND PRESENTATIONS**
- 7. PUBLIC HEARINGS**

- A. Public Property Conveyance: The purpose of this public hearing is to consider the abandonment, closure and conveyance of a portion of an alley that is 16' wide by 50' in length (800 square feet) between 26th and 27th Street, specifically separating Lots 3 and 10 in Block 79N

8. ITEMS REFERRED TO AND PRESENTATIONS FROM THE CITY MANAGER AND STAFF

- A. Request to Allow Replacement of Harrison Hall Sign in Baltimore Avenue Unimproved Right of Way presented by Planning and Community Development Director George Bendler

9. ITEMS REFERRED TO AND PRESENTATIONS FROM THE CITY SOLICITOR

- A. Second Reading - Ordinance 2026-05 to Amend the Expenditure of Certain Monies Derived from the Hotel Rental Tax for a Sports Complex
- B. Second Reading - Ordinance 2026-06 to Amend Chapter 102 Entitled Vehicles for Hire (as recommended by the Police Commission; clarifies denial and suspension criteria, drug testing procedures, medical fitness standards, and terminology related to convictions and driver eligibility)
- C. First Reading - Ordinance 2026-01 to Adopt the 2025 Comprehensive Plan (a 10-year review and update of the existing 2017 Plan as introduced at the January 13 Work Session and amended upon further review at the February 24 Work Session)
- D. First Reading - Ordinance 2026-07 to Authorize the Abandonment, Closure and Conveyance of a Portion of an Alley that is 16' Wide by 50' in Length (800 square feet) between 26th and 27th Streets (as reviewed and approved at the January 27, 2026 Work Session)
- E. First Reading - Ordinance 2026-08 to Amend Chapter 110 Entitled Zoning (regulations within LC-1, Local Commercial, and SC-1, Shopping Center, Districts with regard to yard setbacks to include subdivided two-family dwellings and townhouses; approved at the February 24 Work Session)
- F. Resolution 2026-06 Authorizing the City Manager to File the Application with the Maryland Transit Administration for Grant Funding of the Annual Transportation Plan
- G. Resolution 2026-07 to Authorize the Disposition of Surplus Personal Property

10. COMMENTS FROM THE PUBLIC

- A. Any person who may wish to speak on any matter at the Regular Meeting may be heard during Comments from the Public for a period of five (5) minutes or such time as may be deemed appropriate by the Council President. Anyone wishing to be heard shall state their name, address and the subject on which he or she wishes to speak.

11. COMMENTS FROM THE CITY MANAGER

- A. Comments from the City Manager
 - A. Review of March 10, 2026, draft Work Session agenda

12. COMMENTS FROM THE MAYOR AND CITY COUNCIL

A. Comments from the Mayor and Council

13. ADJOURN



TOWN OF
OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 3.A
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Diana Chavis, City Clerk, MMC
RE: Closed Session Notice and Report
DATE: February 12, 2026

ISSUE(S): Closed Session Notice and Report

SUMMARY: A Mayor and Council closed session is scheduled for Monday, March 2, 2026, at 5:15 PM to discuss legal and public security matters.

FISCAL IMPACT: Not Applicable

RECOMMENDATION: Not Applicable



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ALTERNATIVES: Not Applicable

RESPONSIBLE STAFF: Not Applicable

COORDINATED WITH: Not Applicable

ATTACHMENT(S):
1. Closed Session Notice 3.2.26.doc
2. Closed Session Report 3.2.26.doc

NOTICE OF CLOSED SESSION OF MAYOR & CITY COUNCIL OF OCEAN CITY

AUTHORITY: State Government General Provisions Article: § 3-305(b)

DATE AND TIME: Monday, March 2, 2026 5:15 – 6:00 PM
 PLACE: City Hall
 SUBJECT: Legal and Public Security Matters
 VOTE: UNANIMOUS
 _____ OTHER: FOR: _____
 _____ AGAINST: _____
 _____ ABSTAIN: _____
 _____ ABSENT: _____

PURPOSES:

	1. To discuss: (i) the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation or performance evaluation of appointees, employees or officials over whom it has jurisdiction; or (ii) any other personnel matter that affects one or more specific individuals;
	2. To protect the privacy or reputation of individuals with respect to a matter that is not related to public business
	3. To consider the acquisition of real property for the public purpose and matters directly related thereto;
	4. Consider a matter that concerns the proposal for a business or industrial organization to locate, expand or locate in the state;
	5. Consider the investment of public funds;
	6. Consider the marketing of public securities;
X	7. Consult with counsel to obtain legal advice;
	8. Consult with staff, consultants or other individuals about pending or potential litigations;
	9. Conduct collective bargaining negotiations or consider matters that relate to the negotiations;
X	10. Discuss public security if the public body determines that public discussion would constitute a risk to the public or public security, including; a) the deployment of fire and police services and staff; and b) the development and implementation of emergency plans
	11. Prepare, administer or grade a scholastic, licensing or qualifying examination;
	12. Conduct or discuss an investigative proceeding on actual or possible criminal conduct;
	13. Comply with a specific constitutional, statutory or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter; or
	14. Before a contract is awarded or bids are opened, discuss a matter directly related to a negotiation strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process
	15. To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to: (i) security assessments or deployments relating to information resources technology; (ii) network security information or (iii) deployments or implementation of security personnel, critical infrastructure or security devices.

For each provision checked above, disclosure of the topic to be discussed and the public body’s reason for discussing that topic in closed session.

Citation	Topic	Reason for closed session discussion of topic
§3-305(b)7	Pending/potential litigation	Attorney-client privilege
§3-305(b)10	Plan development	Avoid disclosure of public security strategies

REPORT OF CLOSED SESSION
OF THE MAYOR AND CITY COUNCIL OF OCEAN CITY

Prior to the Mayor and City Council Open Session held at 6:00 PM on March 2, 2026, a Closed Session was held March 2, 2026, at 5:15 PM at City Hall, 301 N. Baltimore Avenue, Ocean City, Maryland. The following is a report of the closed session.

1. A statement of the time, place, and purpose of the closed session is attached.
2. A record of the vote of each member as to closing the session is attached.
3. A citation of the authority under the law for closing the session is attached.
4. (a) Topics of Discussion: Legal and Public Security Matters

(b) Persons present:

Mayor Rick Meehan
Deputy City Manager JR Harmon
Council President Matt James
Council Secretary Will Savage
Council Members: Larry Yates, John Gehrig, Jake Mitrecic, Carol Proctor
City Clerk Diana Chavis
City Solicitor Heather Stansbury

Action(s) taken:

Motion to close meeting:

End Time:



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Agenda Item # 4.A
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Kate Gaddis, Recreation and Parks Director
RE: Sportsmanship Month in Ocean City
DATE: February 25, 2026

ISSUE(S): March as Sportsmanship Month in Ocean City

SUMMARY: The Ocean City Recreation and Parks Department adamantly promotes the positive character development of local youth by the practice of good sportsmanship through it's Sportsmanship Counts! program.

FISCAL IMPACT: Not Applicable

RECOMMENDATION: Not Applicable



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ALTERNATIVES: Not Applicable

RESPONSIBLE STAFF: Kate Gaddis, Recreation and Parks Director

COORDINATED WITH: Lauren Davis, Government Relations Manager

ATTACHMENT(S): 1. Proclamation

OCEAN CITY RECREATION & PARKS SPORTSMANSHIP COUNTS!

WHEREAS, Ocean City Recreation & Parks Department continues to encourage area youth to be positive and display the characteristics of sportsmanship through our Sportsmanship Counts! Program; and

WHEREAS, showing respect by treating others the way you wish to be treated, by being considerate of the feelings of others; and

WHEREAS, showing fairness by playing by the rules, taking turns and sharing, being open minded; and

WHEREAS, showing integrity by playing with honor, being truthful, trustworthy, having the courage to do the right thing; and

WHEREAS, taking responsibility by doing what you are supposed to do, thinking before you act, accepting the rules of the game; and

WHEREAS, showing perseverance by always doing your best, by continuing to try, by being persistent and never giving up; and

WHEREAS, the Ocean City Recreation & Parks Department recognizes the value good sportsmanship brings to our youth and our community.

NOW, THEREFORE, I, Richard W. Meehan, Mayor of the Town of Ocean City, along with the City Council, do hereby proclaim the Month of March to be Sportsmanship Month in Ocean City.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the Town of Ocean City, Maryland to be affixed this 2nd day of March in the year of Our Lord two thousand and twenty-six.

RICHARD W. MEEHAN
Mayor



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Agenda Item # 5.A
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Diana Chavis, City Clerk, MMC
RE: Mayor and City Council Minutes
DATE: February 20, 2026

ISSUE(S): Request to Approve Minutes

SUMMARY: 1. Regular Meeting #3 dated February 17, 2026

FISCAL IMPACT: Not Applicable

RECOMMENDATION: Approve minutes.



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ALTERNATIVES: Advise of necessary modifications.

RESPONSIBLE STAFF: City Clerk Diana L. Chavis, MMC

COORDINATED WITH: Deputy City Clerk Jessica D. Cropper, CMC

ATTACHMENT(S): None



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Agenda Item # 5.B
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Diana Chavis, City Clerk, MMC
RE: Standing Committee Report
DATE: February 20, 2026

ISSUE(S): Acknowledgement of Standing Committee Report

SUMMARY: 1. Pension Committee - February 18

FISCAL IMPACT: Not Applicable

RECOMMENDATION: Not Applicable



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ALTERNATIVES: Not Applicable

RESPONSIBLE STAFF: Not Applicable

COORDINATED WITH: Not Applicable

ATTACHMENT(S): 1. 2026-02-18 Pension Committee Minutes.docx

Town of Ocean City
Pension Committee Minutes
City Hall, Council Chambers
February 18, 2026 - 9:00 AM

Trustees Attending: Mayor Rick Meehan; Council President Matt James; Councilman Will Savage; General Employees Rep. Karin Scott; Tim King;

Trustees Absent: Public Safety Rep. Sean McHugh; Jeff Thaler

Staff Attending: Chuck Bireley; Katie Callan; Shawn Bunting; Jennie Knapp; Amanda Bayline; Ioana Gudelsky; Deputy City Manager JR Harmon; City Manager Terry McGean

Presenters: David Esham–Morgan Stanley

Council President James called the meeting to order at 9:00 AM.

David Esham - Morgan Stanley

David commented on current economic and market conditions in the United States and around the world. He discussed investment performance of the S&P 500, Nasdaq and Russell 2000. David discussed factors including Federal Reserve rate reductions, inflation (CPI) and unemployment. He said an April interest rate reduction is priced in the current market.

David discussed the pension plans' 4th Quarter investment performance. The quarterly investment return for the General Employees' Plan was 1.73% and a 14.03% annual return for calendar year 2025. The quarterly investment return for the Public Safety plan was 1.70% and a 13.98% annual return for calendar year 2025.

David discussed the Manager Watch List and did not recommend any changes based on investment performance. However, he recommended replacing Neuberger Berman Emerging Markets Equity due to the portfolio manager's announcement that he would be leaving in September and that the replacement manager had no experience with the current manager's team. Additionally, they would be changing the methodology of the investment practice to pick the portfolio. Therefore, there is no historical evidence of performance or the new team's management capability. We completed a manager search for a new emerging market manager and on Morgan Stanley's recommendation decided to proceed with Lazard as the new emerging markets manager.

Motion by Tim King; seconded by Karin Scott to replace Neuberger Berman Emerging Markets fund with Lazard Emerging Markets fund. The vote was unanimous.

Motion by Councilman Will Savage; seconded by Karin Scott to adjourn the meeting. The vote was unanimous.

Chuck Bireley
2.18.26



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Agenda Item # 5.C
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Diana Chavis, City Clerk, MMC
RE: Standing Committee Draft Agendas
DATE: February 20, 2026

ISSUE(S): Acknowledgement of Standing Committee Draft Agendas

SUMMARY: Standing Committee Draft Agendas
1. Police Commission - March 9
2. Tourism Commission - March 9
3. Transportation Committee March 10
4. Recreation and Parks Committee - next meeting May 14
5. Green Team - March 11
6. Bicycle and Pedestrian Advisory Committee - March 18

FISCAL IMPACT: Not Applicable

RECOMMENDATION: Not Applicable



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ALTERNATIVES: Not Applicable

RESPONSIBLE STAFF: Not Applicable

COORDINATED WITH: Not Applicable

ATTACHMENT(S):
1. 2026-03-09 Police Commission Agenda.pdf
2. 2026-03-09 Tourism Commission Draft Agenda.docx
3. 2026.03.10 Transportation Committee Draft Agenda.pdf
4 . 2026-03-11 Coastal Resources Legislative Committee (Green Team) Draft Agenda.pdf
5. 2026.03.18 BPAC Meeting Agenda #87.pdf



Ocean City, Maryland
Police Commission

OPEN AGENDA

Monday, March 9, 2026 – 9:30 AM

Public Safety Building, Third Floor Conference Room
6501 Coastal Highway

1. Call to Order
2. Approval of Minutes of the February 9, 2026 Police Commission Meeting
3. Chief Austin's Update
4. Recruiting Update
5. Emergency Services Update – Emergency Management Director Joseph Theobald
6. Other Business
7. Closed Session Notice: Following the Open Session, a Closed Session is scheduled at the Public Safety Building on Monday, March 9, 2026, as permitted under General Provision Article 3-305(b)(10) to discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans.
8. Adjourn

Part of this meeting may be closed to the public in accordance with the Open Meetings Act





Tourism Commission Meeting

Agenda

Monday, March 9, 2026 1 p.m.

Roland E. Powell Convention Center – Room 214

1. **Approval of Minutes – Nov 3, 2025**
2. **Tourism & Business Development**
 - A. “Only in Ocean City” Presentation
 - B. Zartico Pacing Report
 - C. BVK Update
3. **Convention Center**
 - A. Convention Center Sales Report
 - B. Convention Center Miscellaneous
 - i. Convention Center Outside Lighting
 - ii. WiFi Update
4. **Special Events**
 - A. Winterfest
 - B. New Year’s Eve 2026
 - C. Springfest
 - D. Memorial Day
 - E. Rock & Ride/BikeFest
 - F. Summer Fireworks
5. **Committee Reports (submitted in writing)**
 - A. Chamber of Commerce
 - B. HMRA
 - C. OCDC
 - D. Worcester County Tourism
 - E. Art League of Ocean City
6. Adjourn

**Agenda Subject to Change*

TRANSPORTATION COMMITTEE
PUBLIC WORKS ADMINISTRATION CONFERENCE ROOM
224 65th STREET, OCEAN CITY, MARYLAND
TUESDAY, MARCH 10, 2025 @ 9:00 AM
TRANSPORTATION COMMITTEE DRAFT AGENDA

- A. Review and approval of prior gatherings' records
 - 1. Approval of October 14th, 2025, Transportation Committee Meeting Minutes
 - 2. Acknowledgment of notes from January 13th, 2026, informational update from Transportation and Parking

- B. Presentation (via Teleconference) by Gateway Outdoor Advertising
 - 1. Bus Ad Revenue Projection

- C. Recruiting Update
 - 1. Year-over-year application and hiring statistics comparison
 - 2. Summary of recruiting activities

- D. Special Events
 - 1. St. Patrick's Day

- E. Special Projects
 - 1. Bus Stop Reduction
 - 2. Bus Fares – Mobile Payments
 - 3. MTA/FTA Annual Grant Application

- F. General Updates and "Follow-Ups"
 - 1. Bus Division
 - a. Ridership and Deployments
 - b. Expenses (including Overtime)
 - c. Revenue – Farebox
 - d. Revenue – Advertising (covered in item B. above)
 - e. Fleet
 - 2. Parking
 - a. Revenue – nothing new to report
 - b. Addition of Passport as additional payment option
 - c. Replacement of municipal EV chargers

- G. Adjourn (next meeting Tuesday, April 14th, 2026)

Part of the meeting may be closed in accordance with the Maryland Open Meetings Act



Coastal Resource Legislative Committee (Green Team)

Agenda

March 11, 2026

11:00 - 12:00 PM

Executive Conference Room Conference Room

(1st Floor at City Hall - 301 Baltimore Ave.)

1. Introductions and greeting - 5 min
2. Litter Free OC Campaign - 15 min
 - Set Community Clean Up Dates
 - Adopt-Your-Beach Update - OC Surf Club
 - Adopt-Your-Street Update - MCBP
 - Beach Heroes OC Update - Leslie
3. Beach Grass, Pollinator, and Beach District Plant Grants – Jenelle 5 min
4. Assateague Coastal Trust Updates – Debbi 10 min
5. E-volution Expo – Sandy 10 min
6. Comments from Green Team Members - 10 min

Next Meeting May 13, 2026 – 11 to 12pm

Community Room, City Hall, 301 Baltimore Ave

Part of the meeting may be closed to the public in accordance with the MD Open Meetings Act.



Town of Ocean City, Maryland
Bicycle & Pedestrian Advisory Committee (BPAC)
Meeting Agenda

OCEAN CITY BICYCLE & PEDESTRIAN ADVISORY COMMITTEE (OC BPAC)
Meeting Agenda

DATE: Wednesday, March 18, 2026
TIME: 2:00 PM
LOCATION: 65th Street Public Works Campus
Procurement Conference Room
214 65th Street, Ocean City, MD 21842
RE: OC BPAC Meeting #87

DISCUSSION ITEMS:

- 87.1 Review & Approve 2026.01.21 and 2026.02.18 Meeting Minutes and Action Items
Note: February meeting was informational-only; No action(s) taken.
- 87.2 SHA Pedestrian Safety Committee (Dan Wilson)
- 87.3 Boardwalk Bike Rack Dedication Program (Mary Wiedorfer, Joe Kurtz, Hal Adkins)
- 87.4 Oceanside Street End Bike Racks (Mary Wiedorfer, Joe Kurtz)
- 87.5 Bike Lights, Donations, Promotional Items (Nathan Kutz, Mike Steinen, Joe Marx)
- 87.6 Atlantic Avenue Emergency Access Easement
- 87.7 St. Louis Avenue Bike Lane Paint / Markings (Hal, Joe Kurtz)
- 87.8 Bicycles on Sidewalks
- 87.9 E-Scooters/E-Devices/Micromobility Devices
- 87.10 Coastal Resort Area Bicycle Safety (CRABS) Program (Zach, Mary, et. al.)
- 87.11 BPAC Logos
- 87.12 Open Session

Next OC BPAC Meeting: 2026.04.15 | 2:00 PM | 65th Street Public Works Campus.

Part of this meeting may be closed to the public in accordance with the Open Meetings Act.



TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 5.D
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Brenda Moore, Special Events Director
RE: Easter Sunrise Service
DATE: January 16, 2026

ISSUE(S): Sean Davis, representing the Ocean City Christian Ministers Association, requests Council approve the Easter Sunrise Service, tentatively scheduled for Sunday, April 5, 2026, on the concrete pad at N. Division St. and the beach, 6-7 am.

SUMMARY: This is an annual, ecumenical sunrise worship service celebrating Easter with music and song, prayer and a sermon given by a local minister.

Mr. Davis requests the following from the Town:

- Two (2) bleacher sets
- Vehicular access to the Boardwalk
- Access to the bathrooms at Caroline St.

If approved, staff shall provide.

Mr. Davis did request Two Hundred Fifty chairs for event use, however the Town no longer owns these chairs. Mr. Davis was informed and understands no chairs will be provided by the Town.

Police will provide personnel from shift to assist with pedestrian crossing at N. Division St.

Risk Management stated the minimum required insurance is General Liability \$1M/\$2M Aggregate.

FISCAL IMPACT: Mr. Davis shall pay the Town \$150 in private event fees. The Town shall provide in-kind support and assets of up to \$4,000.00.

RECOMMENDATION: Approve as presented.



1st Class Resort and Tourist Destination

ALTERNATIVES: No staff alternatives suggested.

RESPONSIBLE STAFF: Lisa Mitchell, Private Events Coordinator
Thomas Dy, Public Works Maintenance Manager
Allen Hawk, Ocean City Police Department

COORDINATED WITH: Sean Davis, Ocean City Christian Ministers Association

ATTACHMENT(S):

1. Draft Permit
2. Processing Costs and Fees
3. Event Impact Calculation
4. April 2026 Calendar
5. Application
6. Event Timeline
7. Map



TOWN OF OCEAN CITY

The White Marlin Capital of the World

MAYOR
Richard W. Meehan

CITY COUNCIL

Matthew M. James
President

William C. Savage III
Secretary

John F. Gehrig, Jr.
Jacob H. Mitrecic
Carol Proctor
Larry R. Yates

CITY MANAGER
Terence J. McGean, PE

CITY CLERK
Diana L. Chavis, MMC

PRIVATE EVENT PERMIT
APPROVED BY
THE MAYOR AND CITY COUNCIL OF OCEAN CITY, MARYLAND
GRANTED TO
SEAN DAVIS FOR THE OCEAN CITY CHRISTIAN MINISTERS ASSOCIATION

SUBJECT: EASTER SUNRISE SERVICE 2026

Having appeared before the Mayor and City Council, receiving approval and paying all appropriate fees, this permit defines the terms by which the event shall occur.

PURPOSE: Ecumenical service

DATE, PLACE, TIME: Sunday, April 5 on the N. Division St. concrete pad, 6:00-7:00 am

SET-UP: Sunday, April 5, 5:00-5:45 am

BREAKDOWN: Sunday, April 5, 7:15-8:00 am

RESPONSIBILITIES OF EACH PARTY:

Sean Davis for the Ocean City Christian Ministers Association

1. Shall serve as the event manager, representing all churches, choirs and ministers.
2. Organize and conduct the religious service.
3. Provide a copy of the Service Program to the Town by Monday, March 23, 2026.
4. Organize the musical instruments and choir support.
5. Coordinate alternate location in the event of inclement weather.
6. Arrive on-site Sunday, April 5 no later than 5:00 am to make the weather decision.
7. Permitted to have vehicles on the Boardwalk for set-up. All vehicles must be off the Boardwalk no later than 5:30 am.
8. Permitted to have vehicles on the Boardwalk for teardown. They may not enter the Boardwalk until a Town Official confirms all participants have left the area and deems is safe.
9. Shall provide the Certificate of Insurance to include coverage for personal injury in the amount of \$1M per occurrence, \$2M aggregate, and name the Mayor and City Council as additional insured and certificate holder. Provided coverage shall be primary, non-contributory, and without regard to the named insured's fault or lack thereof.
10. Abide by all Guidelines and Obligations listed on the Private Event Application, unless otherwise noted in this permit.

The Town of Ocean City, Maryland

1. The Town is responsible for providing the following items and services in-kind:
 - a. Open the Boardwalk gate for event set-up and teardown.
 - b. Special Events shall plan and coordinate Town support and site layout.
 - c. Special Events shall provide parking permits for event staff.

P.O. Box 158, Ocean City, Maryland 21843-0158 | oceancitymd.gov | City Hall: (410) 289-8221 | Fax: (410) 289-8703

- d. Parks shall provide one (1) portable bleacher no later than 4:30 am.
- e. Public Works (DPW) shall sweep the N. Division St. pad and provide one (1) portable bleacher set and access to Town electric.
- f. DPW shall post N. Division St. between Baltimore Ave. and the Boardwalk as “Event Parking” for Sunday, April 5.
- g. DPW shall open the bathrooms at Caroline St. by 4:30 am for event use.
- h. Police shall deploy personnel from shift to assist with pedestrian and vehicular traffic prior to and after the service
- i. The Private Event Coordinator shall serve as the liaison for this event. Any questions regarding it should be directed to her. The liaison can be reached at 443-235-5275 or on the city radio system at #9010.

THIS PRIVATE EVENT PERMIT IS EFFECTIVE WHEN SIGNED BELOW
AND MAY BE TERMINATED BY EITHER PARTY AT ANY TIME.

_____ Date: _____
Sean Davis
On Behalf of the Ocean City Christian Ministers Association

_____ Date: _____
Tom Perlozzo
On Behalf of the Mayor and City Council of Ocean City, Maryland

Ocean City's Private Event at a Glance

EXECUTIVE SUMMARY

rev. 240415

Event Name: **Easter Sunrise Service**

Start Date: **Sunday, April 5, 2026**

Set Start: *Sunday, April 5, 2026*

Strike End: *Sunday, April 5, 2026*

Location(s): **Boardwalk at N. Division St.**

Duration: **1** Days

Est. Ttl. Attend: **1,050**

Spectators: **1,000**

Participants: **-**

Vendors: **-**

Ecumenical service celebrating Easter.

ASSIGNED TIER: Tier 2

Assigned via standardized calculation

Contact: **Sean David**

Organization: **OC Christian Ministerium**

New Event? **NO**

Event Type: **Religious**

In-Season? **NO**

Non-Profit? **YES**

Crowd Draw: **Balanced**

Annual Event? **YES**

	Internal Est. Costs:	Billable Costs:
DPW-M:	\$ 2,711.00	\$ 3,600.00
DPW-TRANS:	\$ -	
DPW-CON:	\$ -	
DPW-ELECT:	\$ -	
FIRE:	\$ -	
EMS:	\$ -	
OCPD:	\$ -	
OCBP:	\$ -	
FM:	\$ -	
PARKS:	\$ 877.65	
P&Z:	\$ -	
Other:	\$ -	

Key Details & Other Events:

Town to post N. Division St., provide parking permits for event staff, set 2 portable bleachers, and provide use of electric.

Town will sweep the event site, and open bathrooms for event use.

EVENT DETAILS

Alcohol? **NO**

Food Sales? **NO**

Parking Req? **YES**

Entry Fee? **NO**

Estimated # of Vendors:

of 10x10s: **0**

#>100sf: **0**

[Empty Box]

Conveyed Fees:

	Amount	If annual: Previous Year's Cost:
Application Fee:	\$ 50.00	\$ 150.00
Late Fee Applied:	\$ -	
Other Initial Credit/Fee:	\$ -	
Applied Assessment Fee:	\$ -	
Estimated Space Fee:	\$ 100.00	
Estimated Vendor Fee:	\$ -	
Departmental Costs:	\$ 0.00	
Equipment & Labor Charges:	\$ -	
IPL Lost Revenue Assessment:	\$ -	
Other Fees/Charges/Credits:	\$ -	

Cost/Event: \$ 150.00

of Events: 1

TOTAL COST DUE: \$ 150.00



EVENT IMPACT CALCULATOR DETAIL - EASTER SUNRISE SERVICE - 02/25/2026

Event Summary			
Key Parameters		Key Results	
Event Name	Easter Sunrise Service	Business Sales (Direct)	\$43,041.38
Organization	Ocean City Christian Ministerium	Business Sales (Total)	\$60,330.36
Event Type	FCE: Other cultural	Jobs Supported (Direct)	33
Start Date	04/05/2026	Jobs Supported (Total)	37
End Date	04/05/2026	Local Taxes (Total)	\$974.38
Overnight Attendees	158	Net Direct Local Tax ROI	\$900.16
Day Attendees	368	Est. Room Nights Demand	108

Direct Business Sales				
Sales by Source				
Attendees Spending	\$40,010.49	Exhibitor Spending	\$2,355.12	
Organizer Spending	\$675.77	Total Event Spending	\$43,041.38	
Business Sales by Sector				
Industry	Attendees	Organizer	Media/Sponsors	Total
Lodging	\$12,906.59	\$96.48*	\$0.00	\$13,003.07
Transportation	\$2,779.26	\$1.97*	\$10.36	\$2,791.59
Food & Beverage	\$15,357.30	\$0.00*	\$29.24	\$15,386.54
Retail	\$4,725.99	\$0.00	\$0.00	\$4,725.99
Recreation	\$4,241.35	\$0.00	\$0.00	\$4,241.35
Space Rental	\$0.00	\$115.00*	\$11.69	\$126.69
Business Services	\$0.00	\$462.32*	\$2,303.82	\$2,766.14
Totals	\$40,010.49	\$675.77	\$2,355.12	\$43,041.38

* indicates that the calculator's model defaults were used

Economic Impact Details			
	Direct	Indirect/Induced	Total
Business Sales	\$43,041.38	\$17,288.98	\$60,330.36
Personal Income	\$14,671.56	\$5,016.20	\$19,687.76
Jobs Supported			
Persons	33	4	37
Annual FTEs	0	0	0
Taxes And Assessments			
<u>Federal Total</u>	<u>\$3,923.62</u>	<u>\$1,476.06</u>	<u>\$5,399.68</u>
<u>State Total</u>	<u>\$2,765.82</u>	<u>\$432.16</u>	<u>\$3,197.98</u>
Sales	\$2,305.43	\$259.33	\$2,564.76
Income	\$202.48	\$69.23	\$271.71
Bed	\$0.00		\$0.00
Other	\$257.91	\$103.60	\$361.50
<u>Local Total</u>	<u>\$900.16</u>	<u>\$74.22</u>	<u>\$974.38</u>
Sales	\$0.00	\$0.00	\$0.00
Income	\$163.26	\$55.82	\$219.08
Bed	\$645.33		\$645.33
Per Room Charge	\$0.00		\$0.00
Tourism District	\$0.00		\$0.00
Restaurant	\$57.59	\$4.75	\$62.34
Other	\$33.98	\$13.65	\$47.62
Property Tax	\$811.56	\$199.60	\$1,011.16

Event Return On Investment (ROI)	
Direct Total Tax ROI	
Direct Tax Receipts	\$900.16
DMO Hosting Costs	\$0.00
Direct ROI	\$900.16
Net Present Value	\$900.16
Direct ROI (%)	-
Total	
Total Local Tax Receipts	\$974.38
Total ROI	\$974.38
Net Present Value	\$974.38
Total ROI (%)	-

Estimated Room Demand Metrics

Room Nights Sold	108		
Room Pickup (block only)	0		
Peak Room Nights	83		
Total Visitor Days	481		

2026

CALENDAR YEAR

APRIL

CALENDAR MONTH

SUNDAY

FIRST DAY OF WEEK

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	01	02	03	04
05 <i>PE - Easter Sunrise Service - TENTATIVE</i>	06	07	08	09	10	11
12	13	14	15	16	17	18 <i>PE - Walk MS</i>
19	20	21	22	23 <i>Springfest</i>	24 <i>Springfest PE - MD Intl Kite Expo - TENTATIVE</i>	25 <i>Springfest PE - MD Intl Kite Expo - TENTATIVE</i>
26 <i>Springfest PE - MD Intl Kite Expo - TENTATIVE</i>	27	28	29	30 <i>PE - Cruisin' Ocean City - TENTATIVE</i>	01	02
03	04	05	06	07	08	09

Private Event Permit Application

#636479

Easter Sunrise Service ○○○ Other

APPLICANT

Sean Davis @ sean@ocbaptist.com ☎ (443) 235-4103

DATES AND TIMES

📅 Event date and time:

04/05/2026 6:00am — 04/05/2026 7:00am

🕒 Setup date and time:

04/05/2026 4:00am — 04/05/2026 8:00am

FEES

Banner Fee	\$0.00
City Space Use Fee	\$0.00
IPL Lost Revenue Fee	\$0.00
Miscellaneous Fee	\$0.00
Application Fee	\$50.00
Application Addendum Fee	\$0.00
Concession Fee	\$0.00
Application Late Fee	\$0.00
Asset and Support Fee	\$0.00
Total:	\$50.00
Total paid with Visa-8212 on 01/16/2026	-\$50.00
Due:	\$0.00

FEE SCOPING

Which type of event organization will run your event?

501(c)(3) Non-profit

GENERAL INFORMATION

Event Name

Easter Sunrise Service

Event Locations

 Easter Sunday Sunrise Service Footprint

Event Times

Event date and time:

04/05/2026 6:00am — 04/05/2026 7:00am

Setup date and time:

04/05/2026 4:00am — 04/05/2026 8:00am

Event Summary

The annual event brings 100's of people out to the boardwalk to watch the Sunrise while local churches and pastors share the Christian message of Easter.

Applicant Organization

Ocean City Christian Ministers Association

Organization Phone

(443) 235-4103

Organization Website

www.ocabtist.org

What type of town assets or support will you request for the event?

2 sets of Bleachers and about 400 chairs

Who will be the beneficiary of the event?

An offering is taken that goes to help the local ministries of the churches including helping feed those in need, international students, and even a scholarship for local students.

Who will sponsor the event?

Ocean City Christian churches

What type of marketing will be done for the event?

Word of mouth, Social media, local newspapers.

Have you chosen a rain date?

No

Attach preliminary event schedule to illustrate event flow and proposed active use times for requested event site(s).

 [easter Sunrise schedule 2025.pdf](#)

Attach a description and map of the layout, infrastructure and hardware to be used. Provide a detailed site map/diagram/CAD drawing/rendering (all that apply).

Attach a description and map of the layout, infrastructure and hardware to be used. Provide a detailed site map/diagram/CAD drawing/rendering (all that apply).

 [IMG_4272.jpeg](#)

Does your event require police support?

No

CONTACT

Contact Name

Sean Davis

Contact Mobile Number

(443) 235-4103

Contact Address

12637 Ocean Gateway, Ocean City, MD 21842

Contact Email

@ sean@ocbaptist.com

Contact Office Number

(410) 289-6573

ARRIVAL AND DEPARTURE DATES

Provide the date that staff arrives onsite for the event
 Apr 5, 2026

Vendor Departure
 Apr 5, 2026

Provide the date that staff departs the event
 Apr 5, 2026

Participant/Spectator Arrival
 Apr 5, 2026

Vendor Arrival
 Apr 5, 2026

Participant/Spectator Departure
 Apr 5, 2026

ROOM BLOCKS

Will you have an HQ hotel?

No

Will you establish hotel room blocks?

No

EVENT ATTENDANCE ESTIMATES

Geographic Reach

Balanced

Staff Estimates

Total Staff

15

% Staying Overnight

30

% Traveling Alone

10

Participant Estimates

Total Participants

1000

Participants Staying Overnight

300

Average Guests

1000

Exhibitor Estimates

Total Exhibitors

N/A

Exhibitors Staying Overnight

N/A

Exhibitors Traveling Alone

N/A

Spectator Estimates

Total Spectators

1000

Spectators Staying Overnight

N/A

Average Party Size

N/A

Total Overnight Guests

% Lodge in Ocean City

25

% Use Condos

N/A

% Camp

N/A

ENTERTAINMENT/OFFERINGS

Will you charge any entry fees?

Free Entry

Will your event include live music?

Yes

Will your event have a stage or static crowd viewing area?

Yes

Will your event include fireworks/pyrotechnics, flame or other special effects or bonfires?

No

Will your event include tents/temporary structures?

No

Will your event close or alter use of streets or private parking lot space?

No

Will you sell items within the footprint of the event?

No

Will you provide sampling of products?

No

Will you serve or distribute alcohol?

No

Will you have onsite cooking or food trucks?

No

Will you provide portolets?

No

PARKING/ACCESS

Parking Information

% Utilizing Public Parking

90

% Parking at Hotels

N/A

% That Will Use Bus Service

10

% That will Use Town Lot

N/A

Will you have special parking requests?

No

Will you need vehicular beach access?

No

Will you need vehicular access to the Boardwalk?

Yes

Please explain access requirements.

We will need access to the boardwalk on the morning to load and unload sound equipment.

ACKNOWLEDGEMENTS

- POINT OF CONTACT FOR THE TOWN OF OCEAN CITY:** The Town's Private Event Coordinator shall be the primary contact for all communications with the Town of Ocean City. If you receive contact from another Town department or entity, it is your responsibility to make sure the Private Event Coordinator is aware of all discussions, details, modifications or approvals as a result of independent conversations. At no time shall Applicant contact other departments directly unless authorized by the Private Events Coordinator in writing.

- BEACH FRANCHISE NOTIFICATION:** : If your event takes place on the beach, you must notify the appropriate beach equipment rental franchise owner(s) to advise them of the event footprint. It is the applicant's responsibility to confirm, in writing, that 1) the franchise owner(s) has been notified; 2) event logistics have been coordinated; and 3) if necessary, a reasonable financial agreement has been negotiated. Written confirmation must be provided to the Town's Private Event Coordinator. If the applicant and franchise owner(s) are unable to reach a mutually acceptable agreement, the matter shall be submitted to the Town for mediation, and the Town will decide an impartial resolution by which both parties shall abide.

- ROAD/LANE CLOSURES:** A state highway permit shall be obtained for use of any state property (roads, highways, etc.) This is the responsibility of the applicant independent of the Town's private event process. Applicant shall keep the Town's Private Event Coordinator apprised of all steps and approvals related to such efforts. Non-state roads affected by the event shall be reviewed by the Town for consideration of closure or traffic modification through the private event process.

- USE OF MUNICIPAL PARKING LOTS:** If a municipal lot is requested for use by the applicant for the event, whether for parking or placement of the event footprint, the Town reserves the right to review lost revenue and assign a cost to lot usage. This cost will be assigned during the private event approval process, discussed with the applicant and considered for approval by the Mayor and City Council as part of the private event approval.

INSURANCE REQUIREMENTS: The Risk Manager for the Town of Ocean City will determine insurance requirements for all private events, following the receipt of the application. Insurance requirements apply to private event vendors, amusement ride companies and fireworks producers, their contractors and subcontractors as well as the private event owner/sponsors. Requirements will depend on, including but not limited to, hazards and exposures associated with the specific private event.

Minimum required insurance shall be provided by companies licensed in the State of Maryland with a current AM Best, Inc. rating of a VII or better. The Mayor and City Council Town of Ocean City, Maryland, its employees, volunteers and officials shall be named as additional insured on all insurance policies except workers' compensation and, except for automobile liability, the The Mayor and City Council Town of Ocean City, Maryland's additional insured status shall include premises liability and products/completed operations.

Coverage's shall be primary and non-contributory with respect to any other insurance available to the Mayor and City Council Town of Ocean City, Maryland, its employees, volunteers and officials and shall include a waiver of rights of recovery or subrogation against the Mayor and City Council Town of Ocean City, Maryland, its officials, volunteers and employees without limitation for any and all claims, damages, losses, liabilities or expenses relating to, arising from, resulting from, or alleged to have arisen or resulted from, this private event.

Original copies of certificates of insurance and additional insured endorsements must be received by the Town of Ocean City, Maryland's Risk Management Office at least fifteen (15) working days prior to the event.

COCA-COLA EXCLUSIVE PRODUCT AGREEMENT DISCLOSURE: The applicant must comply with all provisions of the Town's agreement with Coca-Cola Refreshments as it pertains to the distribution or sales of beverages by the applicant on Town property. The applicant agrees to sell, dispense or serve only Coca-Cola beverages on Town premises for the duration of the permitted use. The applicant is expressly prohibited from using the beverages of other suppliers, said beverages to include soft drinks, juices, sport drinks, specified energy drinks and bottled waters. The permitted beverages include Coca-Cola, Diet Coke, Sprite, Pibb Xtra, Mello Yello, Fresca, Nestea, Arizona Tea, Honest Tea, Barqs Root Beer, Fanta, Minute Maid, Seagrams Ginger Ale, PowerAde, V-8 Juice, Fuze Juice, Monster, Tum E Yummies, Dasani and other products that Coca-Cola may provide in accordance with its agreement with the Town of Ocean City.

BEACH ACCESS: Vehicle access to and from the beach must be clearly identified on your application and is not guaranteed. If approved, applicant must complete a beach driving and safety course annually provided by OCBP at the applicants expense.

BEAUTY CONTESTS: Beauty contests are not permitted on the beach.

CITY SERVICES: Each applicant should plan on providing all the necessary cleanup, set-up, etc. without the assistance of City Services. If town services are requested, they must be clearly indicated within the Private Event Application for evaluation.

- CONCESSIONS:** No food or beverage concessions will be permitted on the beach or along the boardwalk, although such sales may be considered at other sites. Beverage sales at other sites must maintain compliance with the sponsorship restrictions noted within this application. ONLY event-related merchandise sales may be permitted on the beach upon appropriate request and approval, subject to applicable laws.

- SPONSORSHIPS:** All sponsors must be identified on the application.

- ADVERTISING:** Ocean City will not allow any type of advertising that is:
- Violence in any form
 - False, misleading or deceiving statements
 - Sexually explicit or obscene materials
 - Tobacco or tobacco products
 - Vaping or vaping products
 - Tattoos
 - Casino gambling including games of chance and skill
 - Alcohol
 - Promoting the use of marijuana
 - Other potentially objectionable marketing or advertising which may be established from time to time by the Town.

- DIAGRAM OF EVENT LAYOUT:** A detailed diagram of the event layout/set-up and location of any and all facilities is required with your application. The application will be considered incomplete without the diagram.

- INFLATABLES:** Inflatable displays may be permitted, but must be pre-approved. A photograph of the intended display and the dimensions must be included before approval can be considered. No liquor or tobacco product displays will be allowed. The Mayor and City Council reserve the right to reject any inflatable determined inappropriate.

- MUSIC AND PUBLIC ADDRESS SYSTEMS:** Must operate in accordance with the Ocean City Code 30-367 of 65 decibels.

- DOWNTOWN EVENTS (BEACH/BOARDWALK):** Events that charge participant entry fees (tournaments, festivals, etc.) and/or desire to display sponsorship banners or other promotional information, must maintain a seventy-five (75) foot buffer from the edge of the train lane to the start of the event's set up. All events must comply with the provisions of Chapter 62 of the Ocean City Code.

- PARADES:** An MDOT Highway Permit must be obtained at (410) 543-6715 for use of any state property, and a copy forwarded to the Town's Private Events Coordinator.
- FIREWORKS, TENTS, AIR SUPPORT/AIR INFLATED STRUCTURES & BONFIRES:** Application to the City Fire Marshal at (410) 289-8780 is required, with appropriate approvals forwarded to the Private Events Coordinator. Failure to comply will result in revocation of all event approvals.
- TOILET FACILITIES:** Identification of planned "comfort" provisions must be included in the application and event diagram. The Town owns a number of established public toilet stations in the downtown area that may assist in event planning.
- PRIZE STIPULATIONS:** No alcoholic beverages may be awarded as a prize on City property.
- WEST OCEAN CITY PARK AND RIDE:** A permit is required if a trailer or an oversized vehicle is parked over night at the West Ocean City Park and Ride. Please specify this request on your application.
- SAMPLING:** Sampling will be permitted on a case-by-case basis. Sizes and quantities of such must be pre-approved, as do the locations for distribution. Samples must be of a nationally recognized product available for sale at retail establishments. No prepared food samples will be permitted on the beach nor along the boardwalk. Non-alcoholic beverage samples may be permitted provided the samples are in compliance with the Town of Ocean City's exclusive beverage franchise agreement with Coca-Cola.
- RAFFLES:** Only non-profit groups may offer any form of raffle in conjunction with an event in Ocean City. These groups must apply through the Worcester County Department of Development Review and Permitting, and must submit a processing fee at the time of application. Applications are available at the Isle of Wight County Office Building on Route 90, or at the Court House in Snow Hill. A copy of the raffle permit must be forwarded to the Private Events Coordinator at least seven (7) days prior to the event. All raffles must be drawn and announced prior to the conclusion of the event.
- TRASH:** Applicant is required to clean the area of trash and transport it to the appropriate receptacle. On the beach, all trash must be placed in the appropriate street-end dumpsters. Failure to practice appropriate cleanup procedures may result in the denial of future event requests and/or appropriate billings.

✓ **ALCOHOLIC BEVERAGE SERVICE:** Groups are discouraged from the service of alcoholic beverages at their Ocean City event. However, those that desire such approval must state this clearly on their application. Permission to serve alcoholic beverages shall be granted exclusively by Mayor and City Council. It should be noted that without Council approval, open containers of alcoholic beverages on public property is illegal. Only Worcester County based non-profit groups may request to sell alcoholic beverages at an event, and must obtain a license from the Worcester County Board of License Commissioners. A “One Day Alcohol Permit” application with the Ocean City Mayor’s signature must be submitted to the County a minimum of fourteen (14) days prior to the event, along with a the permit fee. Applications are usually available in the Mayor’s office at City Hall. A copy of the approved permit must be forwarded to the Private Events Coordinator at least seven (7) days prior to the event. The original permit must be kept on site at the event and must be available to display if required.

✓ **CHANGES TO APPLICATION OR PERMIT:** Event applicants desiring to make changes to their submitted application or approved private event must complete the “Request for an Addendum to a Private Event” form (available upon request), and must submit the completed form, along with the appropriate fee, to the Private Events Coordinator. However, no changes will be accepted within 30-days prior to the event.

✓ **LOCAL ORDINANCE DISCLOSURE AND COMPLIANCE:** The applicant agrees to comply with the provisions of all applicable ordinances of the Town of Ocean City. Specifically all permitted uses on or within 75 feet of the Boardwalk are required to comply with the provisions of chapter 62 of the Code which expressly prohibits the public sale, rental or exchange for a donation of any goods, wares, merchandise, foodstuffs, refreshments or other commodities or services.

LEGAL DISCLOSURES

HOLD HARMLESS CLAUSE: Permittee (organization/ applicant) shall assume all risks incident to or in connection with the permittee activity including exposure to an infection of COVID-19 and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the permittee activity or the conduct of Permittee's operation. Permittee hereby expressly agrees to defend and hold the Town of Ocean City, its officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages, or injuries directly or indirectly arising out of or in connection with the permittee activity or conduct of its operation or resulting from the negligence or intentional acts or omissions of Permittee or its officers, agent and employees, including possible exposure to an infection from COVID-19.

PRIVATE EVENT APPLICATION COMPLIANCE REQUIREMENT: The applicant for the private event described in this application agrees to follow guidelines provided and submit a complete application including submission of all required materials. The applicant agrees to take full responsibility for all city-owned property, whether borrowed, leased or rented, and understands that necessary replacement and/or repair fees may be assessed should such property be in an unacceptable condition. The applicant agrees to abide by all provisions of the private event permit granted by the Town and agrees to pay all fees and costs assigned to the permit. The applicant further agrees to comply with all conditions of the use permit, which may be required by the Mayor and City Council of the Town.

INTELLECTUAL PROPERTY CLAUSE: Acknowledge and agree that no Town trademarks, service marks, trade names, logos, and/or other trade indicia, copyrights and, as applicable, any patents, inventions and/or other intellectual property (Intellectual Property) owned by the Mayor and City Council of the Town of Ocean City, Maryland, will be directly or indirectly used, incorporated, published or republished, without prior written consent. Unauthorized use of the Intellectual Property will result in The Town of Ocean City authorizing immediate emergency, temporary and/or permanent injunctive relief prohibiting such unauthorized use and the Town of Ocean City, Maryland may be entitled to injunctive relief because monetary damages may not be an adequate remedy; but notwithstanding, the foregoing Town of Ocean City, Maryland may seek any other legal or equitable remedies in addition to injunctive relief. To the extent the Town of Ocean City, Maryland prevails in a suit at law or in equity for the purpose of enforcing its Intellectual Property rights, the Town of Ocean City, Maryland shall be entitled to recover its reasonable attorneys' fees plus court costs and expenses.

Applicant, by checking each of the guidelines herein, accepts all responsibilities thereto. All information provided is correct and complete. The applicant agrees to maintain a complete record of the event through the Town of Ocean City's Private Event Coordinator including all required submission of materials separate from this document. Applicant further agrees that information not included in writing shall not be considered for approval and will not be an executable element of the final Private Event Permit unless submit as part of a written change order through the Private Events Coordinator for Mayor and City Council Approval. Images, videos and drawings shall be deemed as support material only and details conveyed shall be submitted in writing as part of this document or a change order. No details will be assumed by the Town, its officials or employees.



The applicant agrees to take full responsibility for all city-owned property, whether existing within the event footprint, add-ons thereto, borrowed, leased or rented. Applicant further agrees that they are responsible for the proper behavior of their crowd base and that damage or defacement caused to town or private property by vendors, participants, sub-contractors and/or spectators as a result of the execution of the event may be cause for action by the Town against applicant through additional repair or replacement fee assessment(s) or legal action to the extent of the law in the State of Maryland. The applicant agrees to abide by all provisions of the private event permit granted by the Town and agrees to pay all fees and costs assigned to the permit. The applicant further agrees to comply with all conditions and limitations of the Private Event Permit and additional conditions and tasks which may be required by the Mayor and City Council of the Town. This event must follow in accordance with all State of Maryland Directives and Orders regarding community, recreational, leisure, cultural and sporting gatherings and events.

Signature

x  _____

The information provided in this tool is subject to final approval by staff. Permit requirements, fees, and zoning information may be altered upon subsequent staff review. If you have additional questions about your zoning determination, please contact town staff.

Easter Sunrise Service Order of Worship

- **Opening Prayer** George Patterson (Atlantic United Methodist Church)

- **Congregational Songs**

- **Old Testament Scripture Reading** *Pastor Gary Steger (Son'Spot Ministries)*

- **Responsive Reading**

Leader: The world is full of turmoil and unrest.

Congregation: *He is risen!*

Leader: We want to help, but we don't know where to start.

Congregation: *Take heart, he has overcome the world!*

Leader: You prayed for the unity of you church, but we are not unified.

Congregation: *He is risen!*

Leader: We long to be a vibrant, healing community of faith.

Congregation: *He who began a good work in you is faithful to complete it.*

Leader: My heart is full of turmoil and unrest.

Congregation: *He is risen!*

Leader: I need your power inside of me.

Congregation: *In his great mercy he has given us new birth into a living hope through the resurrection of Jesus Christ from the dead.*

Leader: He is risen!

Congregation: *He is risen indeed*

- **Offertory Prayer** *Ken Argot (Director of the Diakonia)*

- **Offering**
- **Congregational Songs**
- **New Testament Scripture Reading** *Pastor Debbie Johnson*
(First Presbyterian Church)
- **The Easter Sermon -** *Pastor Terry Davis*
(High Tide Church)
- **Closing Song**
- **Closing Prayer/Benediction** **Pastor Sean Davis**
(Ocean City Baptist Church)

Glorious Day - by Kristian Stanfill, Sean Curran, Jason Ingram, and Jonathan Smith

Verse 1

*I was buried beneath my shame
Who could carry that kind of weight
It was my tomb 'til I met You*

Verse 2

*I was breathing but not alive
All my failures I tried to hide
It was my tomb 'til I met You*

Chorus 1

*('Cause when) You called my name (and)
I ran out of that grave
Out of the darkness into Your glorious day
You called my name (and) I ran out of that grave
Out of the darkness into Your glorious day*

Verse 3

Now Your mercy has saved my soul

*Now Your freedom is all that I know
The old made new Jesus when I met You*

(Bridge)

*I needed rescue my sin was heavy
But chains break at the weight of Your glory
I needed shelter I was an orphan
Now You call me a citizen of Heaven
When I was broken You were my healing
Now Your love is the air that I'm breathing
I have a future my eyes are open*

• **I Believe - by Chris Davenport, Jonathan Smith, and Phil Wickham**

Verse 1

*I believe there is one salvation
One doorway that leads to life
One redemption one confession
I believe in the name of Jesus Christ*

Verse 2

*I believe in the crucifixion
By His blood I have been set free
I believe in the resurrection
Hallelujah His life is death's defeat*

Chorus 1

*All praise to God the Father
All praise to Christ the Son
All praise to the Holy Spirit
Our God has overcome
The King who was and is and evermore will be
In Jesus' mighty name I believe*

Verse 3

*I believe in the hope of heaven
He's preparing a place for me
Far beyond what hearts imagine
Ears have heard or eyes have seen*

Verse 4

*I believe that day is coming
He's returning to claim His bride
Light the altar keep it burning
See the Lamb who rose a roaring Lion*

Misc 1

*No I'll never be ashamed
Of the gospel of Jesus Christ
How could I ever walk away
From the One who saved my life*

Chorus 2

*All praise to God our Father
All praise to Christ the Son
All praise to the Holy Spirit
Our God has overcome
The King who was and is and evermore will be
In Jesus' mighty name I believe*

Forever by Brian Johnson, Christa Black Gifford, Joel Taylor, and Kari Jobe

Verse 1

*The moon and stars they wept
The morning sun was dead
The Savior of the world was fallen
His body on the cross
His blood poured out for us
The weight of every curse upon
Him*

Verse 2

*One final breath He gave
As heaven looked away
The Son of God was laid in
darkness
A battle in the grave
The war on death was waged
The power of hell forever broken*

Misc 1

*The ground began to shake
The stone was rolled away
His (perfect) (reckless) love could
not be overcome
Now death where is your sting
Our resurrected King has rendered
you defeated*

Chorus 1

*Now forever He is glorified
Forever He is lifted high
And forever He is risen
He is alive and He is alive
(REPEAT)*

Bridge

*We sing hallelujah we sing
hallelujah
We sing hallelujah the Lamb has
overcome
We sing hallelujah we sing
hallelujah
We sing hallelujah*

*Ending
And now death where is your sting
Our resurrected King has overcome
He's overcome*

Christ Arose by Robert Lowry

*Verse 1
Low in the grave He lay Jesus my Saviour
Waiting the coming day Jesus my Lord*

*Chorus 1
Up from the grave He arose
With a mighty triumph o'er His foes
He arose a victor from the dark domain
And He lives forever with His saints to reign
He arose He arose
Hallelujah Christ arose*

*Verse 2
Vainly they watch His bed Jesus my Saviour
Vainly they seal the dead Jesus my Lord*

*Verse 3
Death cannot keep his prey Jesus my Saviour
He tore the bars away Jesus my Lord*

How Great Thou Art (Until that day) - by Matt Redman, Mitch Wong, and Stuart K. Hine

*Verse 1
O Lord my God*

*When I in awesome wonder
Consider all
The works Thy hand hath made
I see the stars
I hear the mighty thunder
Thy pow'r throughout
The universe displayed*

Chorus 1

*Then sings my soul
My Saviour God to Thee
How great Thou art
How great Thou art*

Verse 2

*And when I think
That God His Son not sparing
Sent Him to die
I scarce can take it in
That on the cross
My burden gladly bearing
He bled and died
To take away my sin*

Verse 3

*When Christ shall come
With shout of acclamation
And take me home
What joy shall fill my heart
Then shall I bow
In humble adoration
And there proclaim
My God how great Thou art*

Verse 4

*Until that day
When heaven bids us welcome*

*And as we walk
This broken warring world
Your kingdom come
Deliver us from evil*

*And we'll proclaim
Our God how great You are
With hope we'll sing
Our God how great You are*

Acknowledgements

The Easter Sunrise Service is ecumenical service sponsored by the Ocean City Christian Ministers Association (OCCMA). The OCCMA is an association of Christian clergy who represent many of the churches in Ocean City who are committed to uniting in worship, fellowship, and service to present the Gospel of Jesus Christ in the Ocean City, Maryland area. The OCCMA exists to promote the Kingdom of God through salvation by faith in Christ alone. All the churches represented here this morning invite you to worship with them any Sunday during the year.

The OCCMA would like express its appreciation to the Town of Ocean City Public Works Department for setting up and taking down the bleachers and chairs this morning and for all they do to make Ocean City one of the best resort towns in America. The OCCMA

would also like to express appreciation to the Ocean City Baptist Church Worship Team for bringing all the sound equipment and leading us in worship this morning.

The Offering taken this morning will be used by the Ocean City Christian Ministers Association for numerous ministries in the Ocean City area, including but not limited to: serving and helping locals, visitors, those in need, international students, students, seniors and whoever else God calls us to serve.

“For all of you who were baptized into Christ have clothed yourselves with Christ. There is neither Jew nor Greek, there is neither slave nor free man, there is neither male nor female; for you are all one in Christ Jesus.” Galatians 3:27–28 (NASB95):

***We Crown You
All Hail King Jesus
Christ the Lord is Risen Today
Low in the Grave (He Arose)***

Quiet Storm

SIDE WALK

Bardwalk Arch

Bardwalk

Bathrooms
Fireman Memorial

Bleachers

Chairs

Bleachers

Chairs

Stage

Playground

SIDE WALK

Flamingo Coast

Beach



TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 5.E
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Brenda Moore, Special Events Director
RE: Maryland International Kite Expo
DATE: January 12, 2026

ISSUE(S): Jay Knerr, representing the Maryland International Kite Expo, Inc., requests Council approve the Maryland International Kite Expo, tentatively scheduled for April 24-26, 2026 on the beach between 4th-6th Streets daily, 9 am-5 pm.

SUMMARY: This annual kite festival consists of giant kite displays, sport kite competitions, sport kite lessons, general kite flying, candy drops and music. It is free to both view and participate.

FISCAL IMPACT: Mr. Knerr shall pay the Town \$650 in private event fees.

RECOMMENDATION: Approve as presented.



1st Class Resort and Tourist Destination

ALTERNATIVES: No staff alternatives suggested.

RESPONSIBLE STAFF: Lisa Mitchell, Private Events Coordinator
Thomas Dy, Public Works Maintenance Manager

COORDINATED WITH: Jay Knerr, Maryland International Kite Expo, Inc.

ATTACHMENT(S):

1. Draft Permit
2. Processing Costs and Fees
3. Event Impact Calculation
4. April 2026 Calendar
4. Application
6. Schedule
7. Map



TOWN OF OCEAN CITY

The White Marlin Capital of the World

MAYOR
Richard W. Meehan

CITY COUNCIL

Matthew M. James
President

William C. Savage III
Secretary

John F. Gehrig, Jr.
Jacob H. Mitrecic
Carol Proctor
Larry R. Yates

CITY MANAGER
Terence J. McGean, PE

CITY CLERK
Diana L. Chavis, MMC

PRIVATE EVENT PERMIT

**APPROVED BY THE MAYOR AND CITY COUNCIL OF OCEAN CITY, MARYLAND
GRANTED TO JAY KNERR FOR THE MARYLAND INTERNATIONAL KITE EXPO, INC.**

SUBJECT: MARYLAND INTERNATIONAL KITE EXPO 2026 (MIKE)

Upon receiving approval and paying all fees, this permit defines the terms by which MIKE shall occur.

PURPOSE: Free, three (3) day kite festival with giant kite displays, sport kite flying competitions, sport kite lessons, candy drops, music and general kite flying.

PLACE, DATE, TIME: Friday-Sunday, April 24-26, 9 am-5 pm on the beach between 4th-6th Streets.

SET-UP: Friday, April 24, beginning at 8 am.

BREAKDOWN: Sunday, April 26, beginning at 4 pm.

RESPONSIBILITIES OF EACH PARTY:

Jay Knerr for MIKE

1. Serve as the event manager.
2. Coordinate the event.
3. Play music on a PA system at the 5th Street location.
4. Keep the event footprint clean and free from all debris.
5. Set-up the event footprint, at minimum, 30' from the easternmost edge of the Boardwalk and concrete pad.
6. Provide the Certificate of Insurance to include coverage in the amount of General Liability \$2M/\$4M Aggregate, Auto Liability \$1M single limit, Umbrella Liability \$2M Occurrence/\$2M Aggregate, Workers Compensation with Statutory Limits and Employers Liability Limits of \$500K/\$500K/\$500K.
7. Name the Mayor and City Council as additional insured and certificate holder. Provided coverage shall be primary, non-contributory and without regard to the named insured's fault or lack thereof.
8. Ensure all participants sign a Waiver of Liability prior to the event.
9. Abide by all Guidelines and Obligations listed on the Private Event Application, unless noted here.

Town of Ocean City, Maryland

1. The Department of Public Works shall ensure there is no winter beach fencing within the event footprint.
2. The Private Event Coordinator shall serve as the liaison for this event. Any questions regarding it should be directed to her, who can be reached at 443-235-5275 or on the city radio system at #9010.

**THIS PRIVATE EVENT PERMIT IS EFFECTIVE ONLY WHEN SIGNED BELOW BY BOTH PARTIES
AND MAY BE TERMINATED BY EITHER PARTY AT ANY TIME.**

Jay Knerr, on behalf of MIKE

Date: _____

Tom Perlozzo, on behalf of the Mayor and City Council of Ocean City, Maryland

Date: _____

P.O. Box 158, Ocean City, Maryland 21843-0158 | oceancitymd.gov | City Hall: (410) 289-8221 | Fax: (410) 289-8703

Ocean City's Private Event at a Glance

EXECUTIVE SUMMARY

rev. 240415

Event Name: **MD Intl Kite Expo**

Start Date: **Sunday, April 26, 2026**

Set Start: *Friday, April 24, 2026*

Strike End: *Sunday, April 26, 2026*

Location(s): **Beach between 4th & 6th Sts.**

Duration: **1** Days
3 Days

Est. Ttl. Attend: **10,610**

Spectators: **10,000**

Participants: **200**

Vendors: **-**

Three day festival with giant kite displays, sport kite competitions, sport kite lessons and general kite flying. The event is offered free to both view and participate.

ASSIGNED TIER: Tier 2
Assigned via standardized calculation

Contact: **Jay Knerr**

Organization: **MD Intl Kite Expo, Inc.**

New Event? **NO**

Event Type: **Festival**

In-Season? **NO**

Non-Profit? **YES**

Crowd Draw: **Primarily Out of Town**

Annual Event? **YES**

	Internal Est. Costs:	Billable Costs:
DPW-M:	\$ -	\$ -
DPW-TRANS:	\$ -	
DPW-CON:	\$ -	
DPW-ELECT:	\$ -	
FIRE:	\$ -	
EMS:	\$ -	
OCPD:	\$ -	
OCBP:	\$ -	
FM:	\$ -	
PARKS:	\$ -	
P&Z:	\$ -	
Other:	\$ -	

Key Details & Other Events:

<i>Public Works will ensure all winter fencing is removed from the event footprint before April 24, 2026.</i>	

EVENT DETAILS

Alcohol? **NO**

Food Sales? **NO**

Parking Req? **NO**

Entry Fee? **NO**

Estimated # of Vendors:

of 10x10s: **0**

#>100sf: **0**

(Empty field for event details)

Conveyed Fees:		If annual: Previous Year's Cost:
Application Fee:	\$ 50.00	\$ 650.00
Late Fee Applied:	\$ -	
Other Initial Credit/Fee:	\$ -	
Applied Assessment Fee:	\$ -	Cost/Event: \$ 600.00
Estimated Space Fee:	\$ 600.00	# of Events: 1
Estimated Vendor Fee:	\$ -	TOTAL COST DUE: \$ 600.00
Departmental Costs:	\$ -	
Equipment & Labor Charges:	\$ -	
IPL Lost Revenue Assessment:	\$ -	
Other Fees/Charges/Credits:	\$ -	



EVENT IMPACT CALCULATOR DETAIL - MARYLAND INTERNATIONAL KITE EXPO - 02/25/2026

Event Summary			
Key Parameters		Key Results	
Event Name	Maryland International Kite Expo	Business Sales (Direct)	\$1,898,308.58
Organization	Maryland International Kite Expo, Inc	Business Sales (Total)	\$2,630,589.34
Event Type	FCE: Visual arts	Jobs Supported (Direct)	741
Start Date	04/24/2026	Jobs Supported (Total)	878
End Date	04/26/2026	Local Taxes (Total)	\$61,968.09
Overnight Attendees	5100	Net Direct Local Tax ROI	\$58,743.90
Day Attendees	3400	Est. Room Nights Demand	8,260

Direct Business Sales				
Sales by Source				
Attendees Spending	\$1,765,811.05	Exhibitor Spending	\$82,688.23	
Organizer Spending	\$49,809.29	Total Event Spending	\$1,898,308.58	
Business Sales by Sector				
Industry	Attendees	Organizer	Media/Sponsors	Total
Lodging	\$989,929.48	\$4,677.26*	\$0.00	\$994,606.74
Transportation	\$87,469.24	\$251.22*	\$368.46	\$88,088.92
Food & Beverage	\$336,190.59	\$0.00*	\$0.00	\$336,190.59
Retail	\$196,498.48	\$0.00	\$0.00	\$196,498.48
Recreation	\$155,723.25	\$0.00	\$0.00	\$155,723.25
Space Rental	\$0.00	\$12,300.00*	\$415.76	\$12,715.76
Business Services	\$0.00	\$32,580.81*	\$81,904.01	\$114,484.82
Totals	\$1,765,811.05	\$49,809.29	\$82,688.23	\$1,898,308.58

* indicates that the calculator's model defaults were used

Economic Impact Details			
	Direct	Indirect/Induced	Total
Business Sales	\$1,898,308.58	\$732,280.76	\$2,630,589.34
Personal Income	\$583,059.18	\$219,696.49	\$802,755.68
Jobs Supported			
Persons	741	137	878
Annual FTEs	15	3	18
Taxes And Assessments			
<u>Federal Total</u>	<u>\$165,750.29</u>	<u>\$63,343.68</u>	<u>\$229,093.97</u>
<u>State Total</u>	<u>\$121,158.26</u>	<u>\$18,404.14</u>	<u>\$139,562.40</u>
Sales	\$101,736.62	\$10,984.21	\$112,720.83
Income	\$8,046.90	\$3,032.07	\$11,078.97
Bed	\$0.00		\$0.00
Other	\$11,374.74	\$4,387.86	\$15,762.60
<u>Local Total</u>	<u>\$58,743.90</u>	<u>\$3,224.19</u>	<u>\$61,968.09</u>
Sales	\$0.00	\$0.00	\$0.00
Income	\$6,488.21	\$2,444.76	\$8,932.97
Bed	\$49,496.47		\$49,496.47
Per Room Charge	\$0.00		\$0.00
Tourism District	\$0.00		\$0.00
Restaurant	\$1,260.71	\$201.38	\$1,462.09
Other	\$1,498.50	\$578.05	\$2,076.55
Property Tax	\$35,793.37	\$8,296.25	\$44,089.61

Event Return On Investment (ROI)	
Direct Total Tax ROI	
Direct Tax Receipts	\$58,743.90
DMO Hosting Costs	\$0.00
Direct ROI	\$58,743.90
Net Present Value	\$58,743.90
Direct ROI (%)	-
Total	
Total Local Tax Receipts	\$61,968.09
Total ROI	\$61,968.09
Net Present Value	\$61,968.09
Total ROI (%)	-

Estimated Room Demand Metrics

Room Nights Sold	8,260		
Room Pickup (block only)	0		
Peak Room Nights	3,188		
Total Visitor Days	15,766		

2026

CALENDAR YEAR

APRIL

CALENDAR MONTH

SUNDAY

FIRST DAY OF WEEK

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	01	02	03	04
05 <i>PE - Easter Sunrise Service - TENTATIVE</i>	06	07	08	09	10	11
12	13	14	15	16	17	18 <i>PE - Walk MS</i>
19	20	21	22	23 <i>Springfest</i>	24 <i>Springfest PE - MD Intl Kite Expo - TENTATIVE</i>	25 <i>Springfest PE - MD Intl Kite Expo - TENTATIVE</i>
26 <i>Springfest PE - MD Intl Kite Expo - TENTATIVE</i>	27	28	29	30 <i>PE - Cruisin' Ocean City - TENTATIVE</i>	01	02
03	04	05	06	07	08	09

Private Event Permit Application

#634315

Maryland International Kite Expo  Festival

APPLICANT

Jay Knerr @ jay@kiteloft.com (410) 289-7855

DATES AND TIMES

 Event date and time:

04/24/2026 9:00am — 04/26/2026 5:00pm

FEES

Banner Fee	\$0.00
City Space Use Fee	\$0.00
IPL Lost Revenue Fee	\$0.00
Miscellaneous Fee	\$0.00
Application Fee	\$50.00
Application Addendum Fee	\$0.00
Concession Fee	\$0.00
Application Late Fee	\$0.00
Asset and Support Fee	\$0.00
Total:	\$50.00
Total paid with Visa-7273 on 01/12/2026	-\$50.00
Due:	\$0.00

FEE SCOPING

Which type of event organization will run your event?

501(c)(3) Non-profit

GENERAL INFORMATION

Event Name

Maryland International Kite Expo

Event Locations

 Kite Loft Event Footprint

Event Times

 **Event date and time:**

04/24/2026 9:00am — 04/26/2026 5:00pm

Event Summary

Giant Kite Displays
Sport Kite Demo's
Candy Drops
General Small Kite Flying
Music from sound tent at The Kite Loft during the event.

Applicant Organization

Maryland International Kite Expo, Inc

Organization Phone

(410) 289-7855

Organization Website

Kite Loft, Inc.

What type of town assets or support will you request for the event?

Removal of any snow fencing in the area.
Removal of all volleyball nets in the area

Who will be the beneficiary of the event?

All proceeds from sponsorships will go back into the event

Who will sponsor the event?

Kite Loft

What type of marketing will be done for the event?

Local, Regional and Social Media

Have you chosen a rain date?

No

Attach preliminary event schedule to illustrate event flow and proposed active use times for requested event site(s).

 [MIKE Schedule - 2026.doc](#)

Attach a description and map of the layout, infrastructure and hardware to be used. Provide a detailed site map/diagram/CAD drawing/rendering (all that apply).

Attach a description and map of the layout, infrastructure and hardware to be used. Provide a detailed site map/diagram/CAD drawing/rendering (all that apply).

 [Mike Festival Map 2025.pdf](#)

Does your event require police support?

No

CONTACT

Contact Name

Jay Knerr

Contact Office Number

(410) 289-7855

Contact Address

511 N Atlantic Ave.
Ocean City, MD 21842

Contact Mobile Number

(410) 726-2309

Contact Email

@ jay@kiteloft.com

ARRIVAL AND DEPARTURE DATES

Provide the date that staff arrives onsite for the event
 Apr 24, 2026

Vendor Departure
 Apr 24, 2026

Provide the date that staff departs the event
 Apr 26, 2026

Participant/Spectator Arrival
 Apr 24, 2026

Vendor Arrival
 Apr 24, 2026

Participant/Spectator Departure
 Apr 26, 2026

ROOM BLOCKS

Will you have an HQ hotel?

No

Will you establish hotel room blocks?

No

EVENT ATTENDANCE ESTIMATES

Geographic Reach

Primarily Out of Town

Staff Estimates

Total Staff

8

% Staying Overnight

100

% Traveling Alone

N/A

Participant Estimates

Total Participants

200

Participants Staying Overnight

200

Average Guests

4

Exhibitor Estimates

Total Exhibitors

N/A

Exhibitors Staying Overnight

N/A

Exhibitors Traveling Alone

N/A

Spectator Estimates

Total Spectators

10000

Spectators Staying Overnight

10000

Average Party Size

3

Total Overnight Guests

% Lodge in Ocean City

75

% Use Condos

20

% Camp

5

ENTERTAINMENT/OFFERINGS

Will you charge any entry fees?

Free Entry

Will your event include live music?

Yes

Will your event have a stage or static crowd viewing area?

No

Will your event include fireworks/pyrotechnics, flame or other special effects or bonfires?

No

Will your event include tents/temporary structures?

Yes

Select the temporary structures that are a part of your event

Tents 14x14 or smaller (under 200 sq ft)

Will your event close or alter use of streets or private parking lot space?

No

Will you sell items within the footprint of the event?

No

Will you provide sampling of products?

No

Will you serve or distribute alcohol?

No

Will you have onsite cooking or food trucks?

No

Will you provide portolets?

No

PARKING/ACCESS

Parking Information

% Utilizing Public Parking

50

% Parking at Hotels

35

% That Will Use Bus Service

5

% That will Use Town Lot

10

Will you have special parking requests?

No

Will you need vehicular beach access?

No

Will you need vehicular access to the Boardwalk?

No

ACKNOWLEDGEMENTS

- POINT OF CONTACT FOR THE TOWN OF OCEAN CITY:** The Town's Private Event Coordinator shall be the primary contact for all communications with the Town of Ocean City. If you receive contact from another Town department or entity, it is your responsibility to make sure the Private Event Coordinator is aware of all discussions, details, modifications or approvals as a result of independent conversations. At no time shall Applicant contact other departments directly unless authorized by the Private Events Coordinator in writing.

- BEACH FRANCHISE NOTIFICATION:** : If your event takes place on the beach, you must notify the appropriate beach equipment rental franchise owner(s) to advise them of the event footprint. It is the applicant's responsibility to confirm, in writing, that 1) the franchise owner(s) has been notified; 2) event logistics have been coordinated; and 3) if necessary, a reasonable financial agreement has been negotiated. Written confirmation must be provided to the Town's Private Event Coordinator. If the applicant and franchise owner(s) are unable to reach a mutually acceptable agreement, the matter shall be submitted to the Town for mediation, and the Town will decide an impartial resolution by which both parties shall abide.

- ROAD/LANE CLOSURES:** A state highway permit shall be obtained for use of any state property (roads, highways, etc.) This is the responsibility of the applicant independent of the Town's private event process. Applicant shall keep the Town's Private Event Coordinator apprised of all steps and approvals related to such efforts. Non-state roads affected by the event shall be reviewed by the Town for consideration of closure or traffic modification through the private event process.

- USE OF MUNICIPAL PARKING LOTS:** If a municipal lot is requested for use by the applicant for the event, whether for parking or placement of the event footprint, the Town reserves the right to review lost revenue and assign a cost to lot usage. This cost will be assigned during the private event approval process, discussed with the applicant and considered for approval by the Mayor and City Council as part of the private event approval.

INSURANCE REQUIREMENTS: The Risk Manager for the Town of Ocean City will determine insurance requirements for all private events, following the receipt of the application. Insurance requirements apply to private event vendors, amusement ride companies and fireworks producers, their contractors and subcontractors as well as the private event owner/sponsors. Requirements will depend on, including but not limited to, hazards and exposures associated with the specific private event.

Minimum required insurance shall be provided by companies licensed in the State of Maryland with a current AM Best, Inc. rating of a VII or better. The Mayor and City Council Town of Ocean City, Maryland, its employees, volunteers and officials shall be named as additional insured on all insurance policies except workers' compensation and, except for automobile liability, the The Mayor and City Council Town of Ocean City, Maryland's additional insured status shall include premises liability and products/completed operations.

Coverage's shall be primary and non-contributory with respect to any other insurance available to the Mayor and City Council Town of Ocean City, Maryland, its employees, volunteers and officials and shall include a waiver of rights of recovery or subrogation against the Mayor and City Council Town of Ocean City, Maryland, its officials, volunteers and employees without limitation for any and all claims, damages, losses, liabilities or expenses relating to, arising from, resulting from, or alleged to have arisen or resulted from, this private event.

Original copies of certificates of insurance and additional insured endorsements must be received by the Town of Ocean City, Maryland's Risk Management Office at least fifteen (15) working days prior to the event.

COCA-COLA EXCLUSIVE PRODUCT AGREEMENT DISCLOSURE: The applicant must comply with all provisions of the Town's agreement with Coca-Cola Refreshments as it pertains to the distribution or sales of beverages by the applicant on Town property. The applicant agrees to sell, dispense or serve only Coca-Cola beverages on Town premises for the duration of the permitted use. The applicant is expressly prohibited from using the beverages of other suppliers, said beverages to include soft drinks, juices, sport drinks, specified energy drinks and bottled waters. The permitted beverages include Coca-Cola, Diet Coke, Sprite, Pibb Xtra, Mello Yello, Fresca, Nestea, Arizona Tea, Honest Tea, Barqs Root Beer, Fanta, Minute Maid, Seagrams Ginger Ale, PowerAde, V-8 Juice, Fuze Juice, Monster, Tum E Yummies, Dasani and other products that Coca-Cola may provide in accordance with its agreement with the Town of Ocean City.

BEACH ACCESS: Vehicle access to and from the beach must be clearly identified on your application and is not guaranteed. If approved, applicant must complete a beach driving and safety course annually provided by OCBP at the applicants expense.

BEAUTY CONTESTS: Beauty contests are not permitted on the beach.

CITY SERVICES: Each applicant should plan on providing all the necessary cleanup, set-up, etc. without the assistance of City Services. If town services are requested, they must be clearly indicated within the Private Event Application for evaluation.

- CONCESSIONS:** No food or beverage concessions will be permitted on the beach or along the boardwalk, although such sales may be considered at other sites. Beverage sales at other sites must maintain compliance with the sponsorship restrictions noted within this application. ONLY event-related merchandise sales may be permitted on the beach upon appropriate request and approval, subject to applicable laws.

- SPONSORSHIPS:** All sponsors must be identified on the application.

- ADVERTISING:** Ocean City will not allow any type of advertising that is:
- Violence in any form
 - False, misleading or deceiving statements
 - Sexually explicit or obscene materials
 - Tobacco or tobacco products
 - Vaping or vaping products
 - Tattoos
 - Casino gambling including games of chance and skill
 - Alcohol
 - Promoting the use of marijuana
 - Other potentially objectionable marketing or advertising which may be established from time to time by the Town.

- DIAGRAM OF EVENT LAYOUT:** A detailed diagram of the event layout/set-up and location of any and all facilities is required with your application. The application will be considered incomplete without the diagram.

- INFLATABLES:** Inflatable displays may be permitted, but must be pre-approved. A photograph of the intended display and the dimensions must be included before approval can be considered. No liquor or tobacco product displays will be allowed. The Mayor and City Council reserve the right to reject any inflatable determined inappropriate.

- MUSIC AND PUBLIC ADDRESS SYSTEMS:** Must operate in accordance with the Ocean City Code 30-367 of 65 decibels.

- DOWNTOWN EVENTS (BEACH/BOARDWALK):** Events that charge participant entry fees (tournaments, festivals, etc.) and/or desire to display sponsorship banners or other promotional information, must maintain a seventy-five (75) foot buffer from the edge of the train lane to the start of the event's set up. All events must comply with the provisions of Chapter 62 of the Ocean City Code.

- PARADES:** An MDOT Highway Permit must be obtained at (410) 543-6715 for use of any state property, and a copy forwarded to the Town's Private Events Coordinator.
- FIREWORKS, TENTS, AIR SUPPORT/AIR INFLATED STRUCTURES & BONFIRES:** Application to the City Fire Marshal at (410) 289-8780 is required, with appropriate approvals forwarded to the Private Events Coordinator. Failure to comply will result in revocation of all event approvals.
- TOILET FACILITIES:** Identification of planned "comfort" provisions must be included in the application and event diagram. The Town owns a number of established public toilet stations in the downtown area that may assist in event planning.
- PRIZE STIPULATIONS:** No alcoholic beverages may be awarded as a prize on City property.
- WEST OCEAN CITY PARK AND RIDE:** A permit is required if a trailer or an oversized vehicle is parked over night at the West Ocean City Park and Ride. Please specify this request on your application.
- SAMPLING:** Sampling will be permitted on a case-by-case basis. Sizes and quantities of such must be pre-approved, as do the locations for distribution. Samples must be of a nationally recognized product available for sale at retail establishments. No prepared food samples will be permitted on the beach nor along the boardwalk. Non-alcoholic beverage samples may be permitted provided the samples are in compliance with the Town of Ocean City's exclusive beverage franchise agreement with Coca-Cola.
- RAFFLES:** Only non-profit groups may offer any form of raffle in conjunction with an event in Ocean City. These groups must apply through the Worcester County Department of Development Review and Permitting, and must submit a processing fee at the time of application. Applications are available at the Isle of Wight County Office Building on Route 90, or at the Court House in Snow Hill. A copy of the raffle permit must be forwarded to the Private Events Coordinator at least seven (7) days prior to the event. All raffles must be drawn and announced prior to the conclusion of the event.
- TRASH:** Applicant is required to clean the area of trash and transport it to the appropriate receptacle. On the beach, all trash must be placed in the appropriate street-end dumpsters. Failure to practice appropriate cleanup procedures may result in the denial of future event requests and/or appropriate billings.

- ✓ **ALCOHOLIC BEVERAGE SERVICE:** Groups are discouraged from the service of alcoholic beverages at their Ocean City event. However, those that desire such approval must state this clearly on their application. Permission to serve alcoholic beverages shall be granted exclusively by Mayor and City Council. It should be noted that without Council approval, open containers of alcoholic beverages on public property is illegal. Only Worcester County based non-profit groups may request to sell alcoholic beverages at an event, and must obtain a license from the Worcester County Board of License Commissioners. A “One Day Alcohol Permit” application with the Ocean City Mayor’s signature must be submitted to the County a minimum of fourteen (14) days prior to the event, along with a the permit fee. Applications are usually available in the Mayor’s office at City Hall. A copy of the approved permit must be forwarded to the Private Events Coordinator at least seven (7) days prior to the event. The original permit must be kept on site at the event and must be available to display if required.

- ✓ **CHANGES TO APPLICATION OR PERMIT:** Event applicants desiring to make changes to their submitted application or approved private event must complete the “Request for an Addendum to a Private Event” form (available upon request), and must submit the completed form, along with the appropriate fee, to the Private Events Coordinator. However, no changes will be accepted within 30-days prior to the event.

- ✓ **LOCAL ORDINANCE DISCLOSURE AND COMPLIANCE:** The applicant agrees to comply with the provisions of all applicable ordinances of the Town of Ocean City. Specifically all permitted uses on or within 75 feet of the Boardwalk are required to comply with the provisions of chapter 62 of the Code which expressly prohibits the public sale, rental or exchange for a donation of any goods, wares, merchandise, foodstuffs, refreshments or other commodities or services.

LEGAL DISCLOSURES

HOLD HARMLESS CLAUSE: Permittee (organization/ applicant) shall assume all risks incident to or in connection with the permittee activity including exposure to an infection of COVID-19 and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the permittee activity or the conduct of Permittee's operation. Permittee hereby expressly agrees to defend and hold the Town of Ocean City, its officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages, or injuries directly or indirectly arising out of or in connection with the permittee activity or conduct of its operation or resulting from the negligence or intentional acts or omissions of Permittee or its officers, agent and employees, including possible exposure to an infection from COVID-19.

PRIVATE EVENT APPLICATION COMPLIANCE REQUIREMENT: The applicant for the private event described in this application agrees to follow guidelines provided and submit a complete application including submission of all required materials. The applicant agrees to take full responsibility for all city-owned property, whether borrowed, leased or rented, and understands that necessary replacement and/or repair fees may be assessed should such property be in an unacceptable condition. The applicant agrees to abide by all provisions of the private event permit granted by the Town and agrees to pay all fees and costs assigned to the permit. The applicant further agrees to comply with all conditions of the use permit, which may be required by the Mayor and City Council of the Town.

INTELLECTUAL PROPERTY CLAUSE: Acknowledge and agree that no Town trademarks, service marks, trade names, logos, and/or other trade indicia, copyrights and, as applicable, any patents, inventions and/or other intellectual property (Intellectual Property) owned by the Mayor and City Council of the Town of Ocean City, Maryland, will be directly or indirectly used, incorporated, published or republished, without prior written consent. Unauthorized use of the Intellectual Property will result in The Town of Ocean City authorizing immediate emergency, temporary and/or permanent injunctive relief prohibiting such unauthorized use and the Town of Ocean City, Maryland may be entitled to injunctive relief because monetary damages may not be an adequate remedy; but notwithstanding, the foregoing Town of Ocean City, Maryland may seek any other legal or equitable remedies in addition to injunctive relief. To the extent the Town of Ocean City, Maryland prevails in a suit at law or in equity for the purpose of enforcing its Intellectual Property rights, the Town of Ocean City, Maryland shall be entitled to recover its reasonable attorneys' fees plus court costs and expenses.

Applicant, by checking each of the guidelines herein, accepts all responsibilities thereto. All information provided is correct and complete. The applicant agrees to maintain a complete record of the event through the Town of Ocean City's Private Event Coordinator including all required submission of materials separate from this document. Applicant further agrees that information not included in writing shall not be considered for approval and will not be an executable element of the final Private Event Permit unless submit as part of a written change order through the Private Events Coordinator for Mayor and City Council Approval. Images, videos and drawings shall be deemed as support material only and details conveyed shall be submitted in writing as part of this document or a change order. No details will be assumed by the Town, its officials or employees.



The applicant agrees to take full responsibility for all city-owned property, whether existing within the event footprint, add-ons thereto, borrowed, leased or rented. Applicant further agrees that they are responsible for the proper behavior of their crowd base and that damage or defacement caused to town or private property by vendors, participants, sub-contractors and/or spectators as a result of the execution of the event may be cause for action by the Town against applicant through additional repair or replacement fee assessment(s) or legal action to the extent of the law in the State of Maryland. The applicant agrees to abide by all provisions of the private event permit granted by the Town and agrees to pay all fees and costs assigned to the permit. The applicant further agrees to comply with all conditions and limitations of the Private Event Permit and additional conditions and tasks which may be required by the Mayor and City Council of the Town. This event must follow in accordance with all State of Maryland Directives and Orders regarding community, recreational, leisure, cultural and sporting gatherings and events.

Signature

x

The information provided in this tool is subject to final approval by staff. Permit requirements, fees, and zoning information may be altered upon subsequent staff review. If you have additional questions about your zoning determination, please contact town staff.

Maryland International Kite Expo

33rd Annual

April 24th - 26th, 2026

See the skyline of Ocean City explode with color at this weekend's Maryland International Kite Expo, on the famous downtown boardwalk. Celebrating its 33rd year, this world class event is recognized as one of the top 100 most popular venues on the planet.

All are welcome to witness and participate in general kite flying, kite flying games, Bol races, candy drops, sport kite demos, or just plain kite spectating. AND IT'S FREE!

You can expect to see a ton of new giant kites from Mermaids, Hippocampus, Angels, Octopuses, Alligators, Trilobites, Mel the giant Whale, Whisper the Winged Horse, Dragons, Woodstock, Snoopy and on and on. This will certainly pack Ocean City's famous Boardwalk with spectators.

This year we will be hosting a dedication Mass Ascension on Saturday at 1:00 honoring Mike Van Meers. Mike has been battling cancer and is making remarkable progress in his recovery. With your help and support we can get Mike back to what he loves best, Flying Kite on the Ocean City Beach. We encourage all attending kite flyers to break out their Red & Black kites or any kites with those colors in them and paint the sky.

In addition, there will be quad line demos throughout the festival. Quad kites are four-line kites flown in formation, much like the Thunderbirds. Several times during the festival we will have as many as 16 quad flyers standing side by side, flying to music, all in perfect formation.

Be sure to bring the kids down to the Candy Drops where we drop candy from a large kite. We will do a few of these on both Saturday and Sunday.

All the events listed above are wind and weather permitting. So, if you don't see any kites flying, it's because there is not enough wind, too much wind, or it's raining. Please keep in mind that all the kites you see on the beach are owned by the kiting enthusiasts that attend the event. Feel free to take pictures but be respectful of their kites and display banners. We want everyone to enjoy the event so please join in the flying fun. You can bring a kite or purchase one at The Kite Loft and fly in an area away from the giant kites.



MIKE Festival 2026

Event Schedule

Friday - 4/24

Flying Friday

All Day	Free Sport Kite Lessons
All Day	Any Creature with wings, birds, dragons, etc.
All Day	Kite Flyers Choice - Homemade Ground Display Items
12:00 pm	Patriotic Fly - National Anthem
To Be Announced	Giant Bubble Show
All Day	Team and Individual Sport Kite Demos
All Day	Giant Kite Air Show
	Pop Up Night Fly

Saturday - 4/25

Mass Ascension Saturday

All Day	Free Sport Kite Lessons
All Day	Team and Individual Sport Kite Demos
All Day	Giant Kite Air Show
12:00 pm	Patriotic Fly - National Anthem
12:30 pm	Candy Drop
1:30 pm	Mike Van Meers Red & Black Mass Ascension
	Pop Up Night Fly & Light Show

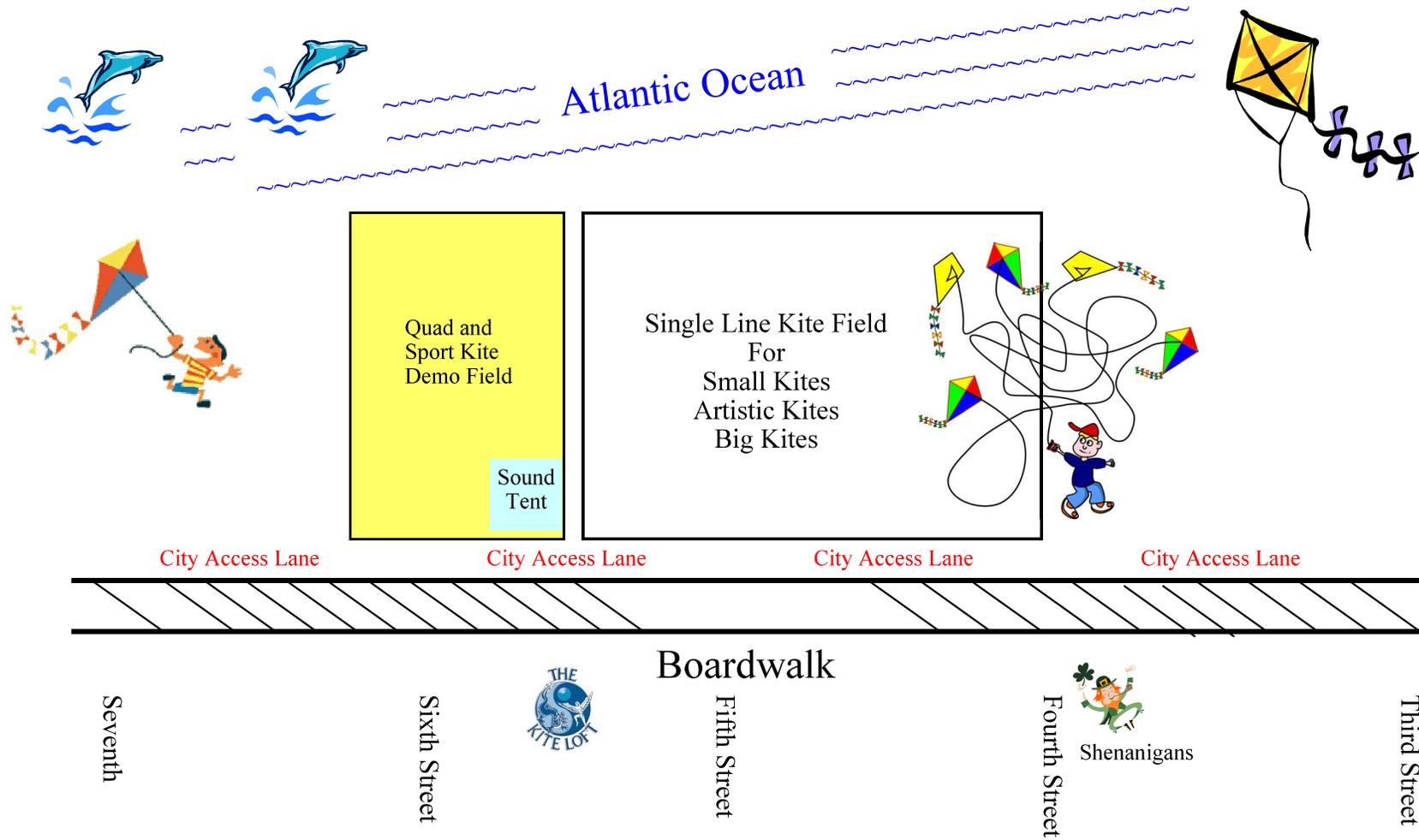
Sunday - 4/26

Super Kite Sunday

10:00 am	Free Sport Kite Lessons
12:00 pm	Patriotic Fly - National Anthem
All Day	Team and Individual Sport Kite Demos
All Day	Giant Kite Air Show

Please keep in mind that all events are wind and weather permitting.

Maryland International Kite Exposition





TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 5.F
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Brenda Moore, Special Events Director
RE: SDHS-Class of 2026 Graduation Procession
DATE: January 23, 2026

ISSUE(S): Tom Sites and Yakia Brittingham, representing Stephen Decatur High School (SDHS), request Council approve the SDHS - Class of 2026 Graduation Procession, tentatively scheduled to take place on the Boardwalk and concrete pad from 26th St. to the Inlet Parking Lot on Wednesday, May 20 from 5:30-8:00 pm. A rain date is scheduled for Thursday, May 21.

SUMMARY: This event is a vehicular Boardwalk parade for graduating SDHS seniors. Mr. Sites and Ms. Brittingham will provide volunteers to staff the staging area, located in the easternmost lane of Baltimore Ave., south of 26th St., as well as the entire parade route. They will also have professional photos taken of each student/vehicle at N. Division St. Lastly, they may set-up a PA System on the concrete pad at N. Division St.

Public Works will post 26th St. and N. Division St. as "Event Parking". They will also place street cones at various locations for parade use.

The Police will provide personnel from shift to assist with traffic management and to both lead and follow the parade, including opening and closing the affected security gates.

The Office of the Fire Marshal may complete a Boardwalk sweep prior to the parade.

FISCAL IMPACT: Worcester County Public Schools are exempt from all event fees.

RECOMMENDATION: Approve as presented.



1st Class Resort and Tourist Destination

ALTERNATIVES: No staff alternatives suggested.

RESPONSIBLE STAFF: Lisa Mitchell, Private Events Coordinator
Allen Hawk, Ocean City Police Dept.

COORDINATED WITH: Yakia Brittingham, Stephen Decatur High School
Hilary Hawkins, Stephen Decatur High School

ATTACHMENT(S):

1. Draft Permit
2. Processing Costs and Fees
3. Event Impact Calculation
4. May 2026 Calendar
5. Application
6. Boardwalk Parade Timeline



TOWN OF OCEAN CITY

The White Marlin Capital of the World

**PRIVATE EVENT PERMIT
APPROVED BY
THE MAYOR AND CITY COUNCIL OF OCEAN CITY, MARYLAND
GRANTED TO**

TOM SITES AND YAKIA BRITTINGHAM FOR STEPHEN DECATUR HIGH SCHOOL (SDHS)

SUBJECT: SDHS - CLASS OF 2026 GRADUATION PROCESSION

Upon receiving approval, this permit defines the terms by which this event shall occur.

PURPOSE: Vehicular Boardwalk parade for graduating seniors and their families.

PLACE, DATE, TIME: Wednesday, May 20, 5:30-8 pm, beginning on the Boardwalk at 26th St. and exiting at the Inlet Parking Lot., utilizing the Boardwalk and concrete pad, with a rain date of Thursday, May 21.

Parade Direction: Parade moves south on the Boardwalk and transitions to the concrete surface at 4th St. and continues around the pier, exiting at the Inlet Parking Lot.

SET-UP: Day of the event.

BREAKDOWN: Upon the conclusion of the event, and complete by 10 pm.

RESPONSIBILITIES OF EACH PARTY:

Tom Sites and Yakia Brittingham for SDHS

1. Serve as the event manager.
2. Coordinate the event.
3. Provide volunteers to staff staging area and parade route.
4. Begin staging in the easternmost lane of NB Baltimore Ave. at 26th St.
5. Ensure parade staging remains a single lane.
6. May arrange for professional photos to be taken of each student/vehicle at N. Division St.
7. May utilize PA system and arch on the concrete pad north of the Firemen’s Memorial.
8. Provide the Certificate of Insurance to include coverage for personal injury in the amount of \$1M per occurrence, \$2M aggregate, and name the Mayor and City Council as additional insured and certificate holder. Provided coverage shall be primary, non-contributory and without regard to the named insured’s fault or lack thereof.
9. Abide by all Guidelines and Obligations listed on the Private Event Application, unless noted in this permit.

Town of Ocean City, Maryland

1. Police (OCPD) shall provide shift personnel to assist with traffic management.
2. OCPD shall close N. Division St. to traffic.
3. OCPD shall provide personnel to lead and follow the parade, including opening and closing the affected security gates.

MAYOR
Richard W. Meehan

CITY COUNCIL

Matthew M. James
President

William C. Savage III
Secretary

John F. Gehrig, Jr.
Jacob H. Mitrecic
Carol Proctor
Larry R. Yates

CITY MANAGER
Terence J. McGean, PE

CITY CLERK
Diana L. Chavis, MMC

P.O. Box 158, Ocean City, Maryland 21843-0158 | oceancitymd.gov | City Hall: (410) 289-8221 | Fax: (410) 289-8703

4. DPW shall mark the parking spaces on 26th and N. Division Streets between the Boardwalk and Baltimore Ave. as “Event Parking” only.
5. Office of the Fire Marshal may complete a Boardwalk sweep prior to the event.
6. The Private Event Coordinator shall serve as the liaison for this event. Any questions regarding it should be directed to her, who can be reached at 443-235-5275 or on the city radio system at #9010.

**THIS PRIVATE EVENT PERMIT IS EFFECTIVE ONLY WHEN SIGNED BELOW BY BOTH PARTIES
AND MAY BE TERMINATED BY EITHER PARTY AT ANY TIME.**

_____ Date: _____
Tom Sites, on behalf of SDHS

_____ Date: _____
Yakia Brittingham, on behalf of SDHS

_____ Date: _____
Tom Perlozzo, on behalf of the Town of Ocean City, MD

Ocean City's Private Event at a Glance

EXECUTIVE SUMMARY

rev. 240415

Event Name: **SDHS-Class of 2025 Graduation**
 Start Date: **Wednesday, May 20, 2026**
 Set Start: *Wednesday, May 20, 2026*
 Strike End: *Wednesday, May 20, 2026*
 Location(s): **Boardwalk**

Duration: **1** Days
1 Days

Est. Ttl. Attend: **1,720**
 Spectators: **1,200**
 Participants: **340**
 Vendors: **-**

Beginning at 26th St., this Boardwalk Vehicle Parade is for Stephen Decatur High School graduating seniors.

ASSIGNED TIER: Tier 2

Assigned via standardized calculation

Contact: **Yakia Brittingham**
 Organization: **Stephen Decatur High School**

New Event? **NO**
 Event Type: **Parade**
 In-Season? **YES**
 Non-Profit? **YES**
 Crowd Draw: **Primarily Local**
 Annual Event? **YES**

	Internal Est. Costs:	Billable Costs:
DPW-M:	\$ -	\$ -
DPW-TRANS:	\$ -	
DPW-CON:	\$ -	
DPW-ELECT:	\$ -	
FIRE:	\$ -	
EMS:	\$ -	
OCPD:	\$ -	
OCBP:	\$ -	
FM:	\$ -	
PARKS:	\$ -	
P&Z:	\$ -	
Other:	\$ -	

Key Details & Other Events:

<i>Public Works will post 26th and N. Division Streets as "Event Staff Parking".</i>
<i>Police will staff the event with on-duty personnel.</i>

EVENT DETAILS

Alcohol? **NO**
 Food Sales? **NO**
 Parking Req? **NO**
 Entry Fee? **NO**
Estimated # of Vendors:
 # of 10x10s: **0**
 #>100sf: **0**

Conveyed Fees:

<i>Application Fee:</i>	\$ -	<i>If annual: Previous Year's Cost:</i>	\$ -
<i>Late Fee Applied:</i>	\$ -		
<i>Other Initial Credit/Fee:</i>	\$ -		
<i>Applied Assessment Fee:</i>	\$ -	Cost/Event:	\$ -
<i>Estimated Space Fee:</i>	\$ -	# of Events:	1
<i>Estimated Vendor Fee:</i>	\$ -	TOTAL COST DUE:	\$ -
<i>Departmental Costs:</i>	\$ -		
<i>Equipment & Labor Charges:</i>	\$ -		
<i>IPL Lost Revenue Assessment:</i>	\$ -		
<i>Other Fees/Charges/Credits:</i>	\$ -		



EVENT IMPACT CALCULATOR DETAIL - SDHS - SENIOR BOARDWALK PARADE - 02/25/2026

Event Summary			
Key Parameters		Key Results	
Event Name	SDHS - Senior Boardwalk Parade	Business Sales (Direct)	\$16,591.87
Organization	Stephen Decatur High School	Business Sales (Total)	\$23,322.99
Event Type	FCE: Other cultural	Jobs Supported (Direct)	13
Start Date	05/20/2026	Jobs Supported (Total)	15
End Date	05/20/2026	Local Taxes (Total)	\$280.73
Overnight Attendees	26	Net Direct Local Tax ROI	\$252.05
Day Attendees	232	Est. Room Nights Demand	18

Direct Business Sales				
Sales by Source				
Attendees Spending	\$15,104.86	Exhibitor Spending	\$1,155.17	
Organizer Spending	\$331.84	Total Event Spending	\$16,591.87	
Business Sales by Sector				
Industry	Attendees	Organizer	Media/Sponsors	Total
Lodging	\$2,990.78	\$47.32*	\$0.00	\$3,038.10
Transportation	\$1,244.33	\$0.96*	\$5.08	\$1,250.37
Food & Beverage	\$6,795.35	\$0.00*	\$14.34	\$6,809.69
Retail	\$2,116.39	\$0.00	\$0.00	\$2,116.39
Recreation	\$1,958.00	\$0.00	\$0.00	\$1,958.00
Space Rental	\$0.00	\$57.00*	\$5.74	\$62.74
Business Services	\$0.00	\$226.55*	\$1,130.01	\$1,356.56
Totals	\$15,104.86	\$331.84	\$1,155.17	\$16,591.87

* indicates that the calculator's model defaults were used

Economic Impact Details			
	Direct	Indirect/Induced	Total
Business Sales	\$16,591.87	\$6,731.13	\$23,322.99
Personal Income	\$5,745.18	\$1,933.62	\$7,678.80
Jobs Supported			
Persons	13	1	15
Annual FTEs	0	0	0
Taxes And Assessments			
<u>Federal Total</u>	<u>\$1,522.71</u>	<u>\$572.47</u>	<u>\$2,095.18</u>
<u>State Total</u>	<u>\$1,051.87</u>	<u>\$167.99</u>	<u>\$1,219.85</u>
Sales	\$873.16	\$100.97	\$974.13
Income	\$79.29	\$26.69	\$105.98
Bed	\$0.00		\$0.00
Other	\$99.42	\$40.33	\$139.75
<u>Local Total</u>	<u>\$252.05</u>	<u>\$28.68</u>	<u>\$280.73</u>
Sales	\$0.00	\$0.00	\$0.00
Income	\$63.93	\$21.52	\$85.45
Bed	\$149.54		\$149.54
Per Room Charge	\$0.00		\$0.00
Tourism District	\$0.00		\$0.00
Restaurant	\$25.48	\$1.85	\$27.33
Other	\$13.10	\$5.31	\$18.41
Property Tax	\$312.85	\$78.06	\$390.90

Event Return On Investment (ROI)	
Direct Total Tax ROI	
Direct Tax Receipts	\$252.05
DMO Hosting Costs	\$0.00
Direct ROI	\$252.05
Net Present Value	\$252.05
Direct ROI (%)	-
Total	
Total Local Tax Receipts	\$280.73
Total ROI	\$280.73
Net Present Value	\$280.73
Total ROI (%)	-

Estimated Room Demand Metrics

Room Nights Sold	18		
Room Pickup (block only)	0		
Peak Room Nights	14		
Total Visitor Days	208		

2026

CALENDAR YEAR

MAY

CALENDAR MONTH

SUNDAY

FIRST DAY OF WEEK

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30 PE - Cruisin' OC	01 PE - Cruisin' OC	02 PE - Cruisin' OC
03 PE - Cruisin' OC	04	05	06	07	08	09
10	11	12	13	14	15	16
17	18	19	20 <i>PE - SDHS Class of '26 Boardwalk Procession - TENTATIVE</i>	21 <i>PE - SDHS Class of '26 Boardwalk Procession RAIN DATE - TENTATIVE</i>	22	23 PE - We Build You Play Beach Volleyball
24 PE - We Build You Play Beach Volleyball	25	26	27 PE - OC Jeep Week	28 PE - OC Jeep Week	29 PE - OC Jeep Week	30 PE - OC Jeep Week <i>PE - Ravens Parade - TENTATIVE</i>
31 PE - OC Jeep Week	01	02	03	04	05	06

Private Event Permit Application

#638296

SDHS-Class of 2026 Graduation Procession



Parade

APPLICANT

Yakia Brittingham @ ysbrittingham@worcesterk12.org (410) 632-2952

DATES AND TIMES

Event date and time:

05/20/2026 10:00am — 05/20/2026 8:30pm

FEES

Banner Fee	\$0.00
City Space Use Fee	\$0.00
IPL Lost Revenue Fee	\$0.00
Miscellaneous Fee	\$0.00
Application Fee	\$50.00
Application Addendum Fee	\$0.00
Concession Fee	\$0.00
Application Late Fee	\$0.00
Asset and Support Fee	\$0.00
Total:	\$50.00
Total paid with Check on 01/21/2026	-\$50.00
Due:	\$0.00

FEE SCOPING

Which type of event organization will run your event?

501(c)(3) Non-profit

GENERAL INFORMATION

Event Name

SDHS-Class of 2026 Graduation Procession

Event Locations

 Boardwalk

 Inlet Parking Lot (with fire lanes)

Event Addresses

 Baltimore Avenue

Event Times

 **Event date and time:**

05/20/2026 10:00am — 05/20/2026 8:30pm

Event Summary

There will be a boardwalk parade to recognize SDHS's Class of 2026 senior graduates. The vehicle line will form on 26th street and Baltimore Avenue. Vehicles will shift from wooden boardwalk to the cement surface. Public works will place orange traffic cones along the cement. They will pass under a 20' wide by 16' tall truss graduation arch on North Division. A photographer will come to each vehicle and take each students picture on North Division Street. Music will be played through the speakers that Bob Rothermel sets up.

Applicant Organization

Stephen Decatur High School

Organization Phone

(410) 632-2880

Organization Website

<https://sdhs.worcesterk12.org>

What type of town assets or support will you request for the event?

North Division street to be closed to traffic and for event staff parking only.

Who will be the beneficiary of the event?

N/A

Who will sponsor the event?

N/A

What type of marketing will be done for the event?

The event will be advertised on our social media platforms.

Have you chosen a rain date?

Yes

Rain Date Entry

 May 21, 2026

Attach preliminary event schedule to illustrate event flow and proposed active use times for requested event site(s).

 [Boardwalk Parade Timeline.docx](#)

Attach a description and map of the layout, infrastructure and hardware to be used. Provide a detailed site map/diagram/CAD drawing/rendering (all that apply).

Attach a description and map of the layout, infrastructure and hardware to be used. Provide a detailed site map/diagram/CAD drawing/rendering (all that apply).

 [Image 2-19-24 at 4.45 PM.jpg](#)

Does your event require police support?

Yes

Describe the police support you need in details

Patrolling on Bikes on the boardwalk.

CONTACT

Contact Name

Tom Sites/Hilary Hawkins

Contact Office Number

(410) 632-2880

Contact Address
9913 Seahawk Road
Berlin, MD 21811
Contact Mobile Number

(443) 783-1181

Contact Email

@ TSSites@worcesterk12.org

ARRIVAL AND DEPARTURE DATES

Provide the date that staff arrives onsite for the event
 May 20, 2026

Vendor Departure
 May 20, 2026

Provide the date that staff departs the event
 May 20, 2026

Participant/Spectator Arrival
 May 20, 2026

Vendor Arrival
 May 20, 2026

Participant/Spectator Departure
 May 20, 2026

ROOM BLOCKS

Will you have an HQ hotel?

No

Will you establish hotel room blocks?

No

EVENT ATTENDANCE ESTIMATES

Geographic Reach

Primarily Local

Staff Estimates

Total Staff

180

% Staying Overnight

N/A

% Traveling Alone

N/A

Participant Estimates

Total Participants

340

Participants Staying Overnight

N/A

Average Guests

N/A

Exhibitor Estimates

Total Exhibitors

N/A

Exhibitors Staying Overnight

N/A

Exhibitors Traveling Alone

N/A

Spectator Estimates

Total Spectators

1200

Spectators Staying Overnight

N/A

Average Party Size

N/A

Total Overnight Guests

% Lodge in Ocean City

N/A

% Use Condos

N/A

% Camp

N/A

ENTERTAINMENT/OFFERINGS

Will you charge any entry fees?

Free Entry

Will your event include live music?

No

Will your event have a stage or static crowd viewing area?

Yes

Will your event include fireworks/pyrotechnics, flame or other special effects or bonfires?

No

Will your event include tents/temporary structures?

No

Will your event close or alter use of streets or private parking lot space?

Yes

Describe your street/private parking closure.

The vehicle line will form from 26th street to Baltimore ave in the bus lane and move once the parade starts.

Will you sell items within the footprint of the event?

No

Will you provide sampling of products?

No

Will you serve or distribute alcohol?

No

Will you have onsite cooking or food trucks?

No

Will you provide portolets?

No

PARKING/ACCESS

Parking Information

% Utilizing Public Parking

80

% Parking at Hotels

N/A

% That Will Use Bus Service

N/A

% That will Use Town Lot

80

Will you have special parking requests?

Yes

Please explain your special parking requests

North Division street to be closed for event staff parking only.

Will you need vehicular beach access?

No

Will you need vehicular access to the Boardwalk?

Yes

Please explain access requirements.

Cars will be entering the boardwalk to proceed with the boardwalk parade.

ACKNOWLEDGEMENTS

- POINT OF CONTACT FOR THE TOWN OF OCEAN CITY: The Town's Private Event Coordinator shall be the primary contact for all communications with the Town of Ocean City. If you receive contact from another Town department or entity, it is your responsibility to make sure the Private Event Coordinator is aware of all discussions, details, modifications or approvals as a result of independent conversations. At no time shall Applicant contact other departments directly unless authorized by the Private Events Coordinator in writing.

- BEACH FRANCHISE NOTIFICATION: : If your event takes place on the beach, you must notify the appropriate beach equipment rental franchise owner(s) to advise them of the event footprint. It is the applicant's responsibility to confirm, in writing, that 1) the franchise owner(s) has been notified; 2) event logistics have been coordinated; and 3) if necessary, a reasonable financial agreement has been negotiated. Written confirmation must be provided to the Town's Private Event Coordinator. If the applicant and franchise owner(s) are unable to reach a mutually acceptable agreement, the matter shall be submitted to the Town for mediation, and the Town will decide an impartial resolution by which both parties shall abide.

- ROAD/LANE CLOSURES: A state highway permit shall be obtained for use of any state property (roads, highways, etc.) This is the responsibility of the applicant independent of the Town's private event process. Applicant shall keep the Town's Private Event Coordinator apprised of all steps and approvals related to such efforts. Non-state roads affected by the event shall be reviewed by the Town for consideration of closure or traffic modification through the private event process.

- USE OF MUNICIPAL PARKING LOTS: If a municipal lot is requested for use by the applicant for the event, whether for parking or placement of the event footprint, the Town reserves the right to review lost revenue and assign a cost to lot usage. This cost will be assigned during the private event approval process, discussed with the applicant and considered for approval by the Mayor and City Council as part of the private event approval.

INSURANCE REQUIREMENTS: The Risk Manager for the Town of Ocean City will determine insurance requirements for all private events, following the receipt of the application. Insurance requirements apply to private event vendors, amusement ride companies and fireworks producers, their contractors and subcontractors as well as the private event owner/sponsors. Requirements will depend on, including but not limited to, hazards and exposures associated with the specific private event.

Minimum required insurance shall be provided by companies licensed in the State of Maryland with a current AM Best, Inc. rating of a VII or better. The Mayor and City Council Town of Ocean City, Maryland, its employees, volunteers and officials shall be named as additional insured on all insurance policies except workers' compensation and, except for automobile liability, the The Mayor and City Council Town of Ocean City, Maryland's additional insured status shall include premises liability and products/completed operations.

Coverage's shall be primary and non-contributory with respect to any other insurance available to the Mayor and City Council Town of Ocean City, Maryland, its employees, volunteers and officials and shall include a waiver of rights of recovery or subrogation against the Mayor and City Council Town of Ocean City, Maryland, its officials, volunteers and employees without limitation for any and all claims, damages, losses, liabilities or expenses relating to, arising from, resulting from, or alleged to have arisen or resulted from, this private event.

Original copies of certificates of insurance and additional insured endorsements must be received by the Town of Ocean City, Maryland's Risk Management Office at least fifteen (15) working days prior to the event.

COCA-COLA EXCLUSIVE PRODUCT AGREEMENT DISCLOSURE: The applicant must comply with all provisions of the Town's agreement with Coca-Cola Refreshments as it pertains to the distribution or sales of beverages by the applicant on Town property. The applicant agrees to sell, dispense or serve only Coca-Cola beverages on Town premises for the duration of the permitted use. The applicant is expressly prohibited from using the beverages of other suppliers, said beverages to include soft drinks, juices, sport drinks, specified energy drinks and bottled waters. The permitted beverages include Coca-Cola, Diet Coke, Sprite, Pibb Xtra, Mello Yello, Fresca, Nestea, Arizona Tea, Honest Tea, Barqs Root Beer, Fanta, Minute Maid, Seagrams Ginger Ale, PowerAde, V-8 Juice, Fuze Juice, Monster, Tum E Yummies, Dasani and other products that Coca-Cola may provide in accordance with its agreement with the Town of Ocean City.

BEACH ACCESS: Vehicle access to and from the beach must be clearly identified on your application and is not guaranteed. If approved, applicant must complete a beach driving and safety course annually provided by OCBP at the applicants expense.

BEAUTY CONTESTS: Beauty contests are not permitted on the beach.

CITY SERVICES: Each applicant should plan on providing all the necessary cleanup, set-up, etc. without the assistance of City Services. If town services are requested, they must be clearly indicated within the Private Event Application for evaluation.

- CONCESSIONS:** No food or beverage concessions will be permitted on the beach or along the boardwalk, although such sales may be considered at other sites. Beverage sales at other sites must maintain compliance with the sponsorship restrictions noted within this application. ONLY event-related merchandise sales may be permitted on the beach upon appropriate request and approval, subject to applicable laws.

- SPONSORSHIPS:** All sponsors must be identified on the application.

- ADVERTISING:** Ocean City will not allow any type of advertising that is:
- Violence in any form
 - False, misleading or deceiving statements
 - Sexually explicit or obscene materials
 - Tobacco or tobacco products
 - Vaping or vaping products
 - Tattoos
 - Casino gambling including games of chance and skill
 - Alcohol
 - Promoting the use of marijuana
 - Other potentially objectionable marketing or advertising which may be established from time to time by the Town.

- DIAGRAM OF EVENT LAYOUT:** A detailed diagram of the event layout/set-up and location of any and all facilities is required with your application. The application will be considered incomplete without the diagram.

- INFLATABLES:** Inflatable displays may be permitted, but must be pre-approved. A photograph of the intended display and the dimensions must be included before approval can be considered. No liquor or tobacco product displays will be allowed. The Mayor and City Council reserve the right to reject any inflatable determined inappropriate.

- MUSIC AND PUBLIC ADDRESS SYSTEMS:** Must operate in accordance with the Ocean City Code 30-367 of 65 decibels.

- DOWNTOWN EVENTS (BEACH/BOARDWALK):** Events that charge participant entry fees (tournaments, festivals, etc.) and/or desire to display sponsorship banners or other promotional information, must maintain a seventy-five (75) foot buffer from the edge of the train lane to the start of the event's set up. All events must comply with the provisions of Chapter 62 of the Ocean City Code.

- PARADES:** An MDOT Highway Permit must be obtained at (410) 543-6715 for use of any state property, and a copy forwarded to the Town's Private Events Coordinator.
- FIREWORKS, TENTS, AIR SUPPORT/AIR INFLATED STRUCTURES & BONFIRES:** Application to the City Fire Marshal at (410) 289-8780 is required, with appropriate approvals forwarded to the Private Events Coordinator. Failure to comply will result in revocation of all event approvals.
- TOILET FACILITIES:** Identification of planned "comfort" provisions must be included in the application and event diagram. The Town owns a number of established public toilet stations in the downtown area that may assist in event planning.
- PRIZE STIPULATIONS:** No alcoholic beverages may be awarded as a prize on City property.
- WEST OCEAN CITY PARK AND RIDE:** A permit is required if a trailer or an oversized vehicle is parked over night at the West Ocean City Park and Ride. Please specify this request on your application.
- SAMPLING:** Sampling will be permitted on a case-by-case basis. Sizes and quantities of such must be pre-approved, as do the locations for distribution. Samples must be of a nationally recognized product available for sale at retail establishments. No prepared food samples will be permitted on the beach nor along the boardwalk. Non-alcoholic beverage samples may be permitted provided the samples are in compliance with the Town of Ocean City's exclusive beverage franchise agreement with Coca-Cola.
- RAFFLES:** Only non-profit groups may offer any form of raffle in conjunction with an event in Ocean City. These groups must apply through the Worcester County Department of Development Review and Permitting, and must submit a processing fee at the time of application. Applications are available at the Isle of Wight County Office Building on Route 90, or at the Court House in Snow Hill. A copy of the raffle permit must be forwarded to the Private Events Coordinator at least seven (7) days prior to the event. All raffles must be drawn and announced prior to the conclusion of the event.
- TRASH:** Applicant is required to clean the area of trash and transport it to the appropriate receptacle. On the beach, all trash must be placed in the appropriate street-end dumpsters. Failure to practice appropriate cleanup procedures may result in the denial of future event requests and/or appropriate billings.

- ALCOHOLIC BEVERAGE SERVICE:** Groups are discouraged from the service of alcoholic beverages at their Ocean City event. However, those that desire such approval must state this clearly on their application. Permission to serve alcoholic beverages shall be granted exclusively by Mayor and City Council. It should be noted that without Council approval, open containers of alcoholic beverages on public property is illegal. Only Worcester County based non-profit groups may request to sell alcoholic beverages at an event, and must obtain a license from the Worcester County Board of License Commissioners. A “One Day Alcohol Permit” application with the Ocean City Mayor’s signature must be submitted to the County a minimum of fourteen (14) days prior to the event, along with a the permit fee. Applications are usually available in the Mayor’s office at City Hall. A copy of the approved permit must be forwarded to the Private Events Coordinator at least seven (7) days prior to the event. The original permit must be kept on site at the event and must be available to display if required.

- CHANGES TO APPLICATION OR PERMIT:** Event applicants desiring to make changes to their submitted application or approved private event must complete the “Request for an Addendum to a Private Event” form (available upon request), and must submit the completed form, along with the appropriate fee, to the Private Events Coordinator. However, no changes will be accepted within 30-days prior to the event.

- LOCAL ORDINANCE DISCLOSURE AND COMPLIANCE:** The applicant agrees to comply with the provisions of all applicable ordinances of the Town of Ocean City. Specifically all permitted uses on or within 75 feet of the Boardwalk are required to comply with the provisions of chapter 62 of the Code which expressly prohibits the public sale, rental or exchange for a donation of any goods, wares, merchandise, foodstuffs, refreshments or other commodities or services.

LEGAL DISCLOSURES

- HOLD HARMLESS CLAUSE:** Permittee (organization/ applicant) shall assume all risks incident to or in connection with the permittee activity including exposure to an infection of COVID-19 and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the permittee activity or the conduct of Permittee's operation. Permittee hereby expressly agrees to defend and hold the Town of Ocean City, its officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages, or injuries directly or indirectly arising out of or in connection with the permittee activity or conduct of its operation or resulting from the negligence or intentional acts or omissions of Permittee or its officers, agent and employees, including possible exposure to an infection from COVID-19.

- PRIVATE EVENT APPLICATION COMPLIANCE REQUIREMENT:** The applicant for the private event described in this application agrees to follow guidelines provided and submit a complete application including submission of all required materials. The applicant agrees to take full responsibility for all city-owned property, whether borrowed, leased or rented, and understands that necessary replacement and/or repair fees may be assessed should such property be in an unacceptable condition. The applicant agrees to abide by all provisions of the private event permit granted by the Town and agrees to pay all fees and costs assigned to the permit. The applicant further agrees to comply with all conditions of the use permit, which may be required by the Mayor and City Council of the Town.

- INTELLECTUAL PROPERTY CLAUSE:** Acknowledge and agree that no Town trademarks, service marks, trade names, logos, and/or other trade indicia, copyrights and, as applicable, any patents, inventions and/or other intellectual property (Intellectual Property) owned by the Mayor and City Council of the Town of Ocean City, Maryland, will be directly or indirectly used, incorporated, published or republished, without prior written consent. Unauthorized use of the Intellectual Property will result in The Town of Ocean City authorizing immediate emergency, temporary and/or permanent injunctive relief prohibiting such unauthorized use and the Town of Ocean City, Maryland may be entitled to injunctive relief because monetary damages may not be an adequate remedy; but notwithstanding, the foregoing Town of Ocean City, Maryland may seek any other legal or equitable remedies in addition to injunctive relief. To the extent the Town of Ocean City, Maryland prevails in a suit at law or in equity for the purpose of enforcing its Intellectual Property rights, the Town of Ocean City, Maryland shall be entitled to recover its reasonable attorneys' fees plus court costs and expenses.

BOARDWALK PARADE-May 20

- Vehicles **MAY NOT** be driven by the student. You should plan to be in line by 5:00 pm!
- Parade begins at 5:30 pm. Allow enough time to be in line prior to the start time (parade may start early if line passes 15th St.).
- All cars line up on Baltimore Ave. and enter the boardwalk at 26th street.
- Participating vehicles should enter Baltimore Avenue south of 15th Street to join procession.
- OCPD vehicle will be at the end of the line with lights on to allow graduate vehicles to enter the procession.
- Each vehicle will be checked in at the 26th Street access by Stephen Decatur High School staff.
- Vehicles should not exceed proper seating capacity during the procession.
- Make sure you have the permit with your designated number that was distributed with your cap & gown. This permit has the school logo, your name, and graduation number. This permit will be used during the photo session with the photographer on North Division Street.
- Your designated number relates only to the alphabetized order of your last name; the numbers will not be in order during the procession.
- Please make sure the permit is located on the passenger side on the dashboard.
- You may decorate your car; however, decorations must be appropriate and positive.
- Professional photos will be taken at North Division St.
- Friends and family have the length of the boardwalk to gather and celebrate you and your classmates.
- Cars will exit the boardwalk into the inlet parking lot.
- A parent is **REQUIRED** to drive.
 - b. NO TAILGATING, keep safe distance from car in front.
 - c. No one exits the vehicle while on boardwalk.
 - d. Single line of vehicles only.
 - e. Keep gaps between vehicles minimal while maintaining measure of safety. Use headlights (not high beams) on boardwalk.
 - g. Respect others in procession and public using the boardwalk.
 - h. Vehicles must not exceed 15' in overall height to participate.
 - i. Vulgar or political images, graphics, and statements are not permitted.
 - j. No rolling coal smoke from diesel powered vehicles, no loud mufflers, no MOTORCYCLES.
 - k. Items may not be thrown from vehicles.
 - l. **NOTICE: Public will still be using boardwalk.**



TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 5.G
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Brenda Moore, Special Events Director
RE: Council of Ravens Roosts Parade
DATE: January 5, 2026

ISSUE(S): Council of Ravens Roosts Annual Parade, Saturday, May 30, 2026

SUMMARY: Proposed terms are provided for Mayor and City Council consideration. The final contract will be developed by the Tourism Department and the City Solicitor.

FISCAL IMPACT: The Producer shall pay the Town \$550 in private event fees and \$4,970.40 in asset and support fees. The Town shall provide in-kind labor to support the event at no cost to the Producer.

RECOMMENDATION: Approve the event as presented.



1st Class Resort and Tourist Destination

ALTERNATIVES: No staff alternatives suggested.

RESPONSIBLE STAFF: Lisa Mitchell, Private Events Coordinator
Allen Hawk, Ocean City Police Department
Thomas Dy, Public Works Maintenance Manager

COORDINATED WITH: Nicole Topper, Council of Ravens Roosts

ATTACHMENT(S):

1. Term Sheet
2. Processing Costs and Fees
3. RR event impact calculation.pdf
4. May 2026 Calendar
5. Application
6. Event Timeline
7. Parade Route
8. Castle in the Sand Diagram

2026 Council of Ravens Roosts Annual OC Parade AGREEMENT - TERMS

- A. Parade: **Saturday, May 30, 2026 (as part of a larger overall event, May 28-31, 2026)**
 - a. Annual Ravens Roosts Convention takes place at the Castle in the Sand Hotel

- B. Parade Location(s):
 - a. Parade
 - i. Southbound lanes of Baltimore Ave., 19th Street to 26th Street
 - ii. Parade proceeds north in the southbound lanes
 - b. Parade staging
 - i. Southbound lanes of Baltimore Ave., 15th Street to 19th Street
 - ii. If additional staging is needed, it will take place on 16th Street to 19th Street, between Baltimore Ave. and Philadelphia Ave.

- C. Parade Time:
 - a. 8:30 am Parade Staging Begins
 - b. 10:00 am Parade Begins
 - c. 12:00 pm Parade Ends and Breakdown Begins

- D. Town to provide [general provisions]:
 - a. Two (2) portable generators
 - b. One (1) public address system
 - c. One hundred sixty (160) traffic cones
 - d. Twenty-eight (28) sections of special event fencing
 - e. One hundred fifty (150) plastic traffic barricades
 - f. One (1) arrow board
 - g. Two (2) judges stands
 - h. Four (4) folding tables
 - i. Ten (10) chairs
 - j. Twenty (20) trashcans
 - k. Public Works support
 - l. Police support

- E. Trash:
 - a. Public Works is responsible for cleaning the streets and emptying trash containers located on public property.

- F. Fees and Costs:
 - a. Special Event Application Fee: Fifty and 00/100 Dollars (\$50.00)
 - b. Event Space/Facility Use Fee: Five Hundred and 00/100 Dollars (\$500.00)
 - c. Town Asset Fee: Four Thousand Nine Hundred Seventy and 40/100 Dollars (\$4,970.40)
 - d. In-kind Services: The Town shall provide labor as described herein to support the event at no cost to the Producer.

- G. Insurance:
 - a. The Producer shall be required to have insurance at limits set by the Town.
 - b. The Town shall be named as additional insured and certificate holder.

- H. Contract:
 - a. The Event shall be subject to the execution of a Special Events Contract with the Town and all provisions therein.

Ocean City's Private Event at a Glance

EXECUTIVE SUMMARY

rev. 240415

Event Name: **Ravens Parade**
 Start Date: **Saturday, May 30, 2026**
 Set Start: *Friday, May 29, 2026*
 Strike End: *Sunday, May 31, 2026*
 Location(s): **Baltimore Ave. 15th-29th Sts.**

Duration: **1** Days Est. Ttl. Attend: **6,364**
3 Days Spectators: **5,000**
 Participants: **650**
 Vendors: **7**

Parade celebrating the Baltimore Ravens football team, in conjunction with a convention held at the Castle in the Sand Hotel.

ASSIGNED TIER: Tier 3
Assigned via standardized calculation

Contact: **Nicole Topper**
 Organization: **Council of Ravens Roosts**
 New Event? **NO**
 Event Type: **Parade**
 In-Season? **YES**
 Non-Profit? **YES**
 Crowd Draw: **Primarily Out of Town**
 Annual Event? **YES**

	Internal Est. Costs:	Billable Costs:
DPW-M:	\$ 15,099.46	\$ 4,970.40
DPW-TRANS:	\$ -	
DPW-CON:	\$ -	
DPW-ELECT:	\$ -	
FIRE:	\$ -	
EMS:	\$ -	
OCPD:	\$ 5,000.00	
OCPB:	\$ -	
FM:	\$ -	
PARKS:	\$ -	
P&Z:	\$ -	
Other:	\$ -	

Key Details & Other Events:

Parade travels north in the southbound lanes of Baltimore Ave., 19th-26th Sts.	
Parade staging in southbound lanes of Baltimore Ave., 15th-19th Sts.	
Additional staging 16th-19th Sts. between Baltimore and Philadelphia Aves.	
Town providing Public Works assets and support.	
Town providing Police support.	

Conveyed Fees:		If annual: Previous Year's Cost:
Application Fee:	\$ 50.00	\$ 5,520.40
Late Fee Applied:	\$ -	
Other Initial Credit/Fee:	\$ -	

Applied Assessment Fee:		Cost/Event: \$ 5,520.40
Estimated Space Fee:	\$ 500.00	# of Events: 1
Estimated Vendor Fee:		TOTAL COST DUE:
Departmental Costs:	\$ -	\$ 5,520.40
Equipment & Labor Charges:	\$ 4,970.40	
IPL Lost Revenue Assessment:	\$ -	
Other Fees/Charges/Credits:	\$ -	

EVENT DETAILS

Alcohol? **NO**
 Food Sales? **NO**
 Parking Req? **NO**
 Entry Fee? **YES**
 Estimated # of Vendors:
 # of 10x10s: **0**
 #>100sf: **0**

Participant Registration Fee



EVENT IMPACT CALCULATOR DETAIL - COUNCIL OF RAVENS ROOSTS ANNUAL OC PARADE - 02/25/2026

Event Summary			
Key Parameters		Key Results	
Event Name	Council of Ravens Roosts Annual OC Parade	Business Sales (Direct)	\$1,348,072.94
Organization	The Council of Ravens Roosts Inc.	Business Sales (Total)	\$1,866,658.26
Event Type	FCE: Other cultural	Jobs Supported (Direct)	345
Start Date	05/28/2026	Jobs Supported (Total)	404
End Date	05/31/2026	Local Taxes (Total)	\$46,554.74
Overnight Attendees	2911	Net Direct Local Tax ROI	\$44,221.65
Day Attendees	1940	Est. Room Nights Demand	4,410

Direct Business Sales				
Sales by Source				
Attendees Spending	\$1,267,974.37	Exhibitor Spending	\$60,821.18	
Organizer Spending	\$19,277.39	Total Event Spending	\$1,348,072.94	
Business Sales by Sector				
Industry	Attendees	Organizer	Media/Sponsors	Total
Lodging	\$744,239.98	\$3,559.12*	\$0.00	\$747,799.10
Transportation	\$53,540.20	\$72.53*	\$267.66	\$53,880.39
Food & Beverage	\$302,004.94	\$0.00*	\$755.03	\$302,759.97
Retail	\$91,006.03	\$0.00	\$0.00	\$91,006.03
Recreation	\$77,183.23	\$0.00	\$0.00	\$77,183.23
Space Rental	\$0.00	\$2,978.00*	\$302.01	\$3,280.01
Business Services	\$0.00	\$12,667.75*	\$59,496.49	\$72,164.24
Totals	\$1,267,974.37	\$19,277.39	\$60,821.18	\$1,348,072.94

* indicates that the calculator's model defaults were used

Economic Impact Details			
	Direct	Indirect/Induced	Total
Business Sales	\$1,348,072.94	\$518,585.31	\$1,866,658.26
Personal Income	\$432,515.84	\$160,058.31	\$592,574.15
Jobs Supported			
Persons	345	59	404
Annual FTEs	12	2	13
Taxes And Assessments			
<u>Federal Total</u>	<u>\$119,811.02</u>	<u>\$45,368.66</u>	<u>\$165,179.68</u>
<u>State Total</u>	<u>\$86,977.62</u>	<u>\$13,095.16</u>	<u>\$100,072.78</u>
Sales	\$72,930.69	\$7,778.78	\$80,709.47
Income	\$5,969.22	\$2,208.99	\$8,178.22
Bed	\$0.00		\$0.00
Other	\$8,077.71	\$3,107.38	\$11,185.09
<u>Local Total</u>	<u>\$44,221.65</u>	<u>\$2,333.08</u>	<u>\$46,554.74</u>
Sales	\$0.00	\$0.00	\$0.00
Income	\$4,812.99	\$1,781.11	\$6,594.10
Bed	\$37,212.00		\$37,212.00
Per Room Charge	\$0.00		\$0.00
Tourism District	\$0.00		\$0.00
Restaurant	\$1,132.52	\$142.61	\$1,275.13
Other	\$1,064.15	\$409.36	\$1,473.51
Property Tax	\$25,418.46	\$5,867.40	\$31,285.86

Event Return On Investment (ROI)	
Direct Total Tax ROI	
Direct Tax Receipts	\$44,221.65
DMO Hosting Costs	\$0.00
Direct ROI	\$44,221.65
Net Present Value	\$44,221.65
Direct ROI (%)	-
Total	
Total Local Tax Receipts	\$46,554.74
Total ROI	\$46,554.74
Net Present Value	\$46,554.74
Total ROI (%)	-

Estimated Room Demand Metrics

Room Nights Sold	4,410		
Room Pickup (block only)	0		
Peak Room Nights	1,532		
Total Visitor Days	9,834		

2026

CALENDAR YEAR

MAY

CALENDAR MONTH

SUNDAY

FIRST DAY OF WEEK

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30 PE - Cruisin' OC	01 PE - Cruisin' OC	02 PE - Cruisin' OC
03 PE - Cruisin' OC	04	05	06	07	08	09
10	11	12	13	14	15	16
17	18	19	20 <i>PE - SDHS Class of '26 Boardwalk Procession - TENTATIVE</i>	21 <i>PE - SDHS Class of '26 Boardwalk Procession RAIN DATE - TENTATIVE</i>	22	23 PE - We Build You Play Beach Volleyball
24 PE - We Build You Play Beach Volleyball	25	26	27 PE - OC Jeep Week	28 PE - OC Jeep Week	29 PE - OC Jeep Week	30 PE - OC Jeep Week <i>PE - Ravens Parade - TENTATIVE</i>
31 PE - OC Jeep Week	01	02	03	04	05	06

Private Event Permit Application

#628524

Council of Ravens Roosts Annual Convention & Parade Other

APPLICANT

Nicole Topper @ natopper@comcast.net (410) 299-6116

DATES AND TIMES

Event date and time:

05/28/2026 3:00pm — 05/31/2026 11:00am

Setup date and time:

05/26/2026 9:00am — 05/27/2026 1:00pm

Breakdown date and time:

06/01/2026 9:00am — 06/01/2026 12:00pm

FEES

Banner Fee	\$0.00
City Space Use Fee	\$0.00
IPL Lost Revenue Fee	\$0.00
Miscellaneous Fee	\$0.00
Application Fee	\$50.00
Application Addendum Fee	\$0.00
Concession Fee	\$0.00
Application Late Fee	\$0.00
Asset and Support Fee	\$0.00
Total:	\$50.00

FEE SCOPING

Which type of event organization will run your event?

501(c)(3) Non-profit

GENERAL INFORMATION

Event Name

Council of Ravens Roosts Annual Convention & Parade

Organization Website

www.councilrr.com

Event Locations

 37th St. Beach

Event Times

Event date and time:

05/28/2026 3:00pm — 05/31/2026 11:00am

Setup date and time:

05/26/2026 9:00am — 05/27/2026 1:00pm

Breakdown date and time:

06/01/2026 9:00am — 06/01/2026 12:00pm

Event Summary

Annual Ravens Roosts Parade & Convention. The Castle in the Sand continues to be the host for the 61st annual convention and parade for the Council of Ravens Roosts. Registered members will participate in a variety of events and competitions including mini golf, volleyball, cornhole, lip sync battle, karaoke and bingo for non-cash prizes. There is catered food Friday evening and Saturday afternoon. The main attraction of the event will be the parade on 05/30/2026. In the past we have had approval for staging on Baltimore Ave from 16th - 19th streets and on the side street of 18th & 19th Streets between Philadelphia & Baltimore Aves. The parade begins staging at 830am and kicks off at 10am at 19th St. and proceed north in the southbound lanes to the viewing stand at 26th & Baltimore Ave. In the event of severe weather, the parade will be canceled.

Applicant Organization

Council of Ravens Roosts

Organization Phone

(410) 299-6116

What type of town assets or support will you request for the event?

The Council appreciates the continued support of the Ocean City Police Dept., Fire Dept., and DPW for our convention and Parade.

Support requested from the Town of Ocean City:

- * Two judges stands. One at 26th & Balt. Ave. One at 37th St at the beach.(10am 05/28/26 - 10am 05/31/26)
- * Portable Generator & PA system with 2 microphones at the parade viewing stand.
- * Two tables on each stand and 6 chairs at 26th St.
- * Fifteen trash cans at Castle in the Sand Hotel.
- * Three cases of trash can liners.
- * Sixteen sections of metal crowd barriers delivered to the parking lot of the Castle in the Sand by Wednesday, 05/27/26.
- * Mark Parade Route as necessary.
- * Mark 37th St. CLOSED to traffic from the hotel office to the beach from 10am 05/28/26 through 10am 05/31/26.

Who will be the beneficiary of the event?

N/A

Who will sponsor the event?

N/A

What type of marketing will be done for the event?

The Convention will be advertised to our members through our website, Facebook, Twitter & Instagram accounts as well as handouts. The parade - which is open to the public - will be advertised on 105.7 The Fan, our public Facebook page, as well as the Ocean City Calendar of Events.

Have you chosen a rain date?

No

Attach preliminary event schedule to illustrate event flow and proposed active use times for requested event site(s).

[2026 Convention Schedule .doc](#)

Attach a description and map of the layout, infrastructure and hardware to be used. Provide a detailed site map/diagram/CAD drawing/rendering (all that apply).

Attach a description and map of the layout, infrastructure and hardware to be used. Provide a detailed site map/diagram/CAD drawing/rendering (all that apply).

[Convention Parade Route.docx](#)

Attach a description and map of the layout, infrastructure and hardware to be used. Provide a detailed site map/diagram/CAD drawing/rendering (all that apply).

[Castle Diagram.docx](#)

Attach a description and map of the layout, infrastructure and hardware to be used. Provide a detailed site map/diagram/CAD drawing/rendering (all that apply).

[Castle Photo Diagram.docx](#)

Does your event require police support?

Yes

Describe the police support you need in details

The OCPD assists with the parade by directing traffic and assisting with blocking cross streets

CONTACT

Contact Name

Nicole Topper

Contact Mobile Number

(410) 299-6116

Contact Address

17507 Falls Rd
Upperco, MD 21155

Contact Email

@ natopper@comcast.net

ARRIVAL AND DEPARTURE DATES

Provide the date that staff arrives onsite for the event

 May 26, 2026

Provide the date that staff departs the event

 May 31, 2026

Vendor Arrival

 May 27, 2026

Vendor Departure

 May 31, 2026

Participant/Spectator Arrival

 May 28, 2026

Participant/Spectator Departure

 May 31, 2026

ROOM BLOCKS

Will you have an HQ hotel?

No

Will you establish hotel room blocks?

No

EVENT ATTENDANCE ESTIMATES

Geographic Reach

Primarily Out of Town

Staff Estimates

Total Staff	50
% Staying Overnight	100
% Traveling Alone	50

Participant Estimates

Total Participants	650
Participants Staying Overnight	100
Average Guests	650

Exhibitor Estimates

Total Exhibitors	7
Exhibitors Staying Overnight	7
Exhibitors Traveling Alone	7

Spectator Estimates

Total Spectators	5000
Spectators Staying Overnight	4250
Average Party Size	4

Total Overnight Guests

% Lodge in Ocean City	5
% Use Condos	95
% Camp	N/A

ENTERTAINMENT/OFFERINGS

Will you charge any entry fees?

Registration Fee

Will your event include live music?

Yes

Will your event have a stage or static crowd viewing area?

No

Where will your entertainers come from?

Primarily Out of Town

What is your expected average ticket price?

Ⓢ 0.00

Will your event include fireworks/pyrotechnics, flame or other special effects or bonfires?

No

Will your event include bleachers, risers or other temporary structure accessible by the consumer?

No

Will your event include tents/temporary structures?

Yes

Select the temporary structures that are a part of your event

Tents over 14 × 14

Stages

Will your event close or alter use of streets or private parking lot space?

Yes

Describe your street/private parking closure.

Temporary street closure for the parade on 05/30/26

Will you sell items within the footprint of the event?

Yes

Please describe the items you will sell.

The Council will have T-shirts. Our vendors will be selling custom wear, accessories a& sports memorabilia

Will you provide sampling of products?

No

Will you serve or distribute alcohol?

No

Will you have onsite cooking or food trucks?

Yes

Will you provide portolets?

Yes

Please explain where the portolets will be located and how many you will provide.

We will have 4 at the beach at 37th St. next to the Waverly Building of the Castle in the Sane hotel along with a wash station. There will be 4 portolets and 1 wash station in the Castle in the Sand parking lot at the end closest to Coastal Highway

PARKING/ACCESS

Parking Information

% Utilizing Public Parking

5

% Parking at Hotels

90

% That Will Use Bus Service

5

% That will Use Town Lot

N/A

Will you have special parking requests?

No

Will you need vehicular beach access?

No

Will you need vehicular access to the Boardwalk?

No

ACKNOWLEDGEMENTS



POINT OF CONTACT FOR THE TOWN OF OCEAN CITY: The Town's Private Event Coordinator shall be the primary contact for all communications with the Town of Ocean City. If you receive contact from another Town department or entity, it is your responsibility to make sure the Private Event Coordinator is aware of all discussions, details, modifications or approvals as a result of independent conversations. At no time shall Applicant contact other departments directly unless authorized by the Private Events Coordinator in writing.



BEACH FRANCHISE NOTIFICATION: : If your event takes place on the beach, you must notify the appropriate beach equipment rental franchise owner(s) to advise them of the event footprint. It is the applicant's responsibility to confirm, in writing, that 1) the franchise owner(s) has been notified; 2) event logistics have been coordinated; and 3) if necessary, a reasonable financial agreement has been negotiated. Written confirmation must be provided to the Town's Private Event Coordinator. If the applicant and franchise owner(s) are unable to reach a mutually acceptable agreement, the matter shall be submitted to the Town for mediation, and the Town will decide an impartial resolution by which both parties shall abide.



ROAD/LANE CLOSURES: A state highway permit shall be obtained for use of any state property (roads, highways, etc.) This is the responsibility of the applicant independent of the Town's private event process. Applicant shall keep the Town's Private Event Coordinator apprised of all steps and approvals related to such efforts. Non-state roads affected by the event shall be reviewed by the Town for consideration of closure or traffic modification through the private event process.



USE OF MUNICIPAL PARKING LOTS: If a municipal lot is requested for use by the applicant for the event, whether for parking or placement of the event footprint, the Town reserves the right to review lost revenue and assign a cost to lot usage. This cost will be assigned during the private event approval process, discussed with the applicant and considered for approval by the Mayor and City Council as part of the private event approval.

INSURANCE REQUIREMENTS: The Risk Manager for the Town of Ocean City will determine insurance requirements for all private events, following the receipt of the application. Insurance requirements apply to private event vendors, amusement ride companies and fireworks producers, their contractors and subcontractors as well as the private event owner/sponsors. Requirements will depend on, including but not limited to, hazards and exposures associated with the specific private event.

Minimum required insurance shall be provided by companies licensed in the State of Maryland with a current AM Best, Inc. rating of a VII or better. The Mayor and City Council Town of Ocean City, Maryland, its employees, volunteers and officials shall be named as additional insured on all insurance policies except workers' compensation and, except for automobile liability, the The Mayor and City Council Town of Ocean City, Maryland's additional insured status shall include premises liability and products/completed operations.

Coverage's shall be primary and non-contributory with respect to any other insurance available to the Mayor and City Council Town of Ocean City, Maryland, its employees, volunteers and officials and shall include a waiver of rights of recovery or subrogation against the Mayor and City Council Town of Ocean City, Maryland, its officials, volunteers and employees without limitation for any and all claims, damages, losses, liabilities or expenses relating to, arising from, resulting from, or alleged to have arisen or resulted from, this private event.

Original copies of certificates of insurance and additional insured endorsements must be received by the Town of Ocean City, Maryland's Risk Management Office at least fifteen (15) working days prior to the event.

COCA-COLA EXCLUSIVE PRODUCT AGREEMENT DISCLOSURE: The applicant must comply with all provisions of the Town's agreement with Coca-Cola Refreshments as it pertains to the distribution or sales of beverages by the applicant on Town property. The applicant agrees to sell, dispense or serve only Coca-Cola beverages on Town premises for the duration of the permitted use. The applicant is expressly prohibited from using the beverages of other suppliers, said beverages to include soft drinks, juices, sport drinks, specified energy drinks and bottled waters. The permitted beverages include Coca-Cola, Diet Coke, Sprite, Pibb Xtra, Mello Yello, Fresca, Nestea, Arizona Tea, Honest Tea, Barqs Root Beer, Fanta, Minute Maid, Seagrams Ginger Ale, PowerAde, V-8 Juice, Fuze Juice, Monster, Tum E Yummies, Dasani and other products that Coca-Cola may provide in accordance with its agreement with the Town of Ocean City.

BEACH ACCESS: Vehicle access to and from the beach must be clearly identified on your application and is not guaranteed. If approved, applicant must complete a beach driving and safety course annually provided by OCBP at the applicants expense.

BEAUTY CONTESTS: Beauty contests are not permitted on the beach.

CITY SERVICES: Each applicant should plan on providing all the necessary cleanup, set-up, etc. without the assistance of City Services. If town services are requested, they must be clearly indicated within the Private Event Application for evaluation.

- CONCESSIONS:** No food or beverage concessions will be permitted on the beach or along the boardwalk, although such sales may be considered at other sites. Beverage sales at other sites must maintain compliance with the sponsorship restrictions noted within this application. ONLY event-related merchandise sales may be permitted on the beach upon appropriate request and approval, subject to applicable laws.

- SPONSORSHIPS:** All sponsors must be identified on the application.

- ADVERTISING:** Ocean City will not allow any type of advertising that is:
- Violence in any form
 - False, misleading or deceiving statements
 - Sexually explicit or obscene materials
 - Tobacco or tobacco products
 - Vaping or vaping products
 - Tattoos
 - Casino gambling including games of chance and skill
 - Alcohol
 - Promoting the use of marijuana
 - Other potentially objectionable marketing or advertising which may be established from time to time by the Town.

- DIAGRAM OF EVENT LAYOUT:** A detailed diagram of the event layout/set-up and location of any and all facilities is required with your application. The application will be considered incomplete without the diagram.

- INFLATABLES:** Inflatable displays may be permitted, but must be pre-approved. A photograph of the intended display and the dimensions must be included before approval can be considered. No liquor or tobacco product displays will be allowed. The Mayor and City Council reserve the right to reject any inflatable determined inappropriate.

- MUSIC AND PUBLIC ADDRESS SYSTEMS:** Must operate in accordance with the Ocean City Code 30-367 of 65 decibels.

- DOWNTOWN EVENTS (BEACH/BOARDWALK):** Events that charge participant entry fees (tournaments, festivals, etc.) and/or desire to display sponsorship banners or other promotional information, must maintain a seventy-five (75) foot buffer from the edge of the train lane to the start of the event's set up. All events must comply with the provisions of Chapter 62 of the Ocean City Code.

- PARADES:** An MDOT Highway Permit must be obtained at (410) 543-6715 for use of any state property, and a copy forwarded to the Town's Private Events Coordinator.
- FIREWORKS, TENTS, AIR SUPPORT/AIR INFLATED STRUCTURES & BONFIRES:** Application to the City Fire Marshal at (410) 289-8780 is required, with appropriate approvals forwarded to the Private Events Coordinator. Failure to comply will result in revocation of all event approvals.
- TOILET FACILITIES:** Identification of planned "comfort" provisions must be included in the application and event diagram. The Town owns a number of established public toilet stations in the downtown area that may assist in event planning.
- PRIZE STIPULATIONS:** No alcoholic beverages may be awarded as a prize on City property.
- WEST OCEAN CITY PARK AND RIDE:** A permit is required if a trailer or an oversized vehicle is parked over night at the West Ocean City Park and Ride. Please specify this request on your application.
- SAMPLING:** Sampling will be permitted on a case-by-case basis. Sizes and quantities of such must be pre-approved, as do the locations for distribution. Samples must be of a nationally recognized product available for sale at retail establishments. No prepared food samples will be permitted on the beach nor along the boardwalk. Non-alcoholic beverage samples may be permitted provided the samples are in compliance with the Town of Ocean City's exclusive beverage franchise agreement with Coca-Cola.
- RAFFLES:** Only non-profit groups may offer any form of raffle in conjunction with an event in Ocean City. These groups must apply through the Worcester County Department of Development Review and Permitting, and must submit a processing fee at the time of application. Applications are available at the Isle of Wight County Office Building on Route 90, or at the Court House in Snow Hill. A copy of the raffle permit must be forwarded to the Private Events Coordinator at least seven (7) days prior to the event. All raffles must be drawn and announced prior to the conclusion of the event.
- TRASH:** Applicant is required to clean the area of trash and transport it to the appropriate receptacle. On the beach, all trash must be placed in the appropriate street-end dumpsters. Failure to practice appropriate cleanup procedures may result in the denial of future event requests and/or appropriate billings.

✓ **ALCOHOLIC BEVERAGE SERVICE:** Groups are discouraged from the service of alcoholic beverages at their Ocean City event. However, those that desire such approval must state this clearly on their application. Permission to serve alcoholic beverages shall be granted exclusively by Mayor and City Council. It should be noted that without Council approval, open containers of alcoholic beverages on public property is illegal. Only Worcester County based non-profit groups may request to sell alcoholic beverages at an event, and must obtain a license from the Worcester County Board of License Commissioners. A “One Day Alcohol Permit” application with the Ocean City Mayor’s signature must be submitted to the County a minimum of fourteen (14) days prior to the event, along with a the permit fee. Applications are usually available in the Mayor’s office at City Hall. A copy of the approved permit must be forwarded to the Private Events Coordinator at least seven (7) days prior to the event. The original permit must be kept on site at the event and must be available to display if required.

✓ **CHANGES TO APPLICATION OR PERMIT:** Event applicants desiring to make changes to their submitted application or approved private event must complete the “Request for an Addendum to a Private Event” form (available upon request), and must submit the completed form, along with the appropriate fee, to the Private Events Coordinator. However, no changes will be accepted within 30-days prior to the event.

✓ **LOCAL ORDINANCE DISCLOSURE AND COMPLIANCE:** The applicant agrees to comply with the provisions of all applicable ordinances of the Town of Ocean City. Specifically all permitted uses on or within 75 feet of the Boardwalk are required to comply with the provisions of chapter 62 of the Code which expressly prohibits the public sale, rental or exchange for a donation of any goods, wares, merchandise, foodstuffs, refreshments or other commodities or services.

LEGAL DISCLOSURES

- HOLD HARMLESS CLAUSE:** Permittee (organization/ applicant) shall assume all risks incident to or in connection with the permittee activity including exposure to an infection of COVID-19 and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the permittee activity or the conduct of Permittee's operation. Permittee hereby expressly agrees to defend and hold the Town of Ocean City, its officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages, or injuries directly or indirectly arising out of or in connection with the permittee activity or conduct of its operation or resulting from the negligence or intentional acts or omissions of Permittee or its officers, agent and employees, including possible exposure to an infection from COVID-19.

- PRIVATE EVENT APPLICATION COMPLIANCE REQUIREMENT:** The applicant for the private event described in this application agrees to follow guidelines provided and submit a complete application including submission of all required materials. The applicant agrees to take full responsibility for all city-owned property, whether borrowed, leased or rented, and understands that necessary replacement and/or repair fees may be assessed should such property be in an unacceptable condition. The applicant agrees to abide by all provisions of the private event permit granted by the Town and agrees to pay all fees and costs assigned to the permit. The applicant further agrees to comply with all conditions of the use permit, which may be required by the Mayor and City Council of the Town.

- INTELLECTUAL PROPERTY CLAUSE:** Acknowledge and agree that no Town trademarks, service marks, trade names, logos, and/or other trade indicia, copyrights and, as applicable, any patents, inventions and/or other intellectual property (Intellectual Property) owned by the Mayor and City Council of the Town of Ocean City, Maryland, will be directly or indirectly used, incorporated, published or republished, without prior written consent. Unauthorized use of the Intellectual Property will result in The Town of Ocean City authorizing immediate emergency, temporary and/or permanent injunctive relief prohibiting such unauthorized use and the Town of Ocean City, Maryland may be entitled to injunctive relief because monetary damages may not be an adequate remedy; but notwithstanding, the foregoing Town of Ocean City, Maryland may seek any other legal or equitable remedies in addition to injunctive relief. To the extent the Town of Ocean City, Maryland prevails in a suit at law or in equity for the purpose of enforcing its Intellectual Property rights, the Town of Ocean City, Maryland shall be entitled to recover its reasonable attorneys' fees plus court costs and expenses.

Applicant, by checking each of the guidelines herein, accepts all responsibilities thereto. All information provided is correct and complete. The applicant agrees to maintain a complete record of the event through the Town of Ocean City's Private Event Coordinator including all required submission of materials separate from this document. Applicant further agrees that information not included in writing shall not be considered for approval and will not be an executable element of the final Private Event Permit unless submit as part of a written change order through the Private Events Coordinator for Mayor and City Council Approval. Images, videos and drawings shall be deemed as support material only and details conveyed shall be submitted in writing as part of this document or a change order. No details will be assumed by the Town, its officials or employees.



The applicant agrees to take full responsibility for all city-owned property, whether existing within the event footprint, add-ons thereto, borrowed, leased or rented. Applicant further agrees that they are responsible for the proper behavior of their crowd base and that damage or defacement caused to town or private property by vendors, participants, sub-contractors and/or spectators as a result of the execution of the event may be cause for action by the Town against applicant through additional repair or replacement fee assessment(s) or legal action to the extent of the law in the State of Maryland. The applicant agrees to abide by all provisions of the private event permit granted by the Town and agrees to pay all fees and costs assigned to the permit. The applicant further agrees to comply with all conditions and limitations of the Private Event Permit and additional conditions and tasks which may be required by the Mayor and City Council of the Town. This event must follow in accordance with all State of Maryland Directives and Orders regarding community, recreational, leisure, cultural and sporting gatherings and events.

Signature

x



The information provided in this tool is subject to final approval by staff. Permit requirements, fees, and zoning information may be altered upon subsequent staff review. If you have additional questions about your zoning determination, please contact town staff.

SUN

The Council of Baltimore Ravens Roosts
Annual Convention Agenda
May 28th – May 31st, 2026

FUN

Wednesday, May 27th

Text Nicky 410 299 6116 for possible early pick-up of souvenirs after 3pm.

Thursday, May 28th

12:00 PM – 6:00 PM Souvenir Pick-up

3:00PM – 6PM Foul Play Band Rocks the Parking Lot

3:00 PM Beer & Soda Opens

4:00PM – 6:00PM Light Food by Big D's Pitt (Food is available for purchase from Coconuts outdoor grille)

7:00PM Lip Sync Battle at the DJ Stage - weather pending.

Immediately following the battle until 10pm Open Mic Night/Karaoke (Just for Fun!)

10:00PM Beer & Soda Closes

Friday, May 29th

8:00 AM Miniature Golf Tournament ~ Nick's Mini Golf 21st Street

9:00 AM - 6:00 PM Souvenir Pick-up

**** All the following events take place at the Castle in the Sand Hotel ****

10:00AM Convention Quest– meet in the food tent

11:00 AM BINGO in the main tent. **Soda & Water opens**

11:00 AM – 12:30PM T-Shirts for sale

12:00PM – 1:30PM PLINKO main parking lot by foot tent.

12:30PM Volleyball Tournament on the beach

1:30PM Pool Volleyball

2:30PM Corn Hole Competition (main parking lot)

3:00 PM Beer Opens

4:00PM Pong – walkway behind Coconuts

5:00 PM - 8:00 PM Tailgate Party catered by Big D's Pitt

7:00 PM - 9:00 PM Roost Karaoke Contest

10:00pm Beer & Soda Close



Saturday, May 30th

10:00 AM PARADE – Line Up starting 8:00am

1:00 PM - 5:00 PM Food by Big D's Pitt

1:00 PM Beer & Soda Open

2:00 PM - 4:00 PM PLINKO

2:00 PM Corn Hole (main parking lot) FINALS TO BE PLAYED IMMEDIATELY AFTER

3:30PM Horseshoes – Location TBD. FINALS TO BE PLAYED IMMEDIATELY AFTER

7:00 PM Awards Presentation ~ Center Court

10:00PM Beer & Soda Close

Sunday, May 31st

10:00 AM Presidents' Meeting in the Main Tent Castle in the Sand Hotel

***** Convention Badges and Wristbands are required for beer, soda, and food *****

Please have your driver's license or similar legal ID with you at all times.

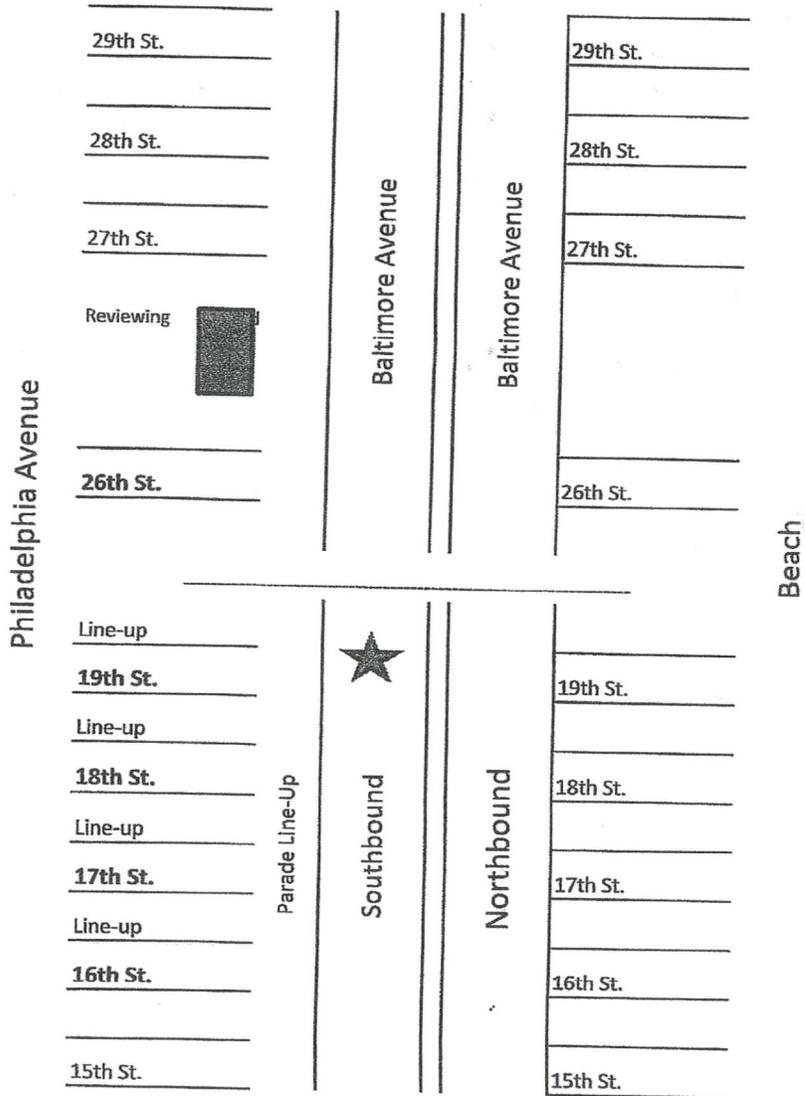
Bartenders reserve the right to refuse service to anyone without proper age identification.

Due to local Liquor and City ordinances, all alcoholic beverages consumed in public areas, **including the beach**, must be purchased from the *Castle in the Sand* or from our beer truck.

NO GLASS CONTAINERS AT ANY TIME!

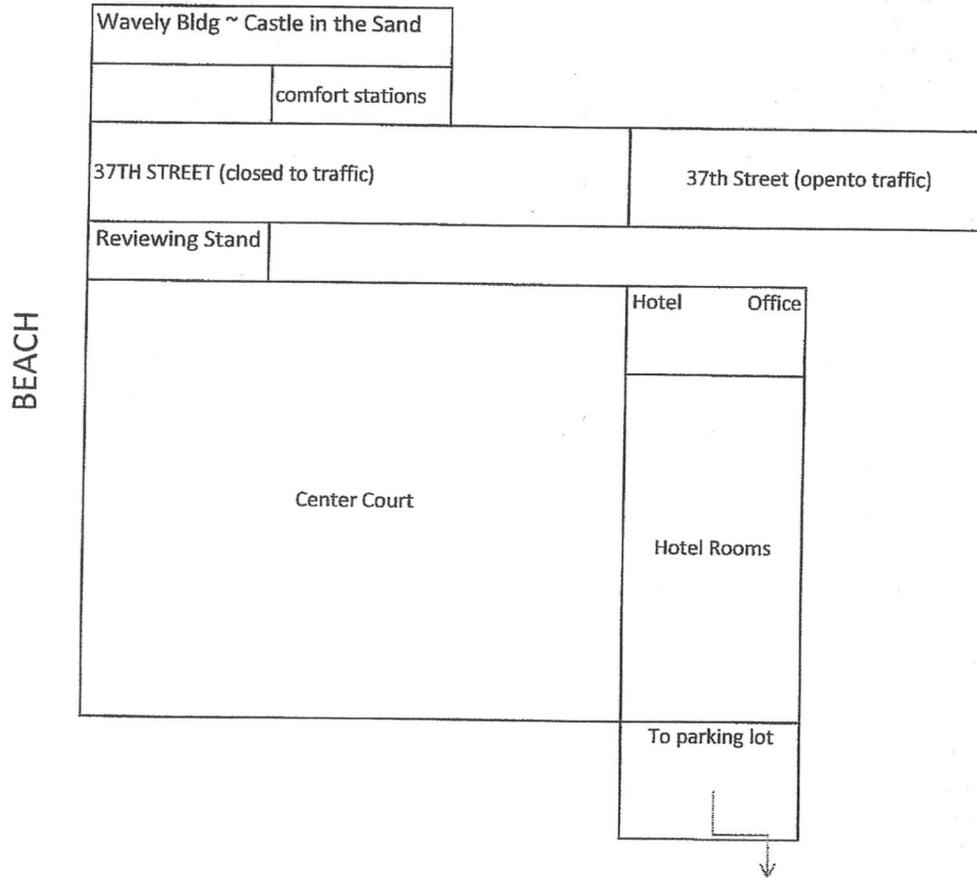
***** Please respect our Host and honor the regulations. *****

Council Of Baltimore Ravens Roosts Annual Parade



★ Starting Point of Parade

Castle in The Sand at 37th Street Site Plan





TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 7.A

Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Hal Adkins, Director of Public Works
RE: Public Property Conveyance: The purpose of this public hearing is to consider the abandonment and closure of a portion of an alley that is 16' wide by 50' in length (800 sq. ft.) between 26th and 27th Street, specifically separating Lots 3 and 10 in Block 79N
DATE: February 25, 2026

ISSUE(S): Public Hearing: Closure of a portion of a "dead-end alley" located between 26th and 27th Streets, ocean block, in exchange for the surrounding landowner (hereafter referred to as "the Harrisons") improving the balance of the alley to city standards. This request was reviewed at the January 27, 2026, Work Session at which Council approved moving forward with a public hearing and ordinance.

SUMMARY: The property currently known as the Best Western/Flagship, historically known as the Diplomat Motor Hotel, is scheduled for demolition and redevelopment. As part of the overall site planning/design, the Harrisons are requesting closure of a portion of the alley that is located between 26th - 27th Street, specifically a 16-foot wide by 50-foot in length section of the alley separating Lots 3 and 10 in Block 79N. In exchange for this closure, the Harrisons will improve the balance of the alley North of Lots 3 and 10 running 100 feet north and ending at 27th Street to City standards at the request of the Public Works Department. The Public Works Department opinion is that this portion (800 square feet) of the alley serves no public need. It dead ends into the Harrisons property, and it is bordered on three sides by Harrison properties.

FISCAL IMPACT: Not Applicable

RECOMMENDATION: Open public hearing to consider comments and close public hearing.



Revitalized Ocean City: Development and Redevelopment

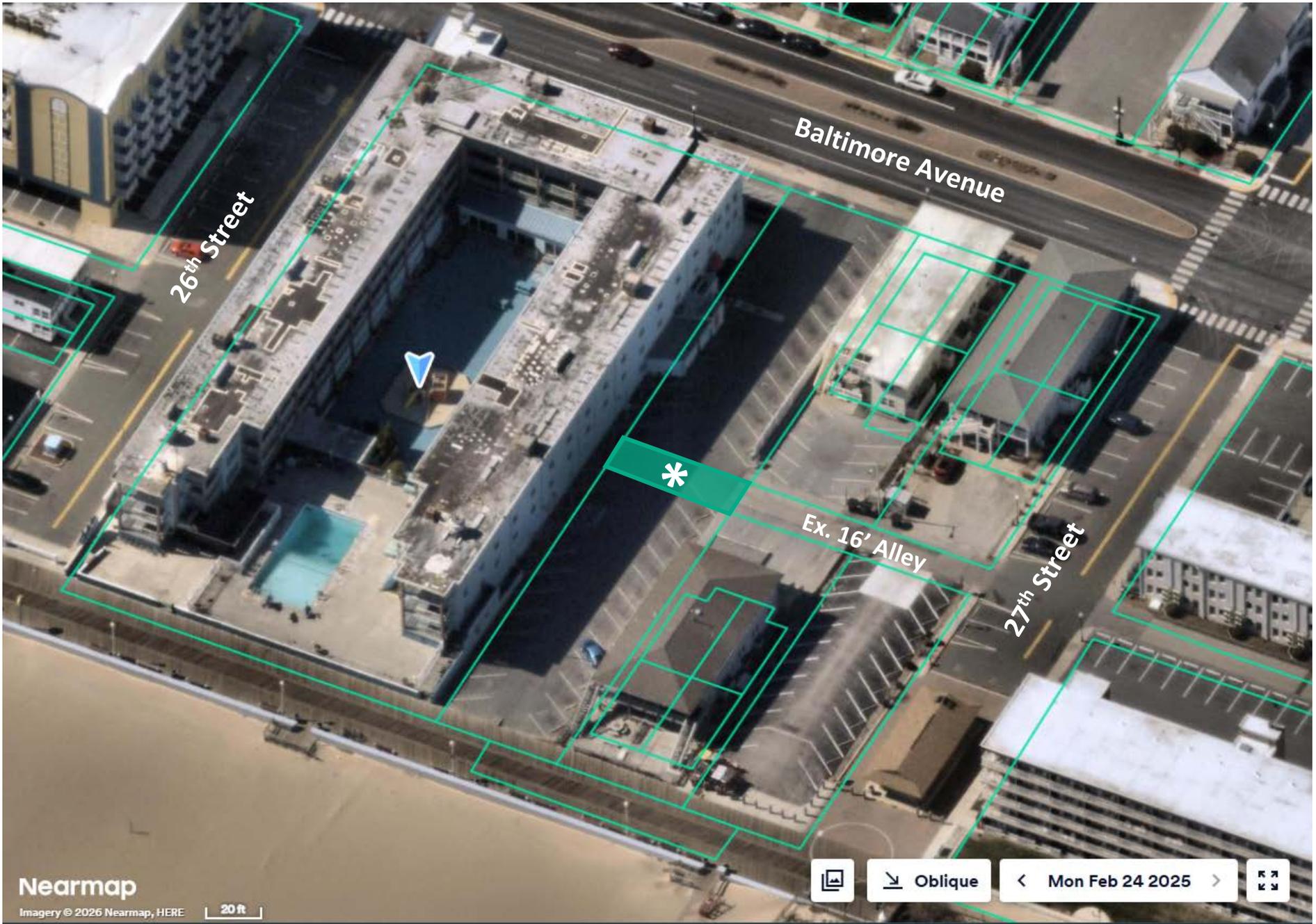
ALTERNATIVES: Not Applicable

RESPONSIBLE STAFF: Hal O. Adkins, Director of Public Works

George Bendler, Planning Director

COORDINATED WITH: The Harrisons
Joe Moore, Attorney for the Harrisons
Russell Hammond, Surveyor
Department of Planning and Community Development Staff

ATTACHMENT(S): 1. Aerial view exhibit.pdf
2. OCD_20260205 Public Hearing Notice, Alley Closure.pdf



All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

TERRI WESTCOTT, Register of Wills for Worcester County
ONE W MARKET STREET
ROOM 102 - COURT HOUSE
SNOW HILL, MD 21863-1074
 OCD-2/5/1t

SMALL ESTATE
NOTICE
OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

To all persons interested in the estate of **DONALD TERRY STIVERS** Estate No. 21002 Notice is given that **KATHRYN CHERYL MILLER STIVERS** whose address is **12618 SHEFFIELD RD., OCEAN CITY, MD 21842-9780** was on **JANUARY 27, 2026** appointed personal representative(s) of the small estate of **DONALD TERRY STIVERS** who died on **JANUARY 12, 2026** with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All interested persons or unpaid claimants having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

TERRI WESTCOTT, Register of Wills for Worcester County
ONE W MARKET STREET
ROOM 102 - COURT HOUSE

SNOW HILL, MD 21863-1074
 OCD-2/5/1t

SMALL ESTATE
NOTICE
OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

To all persons interested in the estate of **JOSEPH MARTIN MERSINGER** Estate No. 20998 Notice is given that **STEPHEN ERIC MERSINGER** whose address is **12057 PIMLICO LN., BERLIN, MD 21811-3227** was on **JANUARY 23, 2026** appointed personal representative(s) of the small estate of **JOSEPH MARTIN MERSINGER** who died on **SEPTEMBER 09, 2025** with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All interested persons or unpaid claimants having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

TERRI WESTCOTT, Register of Wills for Worcester County
ONE W MARKET STREET
ROOM 102 - COURT HOUSE
SNOW HILL, MD 21863-1074
 OCD-2/5/1t

SMALL ESTATE
NOTICE
OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

Estate No. 20940
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY MARIE WILKIE

Notice is given that Pamela Ruth Bienert, 11146 Spring Branch Ln., Berlin, MD 21811-3255; and Allison Jean Snyder, 11146 Spring Branch Ln., Berlin, MD 21811-3255, were on January 29, 2026 appointed personal representative of the small estate of Dorothy Marie Wilkie who died on January 20, 2025, with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal representative or the attorney.

All interested persons or unpaid claimants having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

Pamela Ruth Bienert
 Allison Jean Snyder
 Personal Representatives
 True Test Copy
 Register of Wills for
 Worcester County
 Terri Westcott
 One W. Market Street
 Room 102 - Court House
 Snow Hill, MD 21863-1074

Name of newspaper designated by personal representative:
 Ocean City Digest
 Date of publication:
 February 5, 2025

OCD-2/5/1t



NOTICE
OF PUBLIC HEARING
MARCH 2, 2026, AT 6:00 P.M.
TOWN OF OCEAN CITY

RE: PUBLIC PROPERTY -
ALLEY CLOSURE

A Public Hearing is scheduled on Monday, March 2, 2026, at 6:00 p.m., at the Regular Meeting of the Mayor and City Council, in the Council Chambers of City Hall located at 301 Baltimore Avenue, Ocean City, Maryland 21842.

The purpose of this public hearing is to consider the abandonment and closure of a portion of an alley that is 16' wide by 50' length (800 sq. ft.) between 26th and 27th Street as shown on the plat entitled "Bed of 16' Wide Alley- Block 79N Plat of Property of Sinepuxent Beach Company Town of Ocean City Tenth Tax District, Worcester County, Maryland". In exchange, the developers will improve the remaining right-of-way of the 16-foot-wide alley from the point

on the northerly property line of Lots 3 & 10 northerly therefrom a distance of 100 feet to 27th Street.

The hearing will allow public input for Mayor and Council consideration as to whether it is in the public's interest to determine that the property is no longer needed for public use and move forward with the abandonment and closure of the portion of the alley. Additional information can be obtained from the City Clerk's office by calling 410-289-8842.

OCD-2/5/1t



TOWN OF BERLIN
REQUEST FOR
PROPOSALS
RFP # 2026-02
MULTI-PURPOSE BUILDING
DEMOLITION

Due Date: March 18, 2026
Time: 11:30 am EST

The Town of Berlin is seeking Proposals for demolition of an existing Multi-purpose Building located at 130 Flower Street, Berlin MD. This project is funded with federal Community Development Block Grant funds and is subject to Federal Labor Standards which includes Davis - Bacon wage rates, BABA requirements and Section 3 requirements. Section 3 Business Concerns as well as minority and women owned businesses are encouraged to apply.

Qualified contractors are encouraged to visit the Town of Berlin website at berlinmd.gov/government/request-for-proposals/ or contact Director of Public Works James Charles at 410-641-4001/ jcharles@berlinmd.gov for the official RFP.

OCD-2/5/1t

Melinda Ragusa
 1937 Baltimore Annapolis Blvd
 Annapolis, MD 21409
 vs.
 Michael John Cramer
 12107 Angler Road
 Ocean City, MD 21842

Circuit Court for
Anne Arundel County
Case No.: C-02-FM-24-004583

NOTICE
Melinda Ragusa, has filed a petition & motion entitled **Petition for Contempt and Motion to Enforce** in which she is seeking **Contempt** and **Monetary Damages**.

Notice is hereby issued by the Circuit Court for Anne Arundel County, Maryland that the relief sought in the aforementioned petition & motion may be granted unless cause be shown to the contrary.

Michael Cramer is to file a response to the petition and motion on or before **MARCH 2, 2026**.

Failure to file a response within the time allowed may result in a judgment by default or the gr **117 g**



TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 8.A
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: George Bendler, Planning and Community Development Director
RE: Request to Allow Replacement of Harrison Hall Sign in Baltimore Avenue Unimproved Right-of-Way
DATE: February 26, 2026

ISSUE(S): Request by Harrison Hotel, Inc. for Mayor and Council approval, with concurrence from the Ocean City Development Corporation (OCDC), to allow replacement of the Harrison Hall pylon sign within the Baltimore Avenue public right-of-way, pursuant to Section 110-865.25(4)(d) of the Town Code.

SUMMARY: Over the weekend of February 14–15, 2026, the existing Harrison Hall freestanding (pylon) sign was destroyed during a windstorm event. Upon review of the Baltimore Avenue right-of-way survey, Town staff confirmed that the sign was located within the public right-of-way.

The sign was considered nonconforming due to its encroachment into the public right-of-way. Pursuant to Section 110-865.25(6)(c) of the Zoning Code, a nonconforming sign that is damaged by more than fifty percent (50%) of its value must be removed or brought into compliance.

Accordingly, reconstruction of the sign in its original location is prohibited unless approved by the Mayor and Council under Section 110-865.25(4)(d), with concurrence from OCDC.

The applicant, through Hale Harrison of Harrison Group Hotels & Restaurants, requested the matter be placed on the March 2, 2026 Council agenda for consideration. The applicant indicated willingness to enter into an agreement acknowledging that the sign must be removed at the owner's expense should the Town elect to improve or utilize the unimproved right-of-way in the future.

The City Manager indicated that this request cannot be approved at the staff level and requires Mayor and Council action with OCDC concurrence.

An OCDC letter of support for Council consideration is included.

Council is asked to determine whether allowing replacement of

the sign within the unimproved right-of-way, subject to conditions, is appropriate to include the owner executing a right-of-way encroachment agreement stating that the sign will be removed at the owner's expense should the Town elect to improve or utilize the unimproved right-of-way in the future.

FISCAL IMPACT: None anticipated. If approved, all costs associated with reconstruction, maintenance, and any future removal of the sign would be borne by the applicant pursuant to an executed right-of-way encroachment agreement.

RECOMMENDATION: Consider the request pursuant to Section 110-865.25(4)(d).



Revitalized Ocean City: Development and Redevelopment

ALTERNATIVES: Deny the request and require relocation of the sign onto private property in full compliance with the Zoning Code.

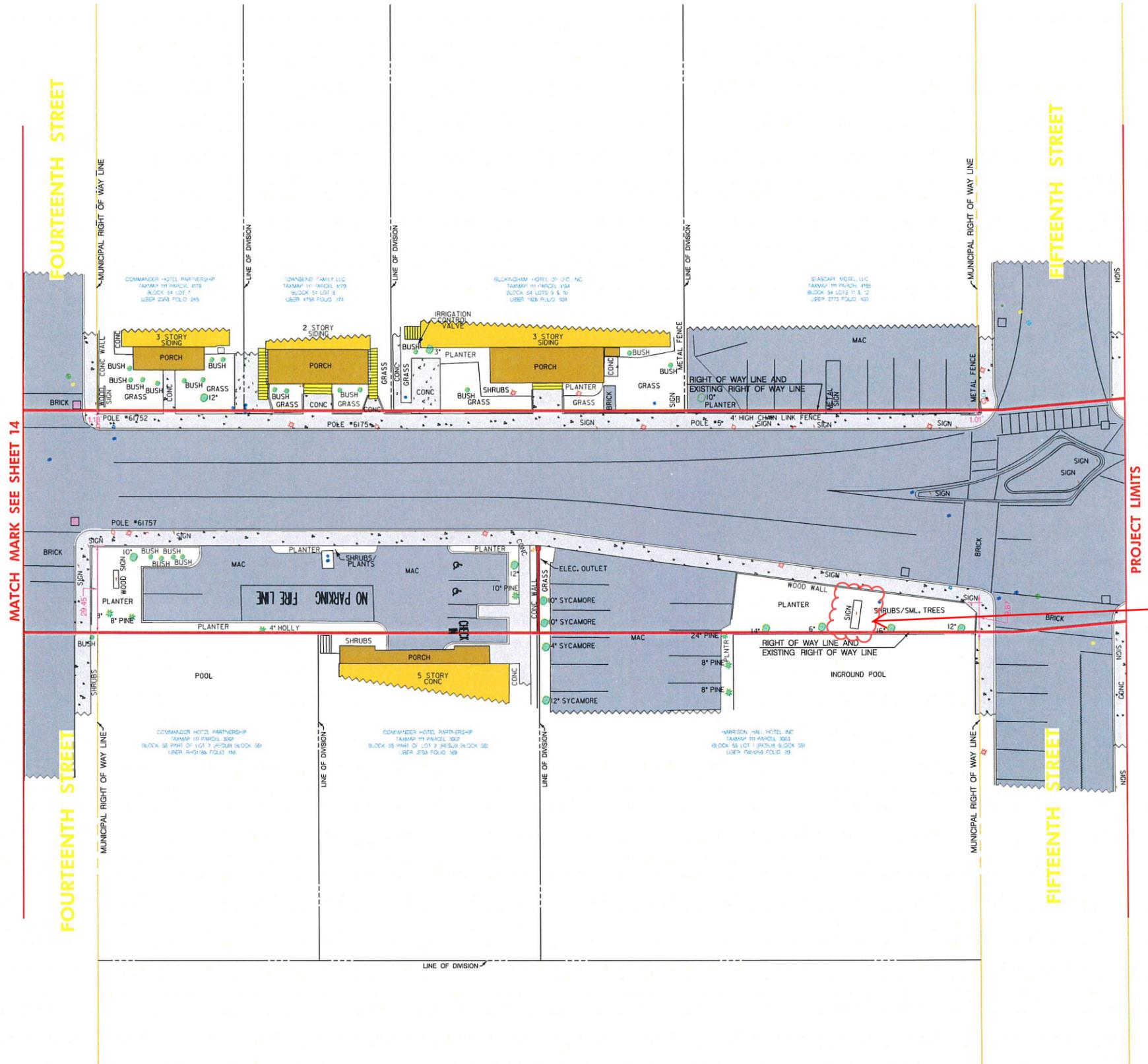
RESPONSIBLE STAFF: George M. Bendler, Director Planning & Community Development

COORDINATED WITH: City Manager's Office, Ocean City Development Corporation (OCDC), Public Works

ATTACHMENT(S):

1. Platted Baltimore Ave Right Of Way Survey, Dated January 31, 2012 as Recorded in the Land Records as S.V.H. Book 236, Page 64.pdf
2. HarrisonHall_Sign_2026.pdf
3. OCDC Memo- Harrison Hall Sign Replacement.pdf
4. 1409 Atlantic Avenue - P&CD - Plans.pdf
5. 1409 Atlantic Avenue - P&CD - Permit Application.pdf
6. #1 Baltimore Avenue Right of Way Memo.pdf
7. 2011-12-13.pdf

MARYLAND COORDINATE SYSTEM
NAD 83 / 91



Location of Sign in Quesiton

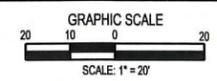
- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 2. THIS PLAN IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAN.
 3. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM AND ARE BASED ON THE FOLLOWING CONTROL POINTS:

NGS HU0273
HU1443
HU2670



PREPARED FOR:
THE MAYOR AND CITY COUNCIL OF OCEAN CITY
P.O. BOX 158
OCEAN CITY, MD 21842

WORKMAP FOR
BALTIMORE AVENUE (MD 378)
FROM NORTH DIVISION STREET TO FIFTEENTH STREET



Design:	G KING	Drawn:	D HANN	Surveyed:	J FITZBERGER	Field Book No:	7986(WRA) 31263,31377(SHA)	Project No:	13890-000	File:	V-13890000-WS-ColorPlots.dgn	Date:	April 22, 2008	Date	Revision	By	Sheet 15 of 15
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Memo: Replacement of Harrison Hall Sign

Emailed To: Terry McGean (City Manager, Town of Ocean City)
George Bendler (Director, Planning and Community Development Town of Ocean City)
Hale Harrison (Harrison Group Hotels and Restaurants)
Dave Selby (Selby Signs)
Joe Wilson (President, OCDC Board of Directors)

Date: 02/26/2026

The OCDC has been asked to review the application for the replacement of the Harrison Hall sign located along Baltimore Avenue, which was completely destroyed in a recent storm. The OCDC gives its approval for the sign replacement, but would like to note the following conditions and rationale for our decision:

- 1) The Harrison Group acknowledges that the replacement sign would be in the City owned right of way and would sign an agreement noting that the Harrison Group would be responsible for the expense of removing the sign, foundation, and related infrastructure when the City is ready to develop the right-of-way. The Baltimore Ave. Project is a long-term priority for the OCDC and we must insist this condition is met.
- 2) We appreciate that the replacement sign is designed to match the original sign, which we would consider a landmark in our downtown area. While the landmark status influenced our decision, this is not our sole reason for approving this application.
- 3) We understand that this project will be used as an example for future requests to replace non-conforming signs. As to not "pick and choose", we would like all business owners to be given the same opportunity and consideration in the future.

Please let me know if you have any additional questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Zach Bankert', is written over a light blue horizontal line.

Zach Bankert
Executive Director
Ocean City Development Corporation

www.OCDC.org

o. 410.289.7739

Zach@OCDC.org

BUREAU OF INSPECTIONS
CITY HALL
3rd STREET AND BALTIMORE AVENUE
OCEAN CITY, MARYLAND

PERMIT #S 2279
COST: \$290.00

APPLICATION TO ERECT SIGN

LOCATION: 1407 N. Atlantic Ave. LOT _____

BLOCK: 55 N PLAT OF: Sinepuxent

PROPERTY OWNER: Harrison Hall Hotel Inc. ADDRESS: 1407 N. Atlantic Ave. Ocean City, Md. 21842

SIGN OWNER: Harrison Hall ADDRESS: 15th St & Balt. Ave.

SIGN ERECTOR: Delby Sign Co. Inc ADDRESS: Pocomoke City, Md

TYPE OF INSTALLATION (CHECK ONE)

- GROUND (MAX. 300 sq. ft.)
- ROOF (MAX. 300 sq. ft.)
- HORIZONTAL PROJECTING (MAX. 50 sq. ft.)
- VERTICAL PROJECTING (MAX. 100 sq. ft.)
- FACE OF BUILDING (MAX. 300 sq. ft.)

INSTALLATION CHECK ONE PERMANENT TEMPORARY

TYPE OF INSTALLATION CHECK ONE SINGLE FACE DOUBLE FACE OTHER

SIZE OF SIGN WIDTH various HEIGHT 290 sq. ft.

LEGEND: Harrison Hall Oceanfront

Air-Conditioned Heat-Color TV-Olympic Pool-AM-FM Radio
Longhorn Family Steak House-Dinner From a Vacancy

IS SIGN ELECTRIFIED? yes

Attach two (2) drawings of sign indicating:

1. Site plan showing streets, buildings and distances from sign to same.
2. Elevation of sign indicating legend and structural construction and anchorage of sign.

- NOTES: (1) Off-Premise Signs are prohibited.
(2) Sign cannot be installed until an approved permit is obtained.
(3) Sign must be constructed to withstand horizontal wind loads for Southern Coastal Region per section 1205.1 of the Southern Standard Building Code.

January 14, 1980

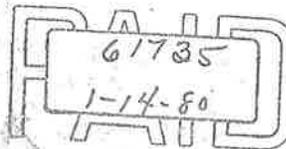
Delby Sign Co. Inc. W. Delby
For Harrison Hall
SIGNATURE OF APPLICANT

APPROVED

APPROVED BY: Andy Bourde

DATE: 1-14-80

CONNECTION WITH SIGN



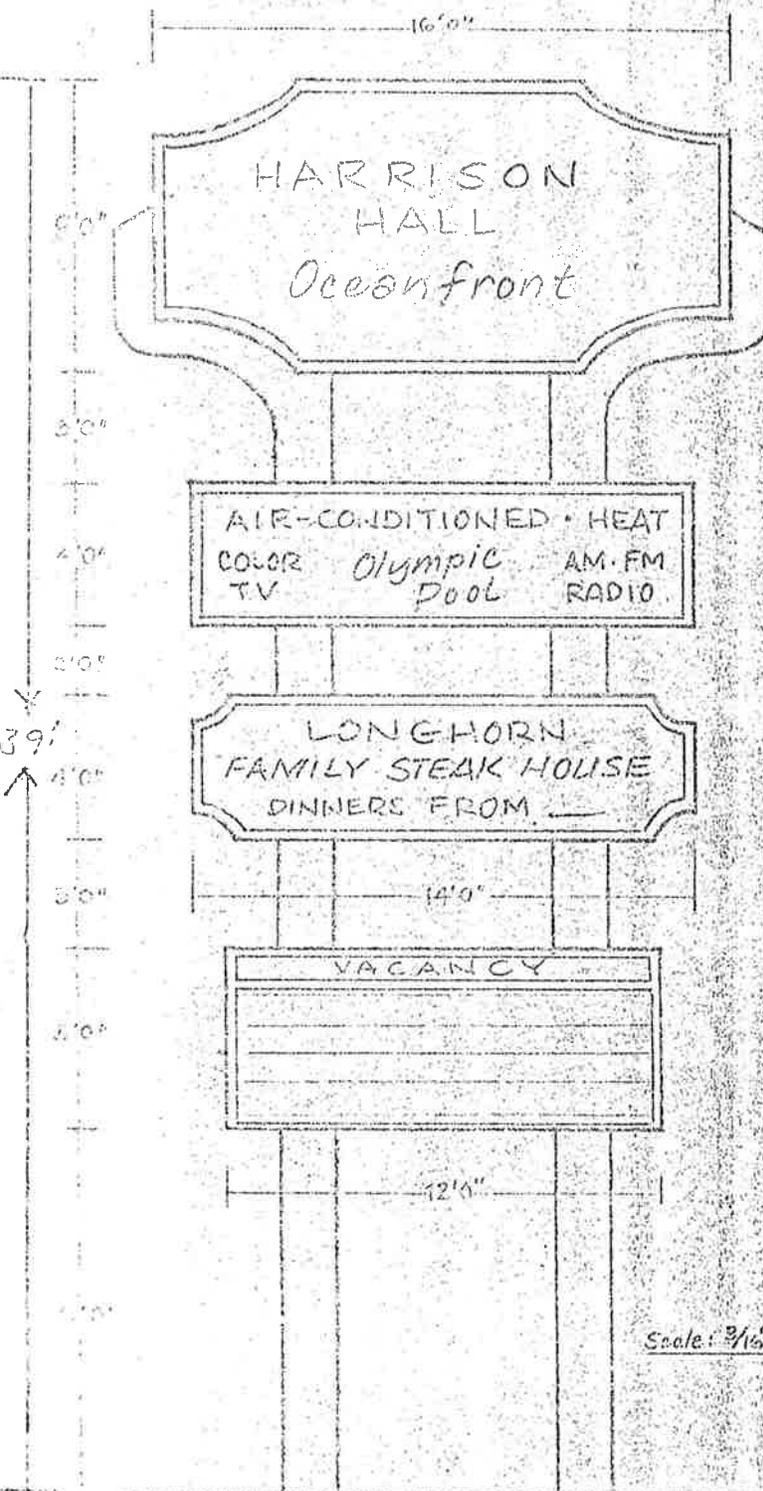
**HARRISON
HALL**
Oceanfront

AIR-CONDITIONED • HEAT
OLYMPIC POOL
COLOR TV • AM-FM RADIO

LONGHORN
FAMILY STEAK HOUSE
DINNERS FROM 4.95

VACANCY

Harrison Hall
 15th. East & Balt. ave
 Sign face north & South Balt. ave
 290^{ft} - 40 -
 Sign set 6" behind sidewalk



A 122

290^{ft}
 X 50¢
 \$145.00

B 56

X 2
\$290.00

C 52

D 60
290^{ft}

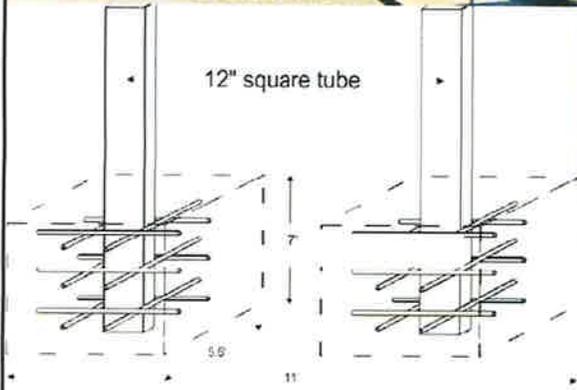
Scale: 3/16" = 1'-0"

Balt. Ave.

APPROVED
 Brady Boards
 1-14-80

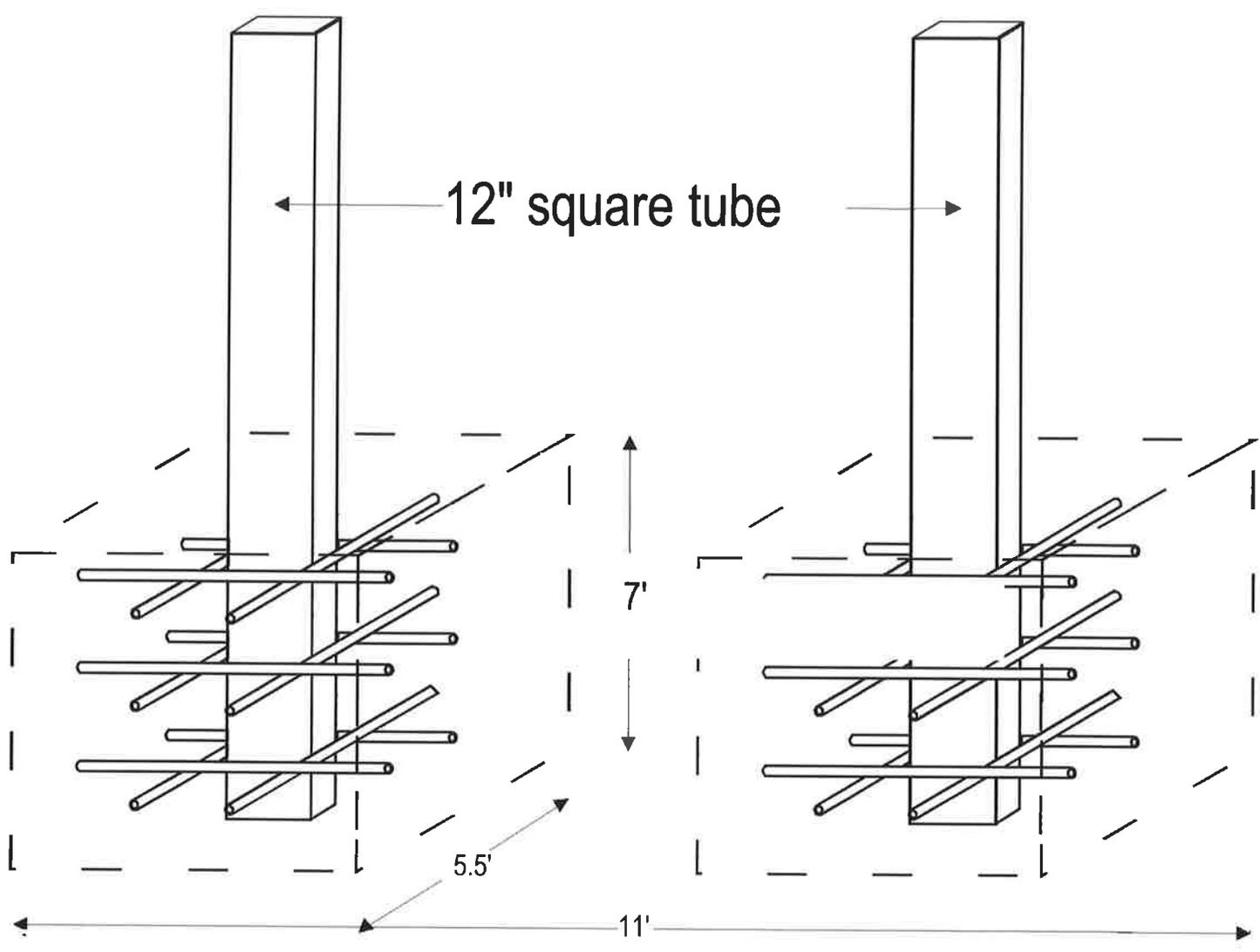
Sign set 6" behind
 sidewalk
 Brigno

1525
 S 2279¹²⁵



* location of new sign slightly south of existing

COPYRIGHT  POCOMOKE CITY, MD	C	CLIENT
		LOCATION OC MD
THIS DESIGN IS THE PROPERTY OF SELBY SIGN CO. ALL RIGHTS TO ITS USE AND REPRODUCTION ARE RESERVED BY SELBY SIGN CO.	SCALE 1/2" = 1'	DESIGNER
	DATE	SKETCH #
	CLIENT APPROVAL	





PLANNING & COMMUNITY DEVELOPMENT
Building & Inspections Division
 Town of Ocean City
permits@oceancitymd.gov
 Ocean City, MD 21842
 410-289-8855

DISAPPROVED
 02/18/2026 9:48:16 AM

SIGN PERMIT APPLICATION

1409 Atlantic Avenue

APPLICATION # 26-0334

I. Project Information			
Business Name	Harrison Hall Oceanfront		
Address	1407 N. Atlantic Ave Ocean City MD		
Project	New sign to replace the existing one exactly the same		
II. Area of Face of Sign			
Ground (max 150 SQFT)	Roof (max 150 SQFT)	Projection (max 100 SQFT)	Wall (max 150 SQ FT)
same as old sign: 290			
III. Type of Installation			
Permanent	<input checked="" type="checkbox"/>	Temporary	Face Change
IV. Boardwalk Vehicle <input checked="" type="checkbox"/> If you need a permit, check this box and complete requirements			
Date On	Date Off	Time On	Time Off
Type of Vehicle(s)	Weight of Vehicle(s)		
V. Contact Information			
Owner	Hale Harrison		
Address	PO Box 160 Ocean City MD 21843-0160		
Phone	410.726.5788	Email	
Signature of Owner if Acting as Contractor X			Date 2.17.26
Contractor	Selby Sign Co.		
Address	PO Box 127 Pocomoke MD 21851		
Phone	443.735.9405	Email	jamiecovington@selbysign.com
OC Business License			
Signature of Contractor X <i>Jamie Covington agent Selby</i>			Date 2.17.26
Electrical			
Address			
Phone		Email	
MHC License	State License No.	OC Business License No.	
Signature of Electrical Contractor X			Date
<ol style="list-style-type: none"> Two site plans drawn at a legible scale showing the location of the proposed sign and every building or structure on the lot must be submitted with the application. Specifications and drawings drawn to scale shall indicate but not be limited to the height above the ground, legend, structural design, and attachment of sign. All off-premise signs are prohibited. All signs shall be constructed to withstand the wind pressure as specified in Section 1609 of the International Building Code. Temporary signs shall be removed within six (6) months of the issuance of this permit. 			
<p>The applicant attests that the information provided is true and accurate. If any information is found to be incorrect or if any information affecting the project or application changes, a stop work order may be placed on the project or actions taken until all corrections have been made.</p>			

To: Richard W. Meehan, Interim City Manager

From: Hal O. Adkins, Public Works Director

Re: Baltimore Ave. Right Of Way Discussion
Recordation Of Encroachments Into The Overall Right Of Way

Date: December 07, 2011

As you may recall, the Mayor and City Council (MCC) have had numerous discussions over the years concerning the actual Right Of Way known as Baltimore Ave, its overall width, the area that is currently improved for use by vehicles and pedestrians, and those sections that remain as "unimproved" on both the east and west sides of the improved portions. Many of those discussions revolved around what the MCC would allow an adjoining property owner to utilize any portion of the unimproved areas for, on an interim basis.

We last discussed this topic in detail in early 2007 at which time permission was granted to conduct an extensive field surveying effort, deed research, and platting of the entire original 75 foot wide right of way that was created in the late 1880's. (Please see attached Minutes for the Council Meeting held on July 07, 2007, Item #12). The portion to be surveyed was North Division Street north to 15th Street.

Due to numerous delays on my part (in all honesty....just juggling way too many projects at one time) I had to keep putting off bringing closure to this issue. I am now finally ready to finish the original goal/effort.

In simplest terms, the goal of this entire effort has been to simply field verify the alignment and boundaries of the original right of way from the Sinepuxent Beach Company Plat, and to document a "point in time" the encroachments that exist into that Right Of Way. That effort is now complete and is attached in your Agenda as a series of 15 drawings. It is now our intention to record this document, in the name of the Mayor and City Council, in the Worcester County Land Records, in Snow Hill.

Prior to completing the recordation, I would like the opportunity, with representatives of the Engineering Firm accompanying me, to present our findings to the MCC. Let me be clear, our only goal at this time is recordation of the document. Though numerous encroachments have been field verified/surveyed, it is not our intention to approach individual landowners and request removal at this time. We have no project or corridor enhancement planned, at this time, which would cause the need for immediate removal. More so, the Town Staff has been requesting removal as the adjoining properties are being demolished and reconstructed. Reconstructed without encroachments.

With that said, I would like to remind the MCC that the directive provided to Staff in 2007 was to not allow any additional interim improvements in the unimproved portion of the right of way. No signs, no parking, no dumpster pads, no stormwater management facilities, etc. and to only allow the required ingress/egress for the properties being redeveloped. Additionally, if the adjoining landowner desired, they would be permitted to landscape the unimproved portion of the right of way adjoining their lands as long as the landscaping being installed was not fulfilling any "requirements" for the development of their land. Two examples of recent actions, associated with these stipulations, would be the parking lot located on the west side of the right of way located on the south side of 2nd Street AND the "South Beach Condominium" located on the east side of the right of way, between 7th Street and Surf Ave. In those two examples, the parking lot owner decided not to enhance our portion of the unimproved right of way, thus leaving it as dirt, whereas the developer of the "South Beach Condo" at 7th Street chose to landscape it, quite nicely I might add.

In closing, I look forward to the MCC's approval to advance this document to recordation at the meeting on December 13, 2011. Once complete, and subject to current project budget limitations, we plan to complete similar efforts in the general area of South Second Street north to North Division Street.

cc: J. Parsons
T. McGean
B. Smith
K. Jordan
R. Jones



December 13, 2011
Work Session
Mayor and Council
Town of Ocean City

In attendance: Mayor/Interim City Manager Rick Meehan, Council President Jim Hall, Council Secretary Lloyd Martin, Council Members Margaret Pillas, Mary Knight, Doug Cymek, Brent Ashley and Joe Hall, City Solicitor Guy Ayres, Parks & Recreation Director Tom Shuster, Tourism Director Deb Turk, Police Chief Bernadette DiPino, Public Works Director Hal Adkins, City Engineer Terry McGean, Assistant Transportation Superintendent Brian Connor, City Clerk Kelly Allmond, Members of the Press and Interested Parties.

1. Council President Hall called this Work Session to order at 11:45 a.m. in the Council Chambers of City Hall, 301 N. Baltimore Avenue, Ocean City, Maryland 21842; then **Council Member Mary Knight moved to moved to convene into close session to: (1) consult with council to obtain legal advice; (2) to consider the acquisition of real property for a public purpose and matters directly related thereto; and, (3) discuss the appointment, employment, assignment, removal or resignation of appointees, employees or officials over whom it has jurisdiction, or, any other personnel matter that affects one or more specific individuals; seconded by Council Member Cymek. The vote was unanimous.**

Council President Hall re-opened the meeting at 1:00 p.m. and reported that legal, real estate and personnel matters were discussed in the closed session. Persons present were Mayor/Interim City Manager Rick Meehan, Council President Jim Hall, Council Secretary Lloyd Martin, Council Members Margaret Pillas, Mary Knight, Doug Cymek, Brent Ashley and Joe Hall, City Solicitor Guy Ayres, OCDC Director Glenn Irwin, Chamber of Commerce President Todd Ferrante and Vice President Bob Givers, Crime Analyst Brandon Reim and Police Chief Bernadette DiPino. Council President Hall reported that the vote to close the meeting was unanimous. No action was taken.

2. **Bid Openings – Exclusive Beverage Franchise**

- 1) Pepsi Cola Bottling Company
- 2) Cocoa Cola Refreshments

Council Member Doug Cymek moved to acknowledge the proposals with remand to staff for review; seconded by Council Member Knight. The vote was unanimous.

3. **Police Chief Update**

Police Chief Bernadette DiPino reported that the “Part-One Crime” statistics indicate a decline in crimes. Secondly, she said that the Department is in the process of hiring for the January 2012 academy, and, the current academy students will graduate on the Friday following this work session.

4. **Boardwalk Safety Issues**

Jerry Greenspan presented the following requests from the Downtown Association’s October 24, 2011 Meeting:

- 1) Improve lighting on the full length of the boardwalk

- 2) Install podiums for Police Officers
- 3) Increase Patrol and spread out the mounted police patrol
- 4) Install visible video surveillance with live feedback
- 5) Code Enforcement in the evenings
- 6) Increase family fun activities on the beaches
- 7) Donn patrol officers in easily identifiable uniforms (i.e. white polos)
- 8) Slow the pace of patrolling officers

Chief DiPino said that, as a part of the patrol, officers are to introduce themselves to boardwalk merchants. She said that, in January, she will reinstate the Press Committee which will intergrate police-involved boardwalk activities with the press.

Council President Jim Hall asked Chief DiPino to look into the Downtown Associations requests. He requested a discussion on boardwalk amplification in the first or second work session in January.

5. Report on the OC Air Show 2012

Bryan Lilley of OC Air Show LLC reported that the USAF Thunderbirds have committed to the 2012 OC Air Show on June 9th and 10th. Further, he advised that the US Navy's Blue Angels will likely commit to the 2013 Air Show.

Mr. Lilley noted that, due to concurrent large-scale sports tournaments, booking hotel rooms for Air Show participants is difficult. He asked the Council to consider changing the dates of future large-scale events.

**6. Update and Recommendation from the Tourism Advisory Board
Presented by Melanie Pursel, Director of the Ocean City Chamber of Commerce**

Ms. Pursel, accompanied by Bob Rothermel and Susan Jones (HMRA), proposed to spend TAB's remaining advertising funds on a themed series of concerts and other activities throughout the summer. **Council Member Brent Ashley moved to proceed with developing the concept; seconded by Council Member Pillas. The vote was unanimous.**

7. Tourism Update

Presented by: Deb Turk, Tourism Director

Director Turk advised that:

- 1) Elfriede Kerstetter, the last employee of the original Tourism Department, is retiring;
- 2) The consolidation of the Special Events with Tourism Advertising Budget yielded a substantial savings to taxpayers, and, produced great results for Winterfest.
- 3) Winterfest Campaign is producing great results;
- 4) Holiday Shopper Fair Revenues are up 8% from last year;
- 5) The Convention Center Calendar will be posted on Tourism's website;
- 6) She is currently working on Sports Marketing Campaigns; and,
- 7) She presented the Council with a Governor's Proclamation to recognize the Town of Ocean City's 4.3% in sales and tax revenues.

Council Member Brent Ashley pointed out that Smith Travel Research reported that the 2011 occupancy rate increased 1.1% from 2010. He compared those figures to Virginia Beach which showed a 3.6% increase and New Jersey which showed a 2.7% increase in occupancy rates.

Council Member Joe Hall moved to request a schedule and budget for the Tourism Department's participation in trade shows by the end of January; seconded by Council Member Pillas. The vote was unanimous.

8. **Update on the Baltimore Avenue Right of Way Boundary Line, surveying North Division Street to 15th Street. Presented by Public Works Director Hal Adkins and Whitman & Requardt's Gregory King and Dave Hann.**

Public Works Director Hal Adkins advised that the survey is complete and the alignment and boundaries of the original right of way from the Sinepuxent Beach Company Plat, from North Division to 15th Streets, have been field verified. He noted that the majority of encroachments are minor in nature. **Council Member Mary Knight moved to proceed with recordation in the Circuit Court of Worcester County, and, request that Director Adkins send a letter to all affected property owners explaining the survey results; seconded by Council Member Ashley. The vote was unanimous.**

9. **Discussion pertaining to the Sale of Transit Buses, Trolleys and One (1) ADA Van Presented by Public Works Director Hal Adkins and Assistant Transportation Superintendent Brian Connor.**

Council Member Doug Cymek moved to approve: (1) piggybacking off the Minnesota State Contract for ordering three 40-foot buses, (2) to order one ADA van, with the State of Maryland's procurement assistance, at the approximate cost of \$58,000.00, and, (3) to dispose of ten old transit buses via the sale on govdeals.com at this time; and, (4) dispose of four trolleys via sale on govdeals.com; and, (5) dispose of two ADA vans; seconded by Council Member Knight. The vote was unanimous.

10. **Alternative Transportation Revenues Presented by Public Works Director Hal Adkins and Assistant Transportation Superintendent Brian Connor.**

Council Member Doug Cymek moved to approve Direct Media's Advertising Campaign as presented on Attachment A); seconded by Council Member Knight. The vote was 6-1 with Council Member Pillas opposed.

11. **Suggested Code Change – Section 10-226 – Emergency Generators Presented by City Engineer Terry McGean (see Attachment B)**
Council President Jim Hall asked to postpone this discussion until such properties are identified.

12. Stormwater Retrofit Programs Funding

Presented by: Environmental Engineer Gail Blazer

Council Member Joe Hall moved to approve the allocation of \$20,000.00 from the Stormwater Mitigation fund to the Cost-Share Program for north end stormwater mitigation efforts; seconded by Council Member Ashley. The vote was unanimous.

13. Council Member Doug Cymek moved to convene into closed session to: (1) conduct collective bargaining negotiations or consider matters that relate to the negotiations; and, (2) discuss the appointment, employment, assignment, removal or resignation of appointees, employees or officials over whom it has jurisdiction, or, any other personnel matter that affects one or more specific individuals consult with counsel to obtain legal; seconded by Council Secretary Martin. The vote was unanimous.

Council President Jim Hall re-opened the work session and reported that collective bargaining and personnel matters were discussed in closed session. No action was taken. The vote to close the meeting was unanimous.

Council Secretary Martin moved to adjourn; seconded by Council Member Pillas. The vote was unanimous.



I hereby certify that on this _____ day of _____, 2012, the Mayor and Council reviewed and approved this document.

City Clerk Kelly L. Allmond
Certified Municipal Clerk

ATTACHMENT A

To: Richard W. Meehan, Interim City Manager
From: Hal O. Adkins, Public Works Director
Re: Transportation Department
Alternative Revenue Streams To Consider
Date: December 07, 2011

As we prepare our FY13 Annual Operating Budget and plan for the summer season of 2012, we wish to present a few alternative revenue sources for consideration. Keep in mind, though some may feel the conversation may be premature, in comparison to the annual budget meeting calendar, in the case of advertisement (as you well know) most agencies make their purchases in the near future for next summer, so now is the time to discuss it.

In an effort to keep a potentially complex topic simple, let me offer the information as follows:

Transit Buses:

(1) Historically we have sold external advertising only, dating as far back as Eller Media, Clear Channel Outdoors, and now with Direct Media. It goes without saying, you and the entire Mayor and City Council (MCC) are well aware of our typical ads.

(2) In working with Direct Media we wish to present to you for consideration, two additional means of raising advertising revenues associated with the Buses as follows:

- the first concept deals with what are known as "Headliners" on our new low floor buses. I have attached a photo that depicts a sample of a "Headliner". Direct Media indicates if we chose to have them sell this space we could expect approximately \$19,000.00 in revenue and
- the second concept deals with interior advertising. I have attached a photo that depicts a sample of the curvature to the ceiling area that such ad space would be suitable. Direct Media indicates if we chose to have them sell this space we could expect approximately \$29,000.00 in revenue.

ADA Vans:

As of this date we do not advertise at all on our (03) three vans. As you may recall, two of the vans are used for our on-island ADA service whereas the third is used for our MEDTRN. I have attached two photos that depict a sample of what types/coverage of advertising space may be suitable. Direct Media indicates if we chose to have them sell this space we could expect approximately \$6,400.00 in revenue.

Boardwalk Trams:

Let's call this one a proposed revenue concept swap. So what do I mean by that comment? As you are aware we currently contract with Comcast via MOU for their assistance in selling advertising on the trams via a DVD/projection screen with both visual and audio. Though "on the surface" it may appear it is a revenue stream to the Town, the reality of the matter is that we are losing money on the effort, to no fault whatsoever to Comcast. This cost is attributable to the daily maintenance efforts, parts replacement, labor, etc to keep the systems running and therefore meeting the expectations of those who have purchased advertising space from Comcast. In an effort to depict what I mean, I have attached a Summary Table for the last three year. Please focus your attention to the right hand column shown as a (loss).

So:

- (1) I am proposing we cancel the DVD effort with Comcast at this time and
- (2) As an alternative means of actually generating a revenue source from advertising on the trams, Direct Media has offered a suggestion of advertising on the roof of the trams. I have attached a sample mock up of what this may look like. Please keep in mind when considering this option that the typical visitor walking the boardwalk would even be aware the ads existed, thus not clouding their experience/atmosphere of their walk or ride. The marketing audience would obviously be those in the upper stories of adjoining Motels and Condominiums. Direct Media indicates that should the MCC chose to pursue this advertising we could expect approximately \$28,000.00 in revenue, if the entire fleet is sold-out.

In closing, I would appreciate a conversation before the MCC on December 13, 2011 to see if they desire to pursue any of these additional revenue sources and whether they wish to cancel the Tram DVD effort at this time.

cc: J. Parsons
J. Knapp
G. Thornes/B. Connor

To: Richard W. Meehan, Interim City Manager

From: Hal O. Adkins, Public Works Director

Re: Sale of Surplus Equipment
Transit Buses, Trolleys and One ADA Van

Date: December 07, 2011

With the recent acquisition of (18) eighteen new transit buses I am in need of approval to dispose of a portion of the old fleet. Additionally, I would like to gain permission to sell our (04) remaining trolleys. This overall conversation could easily get confusing so I would like to simplify and summarize the issues at hand, as follows:

Transit Buses:

- (1) We historically would request and receive up to ten, though usually it was only 6, 60 foot long articulating transit buses on loan from the MTA for our summer use and
- (2) This past year the MTA disposed of their entire fleet of old Articulating Buses so they were no longer available to us for use so
- (3) In anticipation of our seasonal need we requested and gained approval from the MTA to loan us (10) ten 40 foot standard transit buses but
- (4) Because we were fortunate enough to receive delivery on our (18) eighteen new transit buses, we were able to survive the summer of 2011 without the need for any MTA loaners being we had possession of both our new units AND the (18) units that were to be disposed of upon receipt of the new units so
- (5) In an effort to "take care of ourselves" and cover our summer peak loads, I am proposing that the Town request concurrence from the MTA to sell only (10) ten of the old fleet, not (18) eighteen, retaining the other (08) eight for our seasonal peak loads and
- (6) In FY12 we have local funding to purchase (03) three additional forty foot transit buses off the same contract we recently purchased the (18) eighteen from. We envision the cost of these units, as a piggyback off the Minnesota State Contract, to be approximately \$ 415,000.00/ea. We had budgeted based on a cost of \$420,000.00. Once these units are delivered, which we anticipate will be around August 2012, we will be in a position to sell an additional (03) three old transit buses.

That concludes the Transit Bus discussion.

Trolleys:

- (1) In 2005 the Town gained approval to purchase (08) eight trolleys as part of a New Start Program. The actual use of the trolleys was minimal, at best, and recently resulted in the Councils approval to transfer (04) four of the trolleys to the City Of Annapolis. In turn, the Town received a pro-rated share of our local match back thus covering our historical investment.

- (2) The (04) four trolleys we retained are simply used for Express Routes for Springfest, The White Marlin Open, and Sunfest. These units have limited seating capacity (30), are not user friendly when it comes to comfort level of the ride, have a very poor turning radius, are of a "medium duty" chassis design, and are extremely expensive form a maintenance stance.
- (3) With that said, I would like permission to sell all (04) four remaining trolleys on govdeals.com. It is our goal, subject to concurrence from the MTA, to sell these as noted and for the MTA to then reinvest 100% of the proceeds into the Ocean.City Transportation Departments Capital Program.
- (4) It is our intent to continue the Springfest, the White Marlin Open, and Sunfest Express Routes via use of our 35 foot Park N Ride Buses, and to supplement the Park N Ride Operation during Springfest and Sunfest with the use of the additional 40 foot transit buses that we plan to retain.

ADA Van:

- (1) We currently own (04) four ADA style vans. We currently have (03) three of the units in service. One is used for our MEDTRN Service and (02) two are used for our on-island ADA Service. The fourth is slated for disposal. In the current FY12 budget we have gained MTA approval, and have our local match funding, to purchase (01) one new ADA van at a cost of \$58,000.00. In this case, the State does all of the bidding and informs us what vendor will be supplying us the Van. At the time the new van is delivered, we will also be selling the worse of the (03) three vans that are currently in use.

So.....in summary, I am asking for formal approval as follows (all of which will be subject to MTA Concurrence):

- (1) To piggyback off the Minnesota State Contract for ordering (03) three additional 40 foot transit buses at an approximate cost of \$415,000.00/ea and
- (2) To order (01) one ADA Van, with the State of Maryland's procurement assistance, at the approximate cost of \$58,000.00 and
- (3) To dispose of (10) ten old transit buses via sale on govdeals.com at this time AND to dispose of (03) three additional old transit buses once the new units are delivered and
- (4) To dispose of (04) four trolleys via sale on govdeals.com at this time and
- (5) To dispose of the (01) one old ADA van at this time, and a second old ADA van at which time the new unit is received.

Looking forward to bringing closure to this issue at the Work Session on December 13, 2011.

cc: J. Parsons
J. Sobczak
J. Knapp
G. Thornes/Brian Connor

INTEROFFICE MEMORANDUM

TO: RICHARD MEEHAN
FROM: TERENCE MCGEAN
SUBJECT: PROPOSED CODE CHANGE 10-226 GENERATORS
DATE: 12/7/2011
CC: KEVIN BROWN

Recently we have had an issue arise in the Building Department regarding the replacement of an existing emergency generator in an ocean front condominium. The generator in question ran existing life safety related equipment including elevators, emergency lights and the fire pump. These systems were existing to the original construction of the building, they were not retrofitted.

The existing generator was located on a simple concrete slab at approximately elevation 14. It was not supported on piling or protected from scour or impact loads as required under section 10-228 In addition it was not elevated to 16.5 as required by chapter 38 in a v zone.

The way we, as the staff, interpreted the code there were two problems with the replacement generator. First, in order to comply with Chapter 10, Article 5 the replacement generator would have to be supported on piling, with a concrete frame. In order to comply with chapter 38, the generator would have to be elevated to 16.5. This was simply not possible given the fact the generator electrical connections fixed the location of the generator in the parking area beneath the building and there was not enough head room to elevate the generator to the 16.5 code requirement. In addition, the installation of the pile and concrete foundation system needed to support the generator to code would have required loss of parking spaces and the time necessary to install these structures would have left the building reliant on a temporary generator for months.

The only recourse we could provide the building owner was to seek a variance to these requirements through the Board of Adjustments and Appeals, fortunately the variance was granted and the project was able to move forward.

Section 10-226 provides an exemption for structures built to house equipment installed as part of a required sprinkler retro-fit. However, it does not provide an exemption for replacement generators. A suggestion has been made to alter Section 10-226 to include both new and replacement emergency generators to the exemption.

In reviewing our own code as well as FEMA regulations and discussing the situation with the Chief Building Official, Kevin Brown, I do not the proposed code change would be appropriate or warranted. The existing exemption was done to ease the burden for high rise buildings that were required to install sprinkler systems by the City. In other words, there was a significant increase in the life safety protection in the building that offset the impact of the lesser foundation and elevation requirements. Secondly, a new generator has much greater flexibility in the location. It can be elevated or if the property allows it, placed outside the critical foundation area. The new generator is optional and the cost of the supporting structure, if necessary can be planned for during the design

phase. In addition, not all existing generators have height restrictions, many could be elevated at very minimal cost if the critical area foundation requirement was not necessary.

After much discussion Kevin Brown and I both agree that in the future a replacement generator should not be considered a structure, it should be considered equipment. Therefore, the foundation requirements of Chapter 10-V will not apply. Only the elevation requirements of Chapter 38 as specifically stated in 38-52(5) will apply. To exempt generators from section 38 requirements would impact the Community Rating Service (CRS) points recently gained when replacement equipment was added to this code section and required to be elevated to full City requirements.

Under this proposed interpretation, the Plaza Generator would have still needed a variance for the elevation requirement, but not for the foundation requirement. In locations where the existing generator must be replaced and it is possible to elevate it to the required minimum elevations, any frame system or supports would be considered part of the equipment and not subject to critical area foundation requirements. This is how we currently handle things like replacement Air Conditioning compressors and other HVAC equipment.

To document this change I would suggest the following:

Add under 10-226 (d)

(4) Structures built for the sole purpose of elevating replacement emergency generators and replacement HVAC equipment in accordance with chapter 38-52 are hereby exempt from the minimum design requirements of 10-228.

I believe this change will address the more difficult issue of requiring replacement generators to be placed on piling without sacrificing the City's FEMA CRS rating.



TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 9.A
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Heather Stansbury, City Solicitor
RE: Ordinance 2026-05, Room Tax and Sports Complex
DATE: February 20, 2026

ISSUE(S): Second Reading - Ordinance 2026-05 amends the expenditure of certain monies derived from the hotel rental tax to allow for advertising funds to also be used for the sports complex.

SUMMARY: One of the recommendations from the Sports Complex Task force was for all the debt service and operating deficits to be paid from the Hotel Rental Tax and for the City to pursue raising the hotel rental tax from 5% to 6%. The County Commissioners increased the room tax to 6% effective January 1, 2026. The proposed ordinance maintains the previously adopted fund dedication for advertising (44% of the first 5% and 40% of the 1% increase) but allows those dedicated funds to be used for either advertising or the sports complex.

FISCAL IMPACT: The additional 1% hotel tax is expected to generate an additional \$5 million annually for a total of \$30 million. 43,3% or \$13 million would be dedicated towards advertising and the sports complex with the remaining 56.7% (\$17 million) going towards the general fund.

RECOMMENDATION: Adopt Ordinance 2026-05.



1st Class Resort and Tourist Destination

ALTERNATIVES: Defer to Mayor and Council

RESPONSIBLE STAFF: City Manager Terence McGean
City Solicitor Heather Stansbury

COORDINATED WITH: Not Applicable

ATTACHMENT(S): 2. ORD 2026 - Amend Room Tax - Sports Complex.pdf

First Reading _____

Second Reading _____

ORDINANCE 2026 - _____

AN ORDINANCE AMENDING THE EXPENDITURE OF CERTAIN MONIES DERIVED FROM THE HOTEL RENTAL TAX

WHEREAS, Section 20-405 of the Maryland Local Government Article of the Annotated Code (Md. Local Govt. Code Ann. § 20- 405) authorizes the County Commissioners of Worcester County (the "County") to impose a hotel rental tax (the "Tax") up to six percent (6%); and

WHEREAS, the County currently imposes the Tax at a rate of six percent (6%); and

WHEREAS, the Mayor and City Council of Ocean City receive the revenue the Tax generated from hotels located within its corporate limits pursuant to Md. Local Govt. Code Ann. §20-415; and

WHEREAS, the Mayor and City Council of Ocean City believe that destination advertising and sports tourism have a direct impact on the number of tourists who visit Ocean City; and

WHEREAS, to increase the number of tourists, the Mayor and City Council of Ocean City desire to direct the expenditure of a portion of the Tax to destination advertising and sports tourism; and

WHEREAS, Ordinance 2007-20 was enacted on September 4, 2007, which first dedicated a percentage of the gross room revenue to the Advertising Budget each year starting in 2008; and

WHEREAS, Ordinance 2021-24 was enacted on December 20, 2021, which amended Ordinance 2007-20, and dedicated a percentage of the gross room revenue to the Advertising Budget each year starting in fiscal year 2023, and each year thereafter, and clarified what expenses should fall within that budget; and

WHEREAS, the Mayor and City Council have initiated the necessary processes to partner with the Maryland Stadium Authority to construct and operate a sports complex within Worcester County for the purpose of increasing tourism in Ocean City; and

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WHEREAS, it is the desire of the Mayor and City Council of Ocean City, through the passage of this ordinance, to clarify the expenses which should fall within the Advertising Budget and to support the development and operation of a sports complex; and

WHEREAS, upon passage of this ordinance and beginning July 1, 2026, Ordinance 2021-24 is amended and the allocation of gross room revenue to the Advertising Budget and a Sports Complex shall be managed as set forth herein.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE MAYOR AND CITY COUNCIL OF OCEAN CITY, AS FOLLOWS:

THE MAYOR AND CITY COUNCIL OF OCEAN CITY WILL DEDICATE A PERCENTAGE OF GROSS ROOM REVENUE TO COVER EXPENSES TO PROMOTE DESTINATION MARKETING, WITHOUT DEDUCTION OR OFFSET FOR OTHER TOURISM EXPENSES (I. E., SALARIES, OFFICE EQUIPMENT, ETC.), BUT TO INCLUDE THE FOLLOWING DIRECT EXPENSES: ADVERTISING, MARKETING, PROMOTIONS, SPONSORSHIPS AND SPONSORSHIP OPPORTUNITY FUNDS, RESEARCH (INCLUDING CONSULTANT FEES), SUBSCRIPTION AND TRADE DUES, CONFERENCE FEES, AND MARKETING AND PROMOTIONS OF SPECIAL EVENTS ("OCEAN CITY ADVERTISING BUDGET"), AND EXPENSES DIRECTLY RELATED TO THE DEVELOPMENT AND OPERATION OF A SPORTS COMPLEX INCLUDING LAND ACQUISITION, DESIGN COSTS, CONSTRUCTION COSTS, FURNITURE, FIXTURES, AND EQUIPMENT COSTS, INTEREST COSTS, AND ANY OPERATING DEFICIT FOR A SPORTS COMPLEX, AS FOLLOWS:

1. BEGINNING IN FY 2027, AND EACH YEAR THEREAFTER, 2.6% OF GROSS ROOM REVENUE TO THE OCEAN CITY ADVERTISING BUDGET AND A SPORTS COMPLEX (56.7% OF ROOM TAX TO THE GENERAL FUND AND 43.3% OF ROOM TAX TO ADVERTISING & A SPORTS COMPLEX).
2. IF AT ANY TIME AFTER THE PASSAGE OF THIS ORDINANCE THE ROOM TAX IMPOSED BY THE COUNTY INCREASES ABOVE THE CURRENT SIX PERCENT (6%), THEN 40% OF THE REVENUE GENERATED FROM ANY FUTURE ROOM TAX RATE INCREASE WILL BE DEDICATED TO THE OCEAN CITY ADVERTISING BUDGET AND A SPORTS COMPLEX.

AND BE IT FURTHER ENACTED AND ORDAINED, THAT THE PASSAGE OF THIS ORDINANCE DOES NOT PLEDGE THE FULL FAITH AND CREDIT OF THE MAYOR AND CITY COUNCIL OF OCEAN CITY AND IS SUBJECT TO ANNUAL APPROPRIATIONS.

INTRODUCED at a meeting of the City Council of Ocean City, Maryland, held on _____.

ADOPTED AND PASSED by the required vote of the elected membership of the City Council and approved by the Mayor, at its meeting held on _____.

ATTEST:

DIANA L. CHAVIS, Clerk

RICHARD W. MEEHAN, Mayor

Approved as to form:

MATTHEW M. JAMES, President

HEATHER STANSBURY
Ayres, Jenkins, Gordy & Almand, P.A.
Office of City Solicitor

WILLIAM C. SAVAGE III, Secretary



TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 9.B
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Diana Chavis, City Clerk, MMC
RE: Second Reading - Ordinance 2026-06, Taxi Ordinance Amendments
DATE: February 20, 2026

ISSUE(S): Second Reading - Ordinance 2026-06 amends Chapter 102, Vehicles for Hire, as recommended by the Police Commission.

SUMMARY: These amendments were recommended after a review of the current taxi ordinance and based on operational experience. The Ordinance clarifies denial and suspension criteria, drug testing procedures, medical fitness standards, and terminology related to convictions and driver eligibility. These changes aim to provide clearer authority and consistency in the permit decision-making process.

FISCAL IMPACT: Not Applicable

RECOMMENDATION: Adopt Ordinance 2026-06.



1st Class Resort and Tourist Destination

ALTERNATIVES: Defer to Mayor and Council

RESPONSIBLE STAFF: Police Commission

COORDINATED WITH: City Solicitor Heather Stansbury

ATTACHMENT(S): 1. ORD 2026 - Amend Chapter 102 - Vehicles for Hire.pdf

First Reading _____

Second Reading _____

ORDINANCE 2026 - _____

**AN ORDINANCE TO AMEND CHAPTER 102,
ENTITLED VEHICLES FOR HIRE, OF
THE CODE OF THE TOWN OF OCEAN CITY, MARYLAND**

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE MAYOR AND CITY COUNCIL OF OCEAN CITY THAT CHAPTER 102, ENTITLED VEHICLES FOR HIRE, OF THE CODE OF THE TOWN OF OCEAN CITY, MARYLAND BE, AND IT IS HEREBY, AMENDED BY AMENDING ARTICLE II, ENTITLED TAXICABS, SECTIONS 102-54, 102-57, 102-59, AND 102-71 AS FOLLOWS:

CHAPTER 102 – VEHICLES FOR HIRE¹

...

ARTICLE II. - TAXICABS²

DIVISION 1. - GENERALLY

Sec. 102-31. - Definitions.

Whenever any words and phrases are used in this article, the meanings respectively ascribed to them in Ann. Code of Md., Transportation Article, shall be deemed to apply to such words and phrases used herein. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

¹State Law reference – Vehicles for hire, Ann. Code of Md., Public Utilities article, § 10-101 et seq.

²Editor's note(s)—Ord. No. 2021-15, adopted July 6, 2021, amended article II in its entirety to read as herein set out. Former art. II, §§ 102-31—102-38, 102-51—102-59, 102-71—102-73, pertained to similar subject matter, and derived from Code 1999, § 102-31—102-38, 102-51—102-59, 102-71—102-73; Ord. No. 2000-11, adopted May 1, 2000; Ord. No. 2004-4, adopted April 5, 2004; Ord. No. 2006-25, adopted Sept. 26, 2006; Ord. No. 2006-6, adopted April 3, 2006; Ord. No. 2007-29, adopted Dec. 3, 2007; Ord. No. 2008-16, adopted Sept. 15, 2008; Ord. No. 2010-1, adopted Feb. 16, 2010; Ord. No. 2010-21, adopted July 6, 2010; Ord. No. 2010-31, adopted Oct. 18, 2010; Ord. No. 2010-5, adopted April 5, 2010; Ord. No. 2011-15, adopted May 16, 2011; Ord. No. 2011-20, adopted June 20, 2011; Ord. No. 2012-12, adopted March 19, 2012; Ord. No. 2015-09, adopted May 4, 2015; Ord. No. 2015-21, adopted Sept. 21, 2015; Ord. No. 2015-22, adopted Sept. 21, 2015; Ord. No. 2016-13, adopted June 20, 2016; Ord. No. 2017-13, adopted Sept. 5, 2017; Ord. No. 2019-03, adopted April 15, 2019.

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Chief of police means the chief of police of the Ocean City Police Department or a designated staff member.

Corporate holder means a legal entity, other than an individual, authorized to do business in the state, which acquires the use of one or more taxicab medallions.

Fleet holder means a corporate owner or individual owner holding more than one taxicab medallion.

Independent holder means a corporate owner or individual owner holding no more than one taxicab medallion.

Individual holder means a person who acquires the use of one or more taxicab medallions.

Multiple fares means soliciting another passenger while en route to the destination of passengers initially occupying the taxicab; compelling a passenger in a taxicab to share the taxicab with another person.

Owner means the person or business entity in whose name a taxicab is registered with the motor vehicle administration of the state, and who acquires the use of one or more taxicab medallions.

Police commission means the Ocean City Police Commission.

Police department means the police department of Ocean City.

Revoke taxicab driver's permit means to permanently prohibit from operating as a taxicab in Ocean City.

Revoke taxicab medallion means to permanently prohibit from operating as a taxicab in Ocean City.

Suspend taxicab driver's permit means to temporarily bar from operating a taxicab in Ocean City.

Suspend taxicab medallion means to temporarily bar from operating as a taxicab in Ocean City.

Taxicab means a motor vehicle providing passenger for-hire or for other consideration, which picks up and discharges passengers at random or who hail the vehicle from the street, solicits customers at a public or private taxi stand, or is dispatched to pick up customers who call for a taxicab. A limousine is not a taxicab unless it is utilized as herein described.

Taxicab decal means the annual inspection certificate.

Taxicab driver's permit means an identification card issued under this article to operate a taxicab in Ocean City. This permit is the property of the police department.

Taxicab medallion means a license plate issued under this article to a taxicab to be operated in Ocean City, in accordance with the requirements of this article. The taxicab medallion must be prominently displayed on the driver's side front windshield. The taxicab medallion is the property of the police department.

Taximeter means any mechanical or electronic instrument or device by which taxicab fares are computed and plainly indicated.

(Ord. No. 2021-15, 7-6-2021)

...

DIVISION 3. - TAXICAB DRIVER'S PERMIT

Sec. 102-54. - Application for taxicab driver's permit.

- (a) *In general.* Applications for a taxicab driver's permit shall be submitted on forms provided by the police department, which forms shall be signed under oath stating: "I do hereby swear or affirm, under penalties of perjury, the information submitted with this application is true and correct."
- (1) An applicant for a taxicab driver's permit shall:
- a. Submit a completed application to the police department together with certified copies of the applicant's driving record for all states for which the applicant has held a driver's license for the current and preceding ten years.
 - b. Pay the fee set pursuant to section 102-56.
 - c. Be photographed and fingerprinted by the police department.
 - d. Authorize the police department to obtain driving and criminal records, pay the requisite fees charged by the reporting agencies, and sign any requisite waivers and releases.
 - e. Be at least 18 years of age and have a minimum of one year of driving experience in any state or the District of Columbia.
 - f. Possess a valid driver's license issued by any state or the District of Columbia in compliance with the law of the state.
 - g. Be able to speak, read and write the English language.
 - h. Be tested at the applicant's expense for controlled substances and pass said drug test.
 - i. Provide proof of ability to work in the United States.
- (2) The police department shall:
- a. Cause to be performed driving and criminal records checks of the applicant and review the same.
 - b. Perform a state case search for prior, open, or pending cases, and review the same. Applicants may be requested and required to provide additional information.
 - c. Attach the permittee's photograph to the taxicab driver's permit when issued.
 - d. Maintain a photograph with the taxicab driver's permit application.
 - e. Review the results of the drug test.

(b) *Issuance of permit.*

- (1) The police department shall issue a taxicab driver's permit to each applicant who meets the requirements of this article.
- (c) *Grounds for denial.* The chief of police ~~police department through the police commission shall recommend standards for the disqualification for a taxicab driver's permit. Standards for disqualification are as follows~~ may deny an application for a taxicab driver's permit in consideration of the public health, safety and welfare based on one or more of the following:
- (1) False or incorrect information on application.
 - (2) Incomplete application.
 - (3) Applicant unable to speak, read, and write the English language.
 - (4) Conviction, guilty plea or plea of nolo contendere of a criminal offense of murder, rape, or robbery.
 - (5) Conviction, guilty plea or plea of nolo contendere of any felony within the past ten years.
 - (6) Conviction, guilty plea or plea of nolo contendere of any offense involving the sale of ~~narcotics, dangerous drugs, or controlled~~ dangerous substances.
 - (7) Conviction, guilty plea or plea of nolo contendere of any misdemeanor within the past ten years involving:
 - a. Sex offenses or indecent exposure.
 - b. Theft or other crimes of moral turpitude.
 - c. Driving under influence of alcohol or drugs; provided, however, if the applicant received probation before judgment, the application will be denied until the probationary term is successfully completed and the applicant is released from probation.
 - d. Motor vehicle homicide.
 - e. Assault.
 - f. Possession of ~~narcotics, dangerous drugs, controlled~~ dangerous substances, or paraphernalia.
 - g. Procuring or solicitation of prostitution.
 - (8) Revocation of driver's license during the immediate preceding five years.
 - (9) Suspension of driver's license during the immediate preceding three years, unless the suspension is due to a child support sanction or non-payment of a traffic fine as long as the applicant has a valid driver's license issued by any state or the District of Columbia in compliance with the law of the state.
 - (10) A driver's record which shows applicant is a habitual reckless or negligent driver and is a frequent violator of the traffic laws. This would be demonstrated by an accumulation of eight or more points (or probation before judgments that would total eight or more points) within the past three years.

(11) A positive test for a controlled substance, whether prescribed or not.

(12) If the applicant has a medical condition that in the determination of a qualified medical doctor licensed in the State of Maryland renders the applicant unfit for the safe operation of a vehicle.

- (d) ~~Grounds for Denial. The chief of police may deny a taxicab driver's permit to an applicant who has a disqualification standard or negative background check.~~ In the event of such denial, and subject to the appeal rights herein provided, the applicant may not reapply for a taxicab driver's permit for a period of three years.
- (e) *Appeal.* Any person whose taxicab driver's permit is denied by the chief of police may appeal such decision to the police commission within 14 calendar days after notification.
 - (1) At least ~~two~~ three members of the police commission will conduct a hearing on the appeal at the next meeting of the police commission. This panel may affirm, modify, or reverse the decision of the chief of police.
 - (2) Any further appeal would be to the circuit court for Worcester County.

(Ord. No. 2021-15 , 7-6-2021)

...

Sec. 102-57. - Drug testing of taxicab driver permit holders.

- (a) The police commission or its designate shall establish a protocol requiring taxicab driver permit holders to be randomly tested for the use of controlled dangerous substances. When a permit holder is selected for testing, the taxicab medallion owner which the selected individual is employed by or contracting with, shall be notified to have the taxicab driver permit holder report within four hours of such notification during normal business hours and submit to a drug screening test at an approved facility as designated by the Town of Ocean City. If the owner fails to timely notify the driver, the owner shall be assessed the cost of \$7.50, and if not paid the owner's taxicab medallion shall not be renewed. Should the testing facility not be open for business or available at the time of notification, the permit holder will be instructed to report to the facility at the next opening of the testing facility, but no later than 24 hours following such notification. The cost of the drug screening test shall be at the sole expense of the Town of Ocean City. The drug screen test shall follow acceptable standards of the Federal Department of Transportation, DOT 5 panel drug screen. The subject individual being tested shall permit the results of such test to be immediately released to the Town of Ocean City. Failure to submit to the drug screening test or the withholding of authorization to release the results of such test shall be interpreted as a positive reading and result in the immediate suspension of individual's taxicab driver's permit. If testing results in a positive test, the individual's taxicab driver's permit shall be immediately suspended. Costs related to retesting to dispute the results of a prior test shall be at the sole expense of the taxicab driver permit holder or the taxicab medallion owner which they are employed by or contracting with. Results of such test shall be immediately furnished to the Town of Ocean City when available.

- (b) A taxicab driver permitted in Ocean City may voluntarily deactivate the permit if the driver will be unavailable for random drug testing as mandated in subsection (a) of this section for a period of more than 14 calendar days. The driver will return the permit to the police department and notify the taxi program coordinator of the deactivation. If the driver wishes to reactivate the permit, the subject driver must produce the results of a five-panel non-DOT drug screen no sooner than one week prior to the reactivation date, at the driver's expense. A reactivation fee is required as established by the mayor and city council by resolution. If the reactivation is for a period of seven calendar days or longer, the driver will be placed on the random drug testing list. Reactivation of less than seven calendar days will not be subject to random drug testing. This procedure may be invoked by a driver no more than three times per license year.

(Ord. No. 2021-15 , 7-6-2021)

...

Sec. 102-59. - Suspension or revocation of taxicab driver's permit.

- (a) Any taxicab driver's permit issued by the police department under this article may be immediately suspended or revoked by the chief of police for any of the following reasons, if the chief of police determines that said violation constitutes a hazard to public safety:
- (1) Failure of driver of taxicab to have and exhibit the taxicab driver's permit in the taxicab as required by this article.
 - (2) Violation by a driver of federal, state or local laws relative to traffic, criminal, and safety that bears a direct relationship to the driver's fitness to serve the public as a taxicab driver.
 - (3) Willful or continued failure to comply with any provision of this article or any other law or ordinance regulating the operation of taxicabs within Ocean City.
 - (4) Payment of taxicab driver's permit fee with a bad check (insufficient funds or closed account).
 - (5) Use of a taxicab for criminal activity.
 - (6) Permitting another to use a taxicab driver's permit.
 - (7) Suspension or revocation of driver's license.
 - (8) Being fired or terminated for cause by the owner of the taxicab company for whom the permittee operates.
 - (9) Any conviction, guilty plea or plea of nolo contendere of the following:
 - a. Any felony.
 - b. Any offense involving the sale of narcotics, dangerous drugs, or controlled substances.
 - c. Any misdemeanor involving:
 1. Sex offenses or indecent exposure.

- 2. Theft or other crimes of moral turpitude.
- 3. Driving under the influence of alcohol or drugs.
- 4. Motor vehicle homicide.
- 5. Assault.
- 6. Possession of ~~narcotics, dangerous drugs,~~ controlled dangerous substances, paraphernalia.

(10) A positive test for a controlled substance, whether prescribed or not, unless the doctor that prescribed the drug provides a written, notarized letter that the drug and dosage does not impair the individual's ability to drive.

(11) If the applicant has a medical condition that in the determination of a qualified medical doctor licensed in the State of Maryland renders the applicant unfit for the safe operation of a vehicle.

- (b) The chief of police may recommend the suspension or revocation of the taxicab driver's permit for any violation of this article regardless of whether the violation constitutes a hazard to public safety.
- (c) Any person whose taxicab driver's permit is recommended for suspension or revocation or is suspended or revoked by the chief of police may appeal such decision to the police commission within 14 calendar days after notification. The appeal shall be in writing and be subject to a filing fee as set by the mayor and city council by resolution.
 - (1) A panel of the police commission, consisting of at least three members, will then conduct a hearing on the appeal within five business days of the request. This panel may affirm, modify, or reverse the decision of the chief of police.
 - (2) Any further appeal would be to the circuit court for Worcester County.

(Ord. No. 2021-15 , 7-6-2021)

Secs. 102-60—102-70. - Reserved.

DIVISION 4. - REGULATIONS

Sec. 102-71. - Prohibitions and requirements.

- (a) The use of radio frequency scanners which monitor or intercept radio messages are prohibited in taxicabs.
- (b) Smoking in a taxicab is prohibited when transporting patrons.
- (c) Multiple fares are prohibited.
- (d) A taxicab driver must provide upon request a legible receipt to the passenger. The receipt must include the name and taxicab medallion number.
- (e) Taxicab drivers are limited to 12 consecutive driving hours or on-call hours during a 24-hour period.
- (f) The taxicab company must initiate a police department approved lost and found policy. These items may be kept for no more than 24 hours prior to submission to police

department. A metered fee will apply for the return of these items delivered to customer, however, no charge may be levied if the customer picks up the item.

- (g) A taxicab driver shall be required to transport the police in an emergency without charge.
- (h) A taxicab driver must take the most direct route or time efficient route to the customer's destination.
- (i) A taxicab driver may drop off and pick up fare at red and yellow curbs, provided the driver stays with the taxicab. Pick-ups and drop-offs on Coastal Highway are prohibited.
- (j) It is unlawful for a taxicab driver to knowingly use a taxicab for criminal activity.
- (k) While a vehicle may be designed to carry more than seven persons, a taxicab licensed under this article may only carry up to seven persons including the driver. All passengers must be able to occupy a designated seating position.
- (l) A taxicab driver shall dress in an appropriate manner while operating a taxicab. Taxicab drivers must at all times wear shirts, shoes, and pants/skirts.
 - (1) A request for an exception to the dress requirements of this subsection may be made, in writing, to the police commission through the police department.
 - (2) The requestor must provide the police commission with a basis for the need to deviate from the dress requirements as well as the choice in alternative garments.
 - (3) Upon receiving such request, the police commission shall provide the requestor with a written response within 30 calendar days.
- (m) Charges for transportation between points in Ocean City, a point in Ocean City to a point within a 15-mile radius outside Ocean City, a point within a 15-mile radius outside Ocean City to a point in Ocean City, or a point at an Ocean City owned facility to a point in or outside Ocean City, must be computed by taximeter charging an amount not to exceed the rates recommended by the police commission and established through a resolution of the mayor and council.
- (n) A taxicab driver may discount the fare, but no other charges may be added to the established rates to compute a fare, except as herein provided.
- (o) The police commission may authorize a motor fuel surcharge which may be implemented immediately pending final approval of the mayor and council.
- (p) When more than one passenger enters a taxicab at the same time, bound for different destinations, the total fare for all the passengers shall be the fare recorded on the meter at the time of arrival at the last passenger's destination. The distribution of the fare from the passengers shall be determined by the passengers, and the fare payment is the responsibility of the last passenger.
- (q) It is unlawful for any person to engage or ride in a taxicab without paying the legal fare thereof. A violation of this section shall be deemed a theft.
- (r) A taxicab company and a taxicab driver must notify the police department, in writing, within five business days when a driver changes their affiliation to another taxicab company, is fired or otherwise terminated for cause and the reasons therefor.

- (s) Taxicab medallion holders shall maintain a business telephone service by which a Town of Ocean City representative can reach the taxicab medallion holder or their agent within 60 minutes on a 24-hour-per-day basis.
- (t) It is unlawful to charge a cleaning fee to a passenger in excess of \$150.00.
- (u) It is unlawful for a taxicab driver to operate the taxicab while under the influence of drugs or alcohol.

(Ord. No. 2021-15 , 7-6-2021)

...

INTRODUCED at a meeting of the City Council of Ocean City, Maryland held on _____.

ADOPTED AND PASSED, by the required vote of the elected membership of the City Council and approved by the Mayor at its meeting held on _____, 2026.

ATTEST:

DIANA L. CHAVIS, Clerk

RICHARD W. MEEHAN, Mayor

Approved as to form:

MATTHEW M. JAMES, President

HEATHER STANSBURY
Ayres, Jenkins, Gordy & Almand, P.A.
Office of City Solicitor

WILLIAM C. SAVAGE III, Secretary



TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 9.C

Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: George Bendler, Planning and Community Development Director
RE: First Reading - Ordinance 2026-01, 2025 Comprehensive Plan
DATE: January 27, 2026

ISSUE(S): First Reading - Ordinance 2026-01 adopts the 2025 Comprehensive Plan. A 10-year review and update of the existing 2017 Ocean City Comprehensive Plan was completed and approved by the Planning and Zoning Commission on December 16, 2025. The Ordinance was tabled on First Reading at the February 2 Regular Session. The Comprehensive Plan was discussed further at the February 24 Work Session at which time the Mayor and Council approved two additional changes as noted below and as incorporated into the final Plan.

SUMMARY: Additional changes approved by Council:

- 1) page 3-2, reinserting "Encourage all uses to reduce non-conformity through redevelopment" and
- 2) page 8-2, merging two items to read, "Off street parking must be provided for new or redeveloped residential uses. Property and business reinvestment, along with new development, may perpetuate existing nonconformity as permitted by Town Code."

The Planning and Zoning Commission completed a mandatory review of the 2017 Town of Ocean City, MD Comprehensive Plan, held a public hearing on October 21, 2025 and December 2, 2025, and has incorporated public and state agency comments into the 2025 Comprehensive Plan Update. The Plan was approved by the Planning Commission on December 16, 2025 with a recommendation for adoption pursuant to Maryland Land Use Code Sec. 3-202, 3-204 and 3-301.

A full copy of the Plan is available for review on the Town website, along with a revision document that highlights proposed changes and reorganization as redline corrections. New topics and changes are summarized in the attached 2025 Comprehensive Plan summary.

FISCAL IMPACT: Not Applicable

RECOMMENDATION: Pass Ordinance 2026-01 on First Reading.



Revitalized Ocean City: Development and Redevelopment

ALTERNATIVES: Refer to Mayor and Council

RESPONSIBLE STAFF: George Bendler, Director of Planning & Community Development
Bill Neville, Planner

COORDINATED WITH: Planning Commission, Various Town Departments, Worcester County Planning, Maryland Department of Planning, Sussex County Planning, Ocean City Development Corporation, and various other stake holders

ATTACHMENT(S):

1. ORD Comp Plan.pdf
- 2 . Council amendments to 2025 Comprehensive Plan 2.25.2026.pdf
3. Signed PZC Resolution 12.16.25.pdf
4. 12.2.25 Public Hearing Transcript.pdf
5. Comp10year_Letter.pdf
6. 10.21.25 Public Hearing Transcript.pdf

First Reading _____

Second Reading _____

ORDINANCE 2026-

**AN ORDINANCE TO ADOPT A COMPREHENSIVE PLAN AMENDMENT
FOR THE MAYOR AND CITY COUNCIL OF OCEAN CITY**

WHEREAS, pursuant to the Land Use Article, Title 3 of the Annotated Code of Maryland, and Title IV, Section C- 414 (58) and Title VIII, Section C-806 of the Charter of the Town of Ocean City, the Mayor and City Council of Ocean City is authorized and empowered to establish and implement a comprehensive plan setting forth a guide for future development and proposed appropriate and desirable patterns for the boundaries and mix of land uses; and

WHEREAS, after conducting a public hearing thereon, the Planning and Zoning Commission of Ocean City has recommended, by Resolution dated December 16, 2025, to the Mayor and City Council, a Comprehensive Plan Amendment; and

WHEREAS, the Mayor and City Council of Ocean City, after giving proper notice, conducted a public hearing on February 2, 2026; and

WHEREAS, after due consideration thereof, the Mayor and City Council of Ocean City has agreed upon a Comprehensive Plan Amendment for future development and land use of public and private lands within the corporate limits of the Town of Ocean City upon finding said Plan to be necessary for and beneficial to the public health, safety and general welfare.

NOW THEREFORE, BE IT ENACTED AND ORDAINED BY THE MAYOR AND CITY COUNCIL OF OCEAN CITY THAT THE COMPREHENSIVE PLAN KNOWN AS "THE COMPREHENSIVE PLAN -- TOWN OF OCEAN CITY, MARYLAND, 2025 UPDATE" BE, AND THE SAME IS HEREBY APPROVED AND ADOPTED AS THE PLAN FOR FUTURE DEVELOPMENT AND LAND USE WITHIN THE CORPORATE LIMITS OF THE TOWN OF OCEAN CITY, EFFECTIVE UPON FINAL PASSAGE HEREOF.

AND BE IT FURTHER ENACTED AND ORDAINED THAT A TRUE AND EXACT COPY OF "THE COMPREHENSIVE PLAN -- TOWN OF OCEAN CITY, MARYLAND, 2025 UPDATE" BE FILED WITH AND MAINTAINED BY THE CLERK OF THE TOWN OF OCEAN CITY.

INTRODUCED at a meeting of the City Council of Ocean City, Maryland held on February ____, 2026.

LAW OFFICES

AYRES, JENKINS,
GORDY & ALMAND, P.A.

SUITE 200
6200 COASTAL HIGHWAY
OCEAN CITY, MD 21842

ADOPTED AND PASSED by the required vote of the elected membership of the City Council and approved by the Mayor at its meeting held on _____ March, 2026.

ATTEST:

DIANA L. CHAVIS, Clerk

RICHARD W. MEEHAN, Mayor

Approved as to form:

MATTHEW M. JAMES, President

HEATHER STANSBURY
Ayres, Jenkins, Gordy & Almand, P.A.
Office of City Solicitor

WILLIAM C. SAVAGE, III, Secretary

Offshore Oil/Natural Gas

Exploration off the coast of Maryland was opposed by resolution of the Mayor and City Council due to its potential for severe impacts on coastal fisheries and the recreational beaches which sustain the local economy. Delays in licensing at the federal level appear to have extended this concern beyond the scope of this update.

Strategies - Ocean City is in good fiscal condition, as a result in part, from strong local government management, private investment, steady appreciation in real estate values and positive tourism activity. Trends over the past decade will be monitored and implementation strategies modified

1) Economy

- a. Expand special activities and marketing promotions to encourage increased visitation in the shoulder seasons and year-round.
- b. Monitor tourist visitation and modify the marketing efforts and actions of all partners in the local economy to maintain and enhance economic activity.
- c. Evaluate the trend in online rentals, and new/redeveloped hotel room construction which has responded to market demand for long weekend vacations with over 1,000 rooms recently developed or in the development process. Study complementary activities such as weddings, conferences, group events, etc. that may combine with large sponsored special events.
- d. Implement clear definitions of 'short term rental' as a distinct land use, with appropriate code modifications to manage adverse impacts on established single family neighborhoods. Manage 'short term rental' use in all zoning districts through rental and business licenses, and enforcement of existing regulations for control of noise, occupancy, parking, and other impacts to established residential neighborhoods.
- e. The Town has adapted to business and real estate cycles which may affect different sectors of the economy. Development activity should be monitored to identify trends such as the shift from new condominiums to new hotel rooms in recent years. Expansion of retail uses in West Ocean City and regular turn over in small business ventures on the Boardwalk should be studied to identify opportunity for innovation to meet market demand, including healthy food options.
- f. The Ocean City Development Corporation (OCDC), established to lead the downtown redevelopment process, has good support from the Town and the business community and it has made significant progress on its

Land Use Principles:

- A mixed-use development pattern is encouraged by pyramidal zoning which allows multiple land uses in the same zoning district, and market forces which establish ‘highest and best use’ of the land.
- ~~Nonconforming uses, when redeveloped, should be required to reduce or eliminate their level of nonconformity.~~ Continuation of nonconforming uses, structures and lots is recognized as an incentive for property investment and re-development
- ~~Parking standards for residential uses should meet minimum requirements to encourage visitors to ‘park where you stay and then ride the bus’.~~ Parking solutions for residential uses should encourage visitors to ‘park where you stay’ and then use transportation alternatives in Town
- Ocean City’s development pattern is well established. Consistency in land use management is important to maintain family traditions, property values, and encourage continued investment in maintenance and redevelopment.

MD Sustainable Growth Principle 1 – Land

Optimize productivity of working landscapes, including farms and forests and fisheries, and prioritize development within population centers that are in proximity to existing infrastructure and facilities

MD Sustainable Growth Principle 4 – Place

Provide for public spaces that encourage social interaction and value cultural, historical and natural resources

Objectives: In order to achieve the land use goal, the following objectives are adopted:

- 3.1 Mixed Use Development - Plan for infill and redevelopment that is in context, sensitive to land use districts or neighborhoods, and is consistent with the mix of uses and character/scale of development that is currently established in each district or neighborhood. Encourage all uses to reduce or eliminate non-conformity through redevelopment.
- 3.2 Residential - Maintain the integrity of existing residential neighborhoods to promote long term property ownership and quality of life for year-round resident populations. Encourage sustained investment in residential properties to maintain property value and attractive, safe neighborhoods that are appropriate for the zoning district and surrounding land uses.
- 3.3 Residential - Mitigate impacts to residential neighborhoods from incompatible traffic and encroachment by commercial activities, short term property rentals, and excess demand for street parking through proactive code enforcement.
- 3.4 Residential – Affirm Fair Housing standards by encouraging a variety of housing types and densities, including accessory or multiple dwelling units within the

- ✓ creation of a pilot program for fee in lieu of parking district (FILOP) that may fund a shared use parking garage
 - ✓ reduced area for Planned Overlay District zoning that corresponds with downtown block sizes to encourage redevelopment, and
 - ✓ other projects in partnership with OCDC and the Sustainable Communities Program
- d. Housing
Clearly stated housing policies and strategies are called for in Chapter 6, and may need to be reflected in the Land Use chapter.
- e. Resiliency
As a recurring theme, each element of the Comprehensive Plan should incorporate findings from the Hazard Mitigation Plan regarding risk preparedness and action plans for recovery from sudden change events.
- f. Nonconformity
~~Adapt and clarify Zoning Code for nonconforming uses and structures. Review all Code revisions for their effect on nonconformity of existing uses and structures.~~ Continue to administer Town Code Chapter 110, Article II, Division 3 [Nonconformity] to encourage preservation, revitalization and redevelopment of existing nonconforming uses, structures and lots in the various districts

2) Place

- a. Offshore Energy Development
Severe and lasting adverse impacts are anticipated from any proposed industrialization of Maryland’s Atlantic Coast as a result of constructing offshore wind energy systems, oil or natural gas drilling, and seabed mining. The full strength of local government, and the tourism industry must have an effect on limiting or mitigating these impacts.
- b. Open Space
With future infill and redevelopment, current development standards should encourage site design that provides more than meeting the minimum requirements for setbacks and 15% critical area program open space. As building density, height and bulk increases a corresponding increase in useable* open space is needed. (*in addition to stormwater management, required landscaping, and lost area due to permitted setback encroachments) Review of district bulk standards is recommended.

[Note: the following land use maps may not reflect parcel level changes that have occurred since the last Plan Update in 2017. Public comment will be received through the public hearing process for consideration of potential updates]

- parking program, or CIP funding to finance the provision of public parking in these areas.
- d) Continue to provide or permit public parking lots and street parking where needed throughout the town. Study downtown parking demand and potential impacts of conversion/redevelopment of interim use private parking lots.
 - e) Adjust off-street parking requirements in the Zoning Code to establish minimum criteria for change of use or redevelopment in order to reduce non-conformity with current parking standards. Allow for modification of minimum off-street parking requirements with change of use or redevelopment to accommodate existing lawful nonconformity, and mixed use development.
 - f) Require compact car only parking, at corners in need of improved sight distance.
 - g) Continue to monitor the functions and flow of traffic into and out of parking lots and institute measures to improve their function or minimize disruption to traffic flow where possible (e.g. inlet lot).
 - h) Incorporate electric vehicle (EV) charging stations at selected public parking lots to meet the demand of seasonal visitors. Update Town Code to align with State mandates for EV charging infrastructure.

3) Transit/Bus System

- a) Provide more widespread dissemination of transit routing, schedule, and fare information at visitor centers, in visitor guidebooks, through motels and hotels, and other means (social media, smart phone apps, website) in order to increase ridership.
- b) Plan and design a dedicated bus lane extension southbound along Philadelphia Avenue from 17th Street to 9th Street.
- c) Evaluate the feasibility of express bus service to supplement current service recognizing limitations posed by available bus lanes to accommodate both.
- d) Identify express buses with a different paint scheme or markings from local buses and implement an express bus service from the North End to Downtown to serve residential neighborhoods.
- e) Evaluate and implement Tram System alternatives for mobility along the Boardwalk.
- f) Study potential relocation of the southern terminus of the transit system to a location north of the Route 50 Bridge as a means of solving traffic congestion and impacts of coastal flooding. Study potential economic impact on downtown businesses.
- g) Participate in the design alternative selection process for Route 90 Dualization to consider multimodal access and/or express lane connection to an additional park and ride facility in Worcester County.
- h) Coordinate with Worcester County and Sussex County to maintain transit connections between Ocean City and new growth areas along the Route 50 and 54 corridors.
- i) Evaluate a park and ride lot near the northern end of the bus route. The North End Transit Center is currently being surrounded by new residential development. Study possible relocation in the future.

Transient Housing



Review of Hotel / Motel units as a transient housing type in this chapter has been included to highlight the continued construction and renovation of new units, and the important role they play in providing seasonal short-term housing and event venues. Increased demand for short term vacation housing and employee lodging in traditional single family housing units is also noted as a current housing trend.

The Planning and Zoning Commission has recently heard public comment through several public hearings that the impacts of short-term rentals are a critical issue, particularly in the R-1 district which contains larger single-family homes located within established neighborhoods. Opposing viewpoints have been expressed regarding quality of life issues necessary to maintain neighborhood character suitable for year-round living, compared to real estate investment expectations in a resort community which often require market based rental activity.

Internet based lodging/booking systems have encouraged property owners of all housing types to participate in the short-term rental housing market. Demand for seasonal workforce housing has continued to increase with older housing units typically meeting the demand for dormitory style living. Inspection and enforcement for maximum occupancy, safe housing, rental license and tax compliance has increased and forced new and creative solutions each year.

To address impacts of short-term rentals, the Town will continue to focus on licensing procedures, pre-season education for landlords and property managers, regular property inspection, and enforcement through existing and potential new tools listed below:

- ✓ A clear zoning definition of ‘short term rental’ is necessary to provide an additional tool for effective enforcement.
- ✓ Supplemental zoning regulations in Chapter 110, Article V may be considered to manage specific uses such as rental housing.
- ✓ ~~Additional regulation of adverse impacts will require amendment to Ocean City Code Chapter 14 Business, Article V, Rental Housing~~
- ✓ Code amendments to Chapter 10 Buildings and Building Regulations may be necessary to define new housing use types such as dormitory, workforce housing, transient lodging
- ✓ Coordination with State and County to adopt new standards for collection of ‘Room Tax’ for all transient and short-term rental properties within the Town

With the addition of new national franchise hotels to the existing market, conversion or redevelopment of older hotel/motels has followed as the next development trend. Conversion of use from one housing type to another, with new standards for living space, safety, parking, etc. will require updates to the City Code and close coordination with the building industry.

Town Redevelopment Principles:

- Lead by Design – envision future development potential to encourage new projects
- Public investment in infrastructure multiplies private investment in redevelopment and property maintenance
- Implement Main Street program strategies throughout Ocean City Downtown areas
- Off street parking must be provided for new or re-developed residential uses. Property and business reinvestment, along with new development may perpetuate existing nonconformity only within the limits of as permitted by Town Code
- Nonconformity for off street parking must be reduced or eliminated for residential redevelopment
- Promote mixed use development which continues Ocean City traditions, encourages Beach to Bay connections, and implements a Bayside Boardwalk

Objectives: In order to achieve the redevelopment goal, the following objectives are adopted:

- 8.1 OCDC will continue to lead downtown revitalization and be proactive in development by leveraging public properties and development opportunities to expand the range of attractions and promote mixed-use projects that add vitality to the area. The Main Street Program will continue to promote special events and marketing that support downtown businesses, and enhance the tourism destination
- 8.2 Housing for seasonal employees will be provided through market based private investment, with geographically dispersed locations meeting the needs of Town businesses, and providing quality housing for the workforce. Municipal buildings will include housing for Town employees where possible to demonstrate the potential for mixed use building types.
- 8.3 Renovation/Reinvestment will be encouraged through the continued renovation of older structures throughout Ocean City, working with design guidelines and grant program assistance where possible, and meeting current building standards.
- 8.4 Downtown design guidelines will be updated to adopt standards for large landmark development projects, mixed use and workforce housing, where permitted by zoning regulations.

- Examine permitted uses, and uses requiring special approvals; revise if necessary. Evaluate the best means to transition away from pyramidal zoning in specific areas identified through a small area plan process.
- ~~Amend~~ Evaluate policy and code regarding non-conforming use to ~~require~~ ~~encourage~~ ~~compliance with~~ alternative minimum standards for parking, ~~floor area~~ ~~ration~~, open space, etc. with any change of use, renovation, or redevelopment requiring site plan review.
- Promote core principle: Park where you Stay. Consider reduction of off-street parking requirements under limited conditions where appropriate, primarily for commercial uses with access to alternate means of transportation access. Otherwise, periodically review parking standards and revise if necessary. ~~Establish modified minimum parking standards for non-conforming structures, significant improvements, change of use, and redevelopment.~~
- Investigate alternative and innovative approaches to zoning. Determine their usefulness and potential effectiveness for achieving Ocean City's goals and objectives.
- Continue the practice of strictly enforcing outdoor display of merchandise by retail stores, as it contributes greatly to the positive visual image of the Town.
- Combine code requirements for landscaping into a single section.
- Evaluate need for areas of commercial zoning east of Coastal Highway in order to meet basic needs for the ocean block, and to minimize pedestrian and vehicle crossings of Coastal Highway.

Subdivision and Land Development Regulations

Subdivision and Land Development regulations establish design standards, procedures and information requirements for the legal division of land. The purpose is to establish an orderly process which results in parcels complying with the zoning ordinance and having the proper relationship to streets, utilities, and surrounding properties.

The subdivision regulations should be reviewed and improved where appropriate. Many of the design standards recommended for implementation through zoning may also be implemented through the subdivision regulations.

- Incorporate minimum standards for National Flood Insurance Program (NFIP) compliance and higher standards for Community Rating System (CRS) criteria

Information Officer working within the City Manager’s Office.

- **Website**
In recent year the Town’s website and links to the activities to the many Town departments have perhaps proved to provide the most promising opportunity to better inform residents about services, facility improvements, upcoming forums, and a broad range of Town affairs. New and interesting ways of utilizing this website should continue to be explored and updated.

Advocacy for Local and Regional Solutions

Elected leaders have the right and responsibility to advocate for the best interests of their community. The Comprehensive Plan is one tool for communicating with County and State leaders how the Town of Ocean City will study, respond and implement shared responsibilities for land use management at the community level. For those specific topics where a clear strategy is not yet defined, the Mayor and City Council will rely on the Planning Commission to prepare a prioritized work list for identifying options and recommendations for the future.

Where the interests and responsibility for local land use control may conflict with State or Federal priorities, the Town of Ocean City will continue to oppose preemption of local land use authority and advocate for cooperative solutions to the challenges ahead.

Priority	<p style="text-align: center;">Planning / Zoning Commission Prioritized Work List</p>	<p>References Objectives: 0.0 Recommendations: Chapter-number</p>
TBD	<p>Proposed Code Updates [Draft proposed amendments for hearing]</p> <p>1) Chapter 110 Zoning, Article II Administration, Division 3 Nonconforming uses, structures and lots [to clarify and reaffirm]</p> <p>2) Chapter 110 Zoning, Article IV Districts, Division 2 R-1 Single Family, and Division 7 MH Mobile Home Residential [to address State mandate SB891/HB1466 Accessory Dwelling Units by 10.1.26]</p> <p>3) Chapter 110 Zoning, Article V Supplemental Regulations, Division 1 Generally [to adopt redevelopment standards for mixed use in commercial zoning districts, and conversion of commercial zoning districts to residential use]</p>	

	<p>4)3) Chapter 30 Environment, Chapter 98 Vegetation, Chapter 110 Zoning [to establish clear open space and landscaping standards for development, and to consider incentives/regulations/fee in lieu program for providing useable open space]</p> <p>5)4) Chapter 110, Chapter 30 Environment, Chapter 58 Offenses [to amend existing standards for outdoor lighting for LED fixtures]</p>	
<p>TBD</p>	<p>Potential Projects [Initiate Study and Report to develop options]</p> <ul style="list-style-type: none"> - Baltimore Avenue Improvements [Assist property owners in the corridor to resolve zoning and site plan accommodations for the proposed improvements] - Downtown Master Plan [Partner with OCDC to develop a long-range plan for future Downtown/Upper Downtown development, with updates to Design Guidelines, and parallel Code amendments as needed] - Bayside Boardwalk [Partner with OCDC and Bayside property owners to draft guidelines for a connect bayside boardwalk and public sidewalk system] - MHPs and COOPs [Coordinate with owner associations to evaluate ongoing transition to ‘permanent housing’ and alignment between Town Code and community guidelines] - Short Term Rentals [Following Council resolution of STR policy, develop implementation strategies to minimize adverse impacts to residential neighborhoods, <u>through enforcement of existing regulations and code standards in all zoning districts</u>] 	

Figure 9-2 Chart with Summary of Proposed and Potential Implementation Actions

Strategies

1) Land

- a. Promote mixed-use redevelopment in Downtown Areas and Commercial zoning districts. Introduce new zoning regulations to limit conversion of commercial property to 100% residential use.
- b. Evaluate redevelopment incentives, and ~~reduction~~ continued use of non-conformity principles to create clear and predictable design standards.
- c. Identify higher development standards that can be accomplished incrementally over time through public and private investment to mitigate future environmental change and flooding impacts. *[no change]*
- d. Study and adopt redevelopment standards and incentive programs to encourage more beneficial open space at the parcel scale.

2) Economy

- a. Enhance event-based tourism strategies to maintain economic activity throughout the year
- b. Advocate for development of a Team Sports Complex that will align with regional infrastructure and tourism resources to expand family vacation experiences
- c. Continue to build on cooperative economic development efforts through active participation with the Tri-County Council and the Comprehensive Economic Development Strategy (CEDS)

3)		Need to study implementation of relaxed parking incentive for workforce housing, and potential impacts downtown	Pending	Consider adding to Chapter 9 Implementation
4)		Consider Zoning Ordinance amendment to remove the M-Manufacturing District since the purpose of the district was to recognize an existing concrete plan which no longer exists and the property which has been rezoned to the I-1 Inlet zoning district.	Pending	Consider adding to Chapter 9 Implementation
5)		Chapter 3 Land Use and Community Character - Chapter Review for corrections, edits, content and commentary	Update	Corrections made and commentary considered
6)		Chapter 4 Transportation - Chapter Review for corrections, edits, content and commentary	Update	Corrections made and commentary considered
7)		Post Hearing Planning Commission Review for corrections, edits, content and commentary	Update	Corrections made and commentary considered
		Topics from December 2nd Post Hearing discussion		
8)		Population Change	Update	Pg 1-3 revised text to recognize reduction in population (pg 1-3, pg 1-4 redline)
9)		Bayside Boardwalk extension	Update	Pg 2-3 revised text to add reference to Bayside Boardwalk with downtown revitalization
10)		Short term rentals	Update	Build on position that STR has positive economic impact, and SF neighborhood impacts. STR may not be applicable in all zoning districts. See Chapter 2 Strategy 1(d) added on pg 2-32 (pg 2-53 redline)
11)		Sports complex	No Change	Support for Sports Complex for expanded family activities
12)		Conditional uses and the conversion of commercially zoned land to residential uses [establish size/level of conversion for larger projects]	Pending	Support for conditional use as another level of approval to convert commercially zoned land to residential use. Refer to first paragraph on pg. 3-13, and pg. 3-24 Strategy 1b, and pg.9-14 Implementation work list item #3.
13)		Pyramidal zoning	Pending	Ongoing concern for single use residential conversion of commercial zoning districts
14)		Off shore industrialization	Update	Expand discussion of off shore wind energy impacts to include oil and natural gas exploration. Consider response at Mayor and City Council meeting to State comment #10 above expanding on specific ways that Coastal energy industry development conflicts with Comprehensive Plan goals and strategies. See discussion pg 7-25 and 11-18, strategies on pg 7-30 (1a, 2a)and 11-21 (2f)
15)		Nonconforming uses	Update	Pg 3-2 ... reduce or eliminate nonconformity ... (emphasis added to Objective 3.1) Amended to affirm lawful nonconformity as a zoning principle to encourage property investment and redevelopment
16)		Plans for a tram alternative to serve the Boardwalk	Update	Pg. 4-20 2nd paragraph updated to reference suspension of Tram operations, and consideration of future alternatives, pg. 4-32 Strategy 3e
17)		Bike lanes in part, specifically to Baltimore Avenue ROW project, discussion of alternative transportation including e-bikes and e-scooters	Update	Refer to Chapter 4 Transportation, pg. 4-33 Strategy 4b added, State comments 25, 26, 27 addressed
18)		The Baltimore Avenue ROW Project	Update	Pg. 4-13 paragraph 1 updated for recent MCC decision to proceed with Phase One, CM advised against 2 way bike lane on a one way street such as Baltimore Avenue
19)		Emphasis on beach dune protection, benefits of native plant species	No Change	Refer to Chapter 7, pg. 7-4, Strategy #2e on pg. 7-31, Strategy #3 on pg. 7-31
20)		Beach replenishment strategies for next 10-20 years, concern for exposed rock jetties	Pending	Refer to Chapter 7, Resilience strategies on pg. 7-31, 7-32
21)		Dredging inlet and bayside waterways	Pending	Refer to Chapter 7, Maryland Coastal Bays pg. 7-8, consider economic benefit to waterfront properties, partnership with MCBP for beneficial use of dredge material, possible Ch 9 Implementation for more study
		Prior Work Session Comments Chapter 3 - Chapter 4 Review		



RESOLUTION

BY THE OCEAN CITY PLANNING COMMISSION APPROVING THE **COMPREHENSIVE PLAN FOR OCEAN CITY MARYLAND – 2025 UPDATE** AND RECOMMENDING ADOPTION OF SAID PLAN BY THE MAYOR AND CITY COUNCIL OF OCEAN CITY.

WHEREAS, the Ocean City Planning Commission (“Commission”) has completed a chapter by chapter review of the Comprehensive Plan and determined that an update is required; and

WHEREAS, the Commission has given due consideration to addressing the public welfare as well as respecting individual rights in recommending the most appropriate development policies for the Town of Ocean City (“Ocean City”); and

WHEREAS, by authority of the Land Use Article of the Annotated Code of Maryland, the **Comprehensive Plan for Ocean City Maryland – 2025 Update** has been prepared for the general purpose of guiding the future development of Ocean City and will, in anticipation of present and future needs, best promote the health, safety and general welfare of Ocean City; and

WHEREAS, after giving proper notice in the “OC Today-Dispatch” newspaper and the Town of Ocean City website, the Commission conducted public hearings on October 21, 2025 and on December 2, 2025, and presented the draft plan elements at multiple public meetings; and

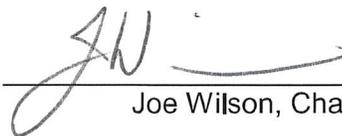
WHEREAS, the Commission has considered all comments received during the review process.

NOW, THEREFORE, BE IT RESOLVED THAT the **Comprehensive Plan for Ocean City Maryland – 2025 Update**, including all text and maps therein, is hereby approved by the Ocean City Planning Commission.

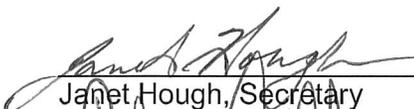
BE IT FURTHER RESOLVED that the Commission recommends approval and adoption of the **Comprehensive Plan for Ocean City Maryland – 2025 Update** by the Mayor and City Council of Ocean City as an official document of Ocean City, Maryland.

Dated this 16th day of December, 2025.

PLANNING COMMISSION



Joe Wilson, Chair



Janet Hough, Secretary



Tony Butta



Palmer Gillis



Gordon Kretser



Pam Robertson



Kevin Rohe

1

1 TOWN OF OCEAN CITY
 2 PLANNING AND ZONING COMMISSION
 3
 4 COMPREHENSIVE PLAN:
 5
 6 Tuesday, December 2, 2025
 7
 8 6:00 p.m.
 9 Council Chambers
 10 301 Baltimore Avenue
 11 Ocean City, Maryland
 12
 13
 14 COUNCIL MEMBERS:
 15 JOE WILSON, Chairperson
 16 PALMER GILLIS
 17 PAMELA ROBERTSON
 18 GORDON KRETSER
 19 KEVIN ROHE
 20 TONY BUTTA
 21 JANET HOUGH
 SPENCER CROPPER, Attorney
 Reported by
 Kathy A. Zeve, RPR

3

1 planner here for the Town of Ocean City. The one
 2 and only.
 3 MR. BENDLER: I do as well. George
 4 Bendler, director of Planning and Community
 5 Development here in the Town of Ocean City, 301
 6 Baltimore Avenue.
 7 Thank you for allowing us to be here for a
 8 second open house to solidify the comments from the
 9 public and our progress in our comprehensive plan.
 10 The goal here tonight is to go over some
 11 changes we made to the comprehensive plan based on
 12 comments from the Public Hearing, go over any other
 13 additional comments, allow the public to speak
 14 tonight if they have any comments regarding the
 15 planning -- or the comprehensive plan. The goal
 16 here tonight is there's a resolution in front of the
 17 Chairman tonight. We would like to, if you feel
 18 satisfactory of what we -- all the work we've done
 19 tonight in the past year, is to make that resolution
 20 forwarded to the Mayor and Council to go in front of
 21 their work session. We would like that work session

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1 TRANSCRIPT OF PROCEEDINGS
 2 MR. WILSON: It's 6:00. I will go ahead
 3 and call this meeting of the Planning and Zoning
 4 Commission meeting to order. Today is Tuesday,
 5 December 2nd, 2025. The first item on our agenda
 6 is approval of our November 18th minutes.
 7 Motion from Pam to approve.
 8 MR. ROHE: Second.
 9 MR. WILSON: Second from Kevin. Any
 10 discussion? All those in favor? All right. Very
 11 good. The minutes passed unanimously.
 12 Next we'll go ahead and get into our
 13 Public Hearing, the Public Hearing on the
 14 comprehensive plan. George.
 15 MR. BENDLER: Let's start off by
 16 swearing in the staff. Bill, come up.
 17 (Whereupon, Mr. Bendler and Mr. Neville were sworn
 18 in.)
 19 MR. CROPPER: Please state your full
 20 name and address for the record.
 21 MR. NEVILLE: William Neville, city

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1 to take place on January 13th, 2026. That will be
 2 a work session from the Mayor and City Council. If
 3 that goes well, we would take it to February 2nd,
 4 2026, for a regular session for a first reading.
 5 And then hopefully if everything goes well then,
 6 February 17th we take it for a second reading and
 7 for formal adoption at that point.
 8 Bill has comments. Does anybody have any
 9 comments regarding the schedule? That's tentative.
 10 Hopefully we'll be successful in getting that all
 11 through. But, you know, staff is very appreciative
 12 of the hard work you've put into this. This has
 13 been a great process. You know, we've -- we're
 14 ahead of the game with other municipalities. A lot
 15 of people are not this far, so we're happy and
 16 excited to get this thing adopted. Bill.
 17 MR. GILLIS: Did you say January the
 18 13th for a joint session?
 19 MR. BENDLER: No, just a work session
 20 with the Mayor and Council.
 21 MR. GILLIS: A work session with just

1 Planning and Zoning and --
 2 MR. BENDLER: No. It would just be the
 3 Mayor and Council. Their day meetings are called
 4 work sessions.
 5 MR. GILLIS: Okay. So that's just the
 6 Mayor and City Council --
 7 MR. BENDLER: Yes.
 8 MR. GILLIS: -- on the 13th, the 2nd
 9 and the 17th.
 10 MR. BENDLER: Yes.
 11 MR. GILLIS: Nothing to do with Planning
 12 and Zoning.
 13 MR. BENDLER: No.
 14 MR. ROHE: They don't work with us.
 15 MR. NEVILLE: It would be great if one
 16 or more of you would like to attend that meeting
 17 just to have a presence there. We'd appreciate it.
 18 MR. GILLIS: So when does the Planning
 19 and Zoning Commission vote on the final?
 20 MR. BENDLER: This is tonight. We would
 21 vote for a resolution. The Mayor and Council

1 MR. WILSON: There's no one from the
 2 public here, so.
 3 MR. ROHE: I think we can -- I think we
 4 can have a work session.
 5 MR. KRETSER: We still have tonight to
 6 discuss as much as you'd like here.
 7 MR. WILSON: Right. Yeah, because we've
 8 got two and two.
 9 MR. ROHE: We have tonight, too.
 10 MR. GILLIS: I've got a bunch of green
 11 tabs here.
 12 MR. BENDLER: We're happy to go over it.
 13 MR. KRETSER: Yeah. Let's do it.
 14 MR. WILSON: That's what tonight is and
 15 what we're here for.
 16 MR. BENDLER: Let's get Bill to just go
 17 over the introductory, and then we can dive into
 18 anybody's questions, concerns and change what we had
 19 changed.
 20 MR. WILSON: Sounds good. Bill, take it
 21 away.

1 ultimately adopts their State of Maryland
 2 regulations, they would adopt it through a
 3 recommendation.
 4 MS. ROBERTSON: Or not.
 5 MR. BENDLER: What's that?
 6 MS. ROBERTSON: Or not.
 7 MR. BENDLER: Or not. You know, I
 8 believe they will adopt it.
 9 MR. WILSON: Do you have questions?
 10 MR. GILLIS: Well, I was just assuming
 11 that we -- this is another public hearing to take
 12 more public input, and then we're going to apply our
 13 comments and input at a future date.
 14 MR. BENDLER: I mean, we can come back
 15 and workshop this again if you want to. We would
 16 push the dates off. It's up to -- you don't have to
 17 forward this to the Mayor and Council tonight. It's
 18 truly up to this commission's decision.
 19 MR. WILSON: It doesn't look like we're
 20 going to get any more public input.
 21 MR. GILLIS: I can see that.

1 MR. NEVILLE: Mr. Chairman, members of
 2 the commission, the intent of having a second Public
 3 Hearing was just to provide that extra opportunity
 4 for the public to comment. We've kept the door open
 5 essentially for comments.
 6 And again, as a reminder, we've had the
 7 two Public Hearings, but we've also had the document
 8 posted on our town website with a comment window.
 9 In that regard, we did receive one public comment
 10 through that website window. So at the appropriate
 11 time if you -- if the Public Hearing is open, I
 12 could read that into the record.
 13 But just as a reminder, this is still a
 14 Public Hearing on the draft plan that was presented
 15 back in June. It's dated June. The two items that
 16 have occurred since then; one is in your packet.
 17 It's the list of public comments that we received
 18 from the state agencies. It also includes the two
 19 persons that spoke at the last official Public
 20 Hearing. And it includes several comments that the
 21 commissioners made at the last Public Hearing. This

1 is the way that we record those comments that are
2 received, and then the -- in particular the state
3 agencies have requested that we indicate whether
4 we've responded by revising the plan or not. And so
5 that center column in the spreadsheet that we've
6 shown tracks that, whether or not we've updated the
7 plan or not. The final column indicates the intent
8 of our revision if applicable.

9 And so, you know, this is a case where the
10 plan moving forward when the commission is ready to
11 forward it on to the Mayor and Council will include
12 these edits as the result of the Public Hearing. So
13 to your point, Mr. Gillis, if you want to respond
14 differently, now is a great time to do that because
15 we would be essentially approving what's indicated
16 on the public comment list and any other topics that
17 may come up tonight. Those would be incorporated
18 into the version that's sent forward to the Mayor
19 and City Council.

20 So with that, the other document that was
21 presented at the last Public Hearing was the

1 all been implemented in already?

2 MR. NEVILLE: It's in progress, yes.

3 MR. ROHE: Right. I got you. But it's
4 not in the sheets we reconciled.

5 MR. NEVILLE: It's not here. The Public
6 Hearing tonight is still in the original plan.

7 MR. ROHE: It's still in the workshop.

8 MR. NEVILLE: And these are the edits
9 that will be added.

10 Going through those comments from the
11 state agencies, I'm not sure that we had identified
12 that any one that was such a significant issue that
13 we needed to bring it back for direction from the
14 commission. But if any in particular are of
15 interest to you, we can bring those up tonight.

16 MR. ROHE: So this -- so the list here
17 compared to the highlighted areas, are those two
18 different --

19 MR. WILSON: They're separate. That's a
20 discussion for later.

21 MR. ROHE: Okay. Got you. I'm just

1 commission's priority work list. I have copies of
2 that if you want to review it again, but that was
3 handed out for you to consider at the last Public
4 Hearing. So that was just a way to wrap up those
5 items that we think are on a potential work list.

6 And just as a reminder, what our
7 expectation is that when it gets to the council
8 level, this is a great way to track any dialogue
9 that may happen at the council level about what they
10 believe the commission, you know, might want to work
11 on in the next few years as a priority. So it's
12 possible at the council level that either of these
13 documents may change slightly by direction of the
14 council, or if it's a significant issue, they may
15 hold it back to the commission for additional work.

16 MR. ROHE: Bill, real quick. From the
17 state recommendation stuff here where it says
18 update, no change, so does that reconcile where you
19 have, like, your update in here where it says, you
20 know, like, No. 7 for four point assessment of fair
21 housing has been added to chapter six? So that's

1 trying to understand here. Okay. I'm clear.

2 MR. NEVILLE: So that's really just the
3 only staff update I have for you to begin the
4 hearing tonight. And again, Mr. Chairman, have you
5 opened the floor to public comment? Do you want me
6 to read this item in?

7 MR. WILSON: Sure. That would be great.
8 Please do.

9 MR. NEVILLE: Great. So we were
10 pleased, and perhaps you had something to do with
11 encouraging Hunter from the Coastal Association of
12 Realtors to provide comment to the Planning
13 Commission at this Public Hearing.

14 MR. GILLIS: Do we have a copy of that
15 letter in our packet?

16 MR. NEVILLE: It just arrived at 4:25
17 today, and I have copies if you would like.

18 MR. GILLIS: No problem.

19 MR. NEVILLE: But to read this into the
20 record, it says, hello. This is Hunter from the
21 Coastal Association of Realtors. I would like to

1 first thank Mr. Bendler, Mr. Neville, Mr. Phillips
2 and Mr. Morton. I'm not sure whether Mr. Morton
3 works for Worcester County --

4 MR. BENDLER: That's Nate.

5 MR. NEVILLE: Huh?

6 MR. BENDLER: That's Nate.

7 MR. MORTON: That's me.

8 MR. NEVILLE: Oh, Nate. Okay. I didn't
9 make the connection. I apologize. Mr. Morton,
10 comma, for their work on this excellent draft on the
11 comprehensive plan.

12 I would like to extend the Coastal
13 Association's support as this document is finalized
14 and assistance in supporting this document's
15 principles outlined in the land use, housing, fair
16 housing and other sections.

17 We're happy to partner with the town now
18 and in the future to achieve the goals set forth in
19 the comprehensive plan and are willing participants
20 in furthering the town's fair housing goals and
21 being a resource in the development of land use and

1 MR. NEVILLE: It will be added just in
2 the -- to be consistent with our tracking tool here
3 as a public comment, and we'll go ahead and note
4 that that's a request.

5 MR. GILLIS: What's his -- what would be
6 his -- in that letter did he expand on what the
7 thought or how he thought it could be implemented in
8 land use?

9 MR. NEVILLE: He did not.

10 MR. GILLIS: I mean, there's a lot of --
11 there's so many variables in that. It's great to
12 have the comment, but that's like saying, I want pie
13 for Thanksgiving. There's, like, different pies. I
14 mean, there's different ways to skin the cat, if you
15 will.

16 MR. BENDLER: Just to note, to make the
17 commissioners aware of it since you will be working
18 on this, the State of Maryland adopted a new
19 regulation that requires municipalities to explore
20 accessory dwelling units in their zoning regulations
21 by October. You can either --

1 housing initiatives.

2 We'd like to have the opportunity to
3 assist in helping support the legislation passed in
4 2025, requiring local governments to adopt Accessory
5 Dwelling policies in single-family zones by October
6 of 2026. Please let me know when there's an
7 opportunity to participate in these discussions.

8 Thank you again for your dedicated work on
9 this comprehensive plan, and I look forward to
10 seeing you as the work moves forward. Best, Hunter.

11 And again, a copy of this email has been
12 provided for the transcript.

13 MR. WILSON: Yeah. Hunter actually --
14 he called me this afternoon saying he couldn't make
15 the Public Hearing, but wanted to offer his support
16 for the plan, and also offer to collaborate with the
17 town on anything that they could help with, so.

18 MR. GILLIS: Is that something that
19 needs to be woven into this?

20 MR. WILSON: I don't know that it needs
21 to be woven into this necessarily.

1 MR. GILLIS: October '26?

2 MR. BENDLER: Of 2026, yes. We were
3 waiting from comments from the state in regards to
4 that now with what you have in front of you. We
5 hope that will be coming soon.

6 There is a mandate that you have it, or
7 you can opt out of doing it, but you have to do a
8 parking study. We want to see what that parking
9 study looks like before we bring in comments and
10 review that.

11 MR. GILLIS: How does parking study
12 overfit -- overlay into an ADU?

13 MR. BENDLER: That's what we're waiting
14 for comments on.

15 MR. GILLIS: Is that commented by the
16 state, a parking study?

17 MR. BENDLER: Yes.

18 MR. GILLIS: How does that conduct with
19 ADUs?

20 MR. BENDLER: That's what we're looking
21 for guidance.

1 MR. GILLIS: Oh, okay.
 2 MR. WILSON: I think, you know,
 3 broader -- just broader strokes, you know, areas
 4 across Maryland are struggling with housing --
 5 MR. GILLIS: Yeah.
 6 MR. WILSON: -- and struggling with
 7 affordable housing. And a lot of times things that
 8 come out of Annapolis may not work in our community,
 9 but they work in other communities across Maryland.
 10 So I think that disconnect is probably -- comes out
 11 of, hey, this might work really well in Baltimore
 12 City for that mix, but it might not have the same
 13 impact.
 14 MR. GILLIS: I agree.
 15 MR. WILSON: I think that's probably
 16 part of it.
 17 MR. GILLIS: But I do think that ADUs
 18 are a good idea.
 19 MR. WILSON: Yeah.
 20 MR. NEVILLE: The state legislation has
 21 some specific ideas and guidelines and standards

1 MR. NEVILLE: This is item No. 2 on your
 2 priority work list of items that will be in chapter
 3 nine, implementation.
 4 MR. GILLIS: Okay.
 5 MR. NEVILLE: Item No. 2 says, Chapter
 6 110 Zoning, Article 4 Districts, Division 2, R-1
 7 single family, and Division 7, multiple MH, mobile
 8 home, residential to address state mandate accessory
 9 dwelling units by 10/1/26. So that's No. 2 on your
 10 work list.
 11 MR. GILLIS: I'm sorry. What are you
 12 pointing to when you say work list?
 13 MR. WILSON: I think Scott has copies.
 14 I don't think we have that, correct? It was from
 15 the last meeting.
 16 MR. NEVILLE: It was from the last
 17 meeting. It's a -- right now in Chapter 9 it's a
 18 blank box that we were to fill in, and these are the
 19 inserts. I'll go ahead and hand those out as soon
 20 as I'm done here.
 21 MR. GILLIS: I think it's worth

1 that are part of the legislation. Over the last
 2 year, the Maryland Department of Planning hosted I
 3 think quarterly meetings of an advisory council that
 4 was made up of folks from all over the state
 5 representing county, local government, real estate,
 6 building industry folks. There was a very detailed
 7 discussion of the topic, all the alternatives that
 8 are possible, and all of that was wrapped into this
 9 legislation that was adopted.
 10 There's a wealth of information on a state
 11 planning web page that we can -- you know, when that
 12 comes up as an agenda item, we can give you all
 13 kinds of background of what they discussed, the
 14 different ideas that are out there, how they think
 15 this can be implemented. So that's a big topic,
 16 probably more than one meeting.
 17 MR. BENDLER: Absolutely.
 18 MR. GILLIS: So is there any action that
 19 we need to take to weave this into the draft
 20 comprehensive plan other than dovetailing it on the
 21 notes?

1 exploring, but I don't find --
 2 MR. NEVILLE: So, Mr. Chairman, that's
 3 the only presentation I had. I don't know if you
 4 want to see if there's any comments.
 5 MR. WILSON: Yeah. I think it's --
 6 Palmer, if you've got some tabs that you want to run
 7 through, go ahead and start working through those.
 8 MR. CROPPER: Well, really quick. You
 9 should probably -- even though there's nobody here,
 10 just for the record, make sure there's no one else
 11 that wants to speak, make any comment, just so,
 12 again, it's clear for the record.
 13 MR. WILSON: Okay. Sounds good.
 14 MR. CROPPER: And if there is none and
 15 if there's nothing else to be read into the record,
 16 perhaps close the Public Hearing portion of it
 17 before you go into discussion.
 18 MR. WILSON: Okay. Sounds good. Just
 19 to clarify, though, we should close the Public
 20 Hearing because he's going to have some
 21 recommendations that might change what we're working

1 on here, some comments that -- Palmer, do you have
2 some?

3 MR. GILLIS: Yeah. But this is totally
4 my fault. I was assuming that we were going to
5 between now and the next meeting have all the
6 commission members chime in with any comments or
7 concerns they had on the draft plan. So this is my
8 fault.

9 All I've done here is gone through the
10 whole thing and tab items that I wanted to
11 re-evaluate, if you will. I mean, I don't even know
12 what they are on the tabs honestly.

13 MR. BENDLER: We're open to any
14 direction that you guide us on.

15 MR. WILSON: Yeah. I mean, if you have
16 direction, I think now would be the time. But if
17 you want me to close the public hearing first before
18 we get into that, that's fine.

19 MR. CROPPER: Yeah. Probably so. It's
20 there -- the public portion of it's there for that
21 reason, for public comment.

1 Ocean City to encourage the developer to do that.

2 Page 2-6. That's where we get into a
3 current controversy which is the short-term rentals
4 and online digital platforms. I don't know if --
5 reading the sentence here, the continued growth
6 trend in new hotel construction and renovation has
7 increased the real estate tax base and provided
8 additional impact fee revenue and room tax revenue.
9 Expansion of short-term property rentals through
10 online digital platforms, such as AirBnB and VRBO,
11 has also increased rental license tax revenue.

12 So I don't know whether in this section if
13 we should try to make a comment that we should be
14 sensitive to single family or R-1 zones to make this
15 a part of the comprehensive plan if everybody else
16 is in agreement with that. I don't know what that
17 is, and comprehensive plans are usually vague. So
18 we could add a sentence that would say to
19 encourage -- can we say something -- and I'm not
20 going to get this worded correctly, but say
21 something in that same paragraph that we recognize

1 MR. WILSON: Okay. Sounds good. I'll
2 ask if there's anyone in the audience who would like
3 to comment for or against the public -- the
4 comprehensive plan.

5 Seeing none, I'll entertain a motion to
6 close the Public Hearing portion of this. Pam one.
7 Janet two. All those in favor? All right. And now
8 I'll open it up for discussion.

9 MR. GILLIS: Again, I apologize. I was
10 hoping to have been more prepared for this point in
11 time, but I'm not. This is my fault.

12 Page 1-3. It was notable to me that in
13 the year 2000 -- year 2023 that we had a small
14 reduction in population. That was more of just an
15 observation than anything else.

16 Page 2-3, the boardwalk extension. I see
17 where you guys -- the town encouraged the developer
18 to extend the boardwalk open to the public, so
19 that's a good thing. And I think that that --
20 that's important to keep in this -- in this -- plan.
21 And congratulations to the Planning Commission and

1 the rights of year-round residents to have an R-1
2 district with restrictions on these platforms.

3 MR. KRETSEK: So now from reviewing
4 myself --

5 MR. GILLIS: That's 2-6 was the --

6 MR. KRETSEK: Yeah. I mean, it's
7 referenced over, from my tally, 17 times in regards
8 to residential neighborhoods and short-term rentals.
9 Each time it's mentioned, it's mentioned a little
10 bit differently, either more specifically or more
11 vaguely on the third-party online digital platforms
12 as it says here. I'm not so sure there's any other
13 thing in this document that's mentioned more than --
14 than that one subject. It's pretty interesting.

15 MR. GILLIS: With that said, I subscribe
16 to the theory of repeat the lesson until it's
17 learned. Repeat the lesson until it's learned.
18 Repeat the lesson until it's learned. So I'm always
19 of the opinion that every chance we get to make that
20 statement to make it.

21 And I know it's vague. It's loose. A

1 comprehensive plan is generally a goal instead of an
2 ordinance. Should we make a sentence in that
3 paragraph?

4 MR. WILSON: The only thing I would say
5 is I think this is --

6 MR. GILLIS: It's redundant.

7 MR. WILSON: -- this particular -- well,
8 I mean, this particular area really isn't discussing
9 that. It's talking about room tax revenue.

10 MR. KRETSER: It's actually the opposite
11 of what the perception is. So what it's saying here
12 is that it's actually a revenue generator, which it
13 is.

14 MR. GILLIS: But so is year-round
15 residents of having a protective enclave of the
16 residences. I mean, so there's a cost there, so --
17 meaning to the community --

18 MS. ROBERTSON: Quality --

19 MR. GILLIS: -- quality of life.

20 MR. KRETSER: Correct. So if I had
21 anything to say on the subject I would say I think

1 the VRBO -- or however you say that -- VRBO, I think
2 that's a great platform. It's very efficient. But
3 it's not to be applied to the whole city, the whole
4 town. So I don't know if we want to add a sentence
5 there. That's all I'm saying.

6 And maybe that's not the appropriate
7 place, but I just think we need to repeat it over
8 and over and over again because some attorney is
9 going to come to that page and not look at the rest
10 of the comprehensive plan.

11 MS. HOUGH: Operating within the current
12 zoning laws of the town.

13 MR. KRETSER: So 2-32D, adopt clear
14 definitions of short-term rental as a distinct land
15 use, with appropriate code modifications to manage
16 adverse impacts on established single-family
17 neighborhoods.

18 MR. GILLIS: What page are you on?

19 MR. KRETSER: 2-32.

20 MR. GILLIS: Page number?

21 MR. KRETSER: Page number 2-32.

1 it's important that the comprehensive plan has some
2 position on short-term rentals in residential
3 neighborhoods, just to make it clear that it's not
4 referring to, oh, this is another revenue generator
5 that we encourage or would like to see expanded. I
6 don't believe that that's the position of this
7 comprehensive plan, but it may be worth making that
8 very clear.

9 Like I said, 17 different times.

10 MR. BUTTA: So, Palmer, as we were there
11 last night as well, I mean, it seemed like everyone
12 wants us to have a piece of it.

13 MR. GILLIS: Say that again.

14 MR. BUTTA: I mean, I think that we
15 definitely have to address that -- that -- that part
16 of the long-term rentals and stuff like that.

17 MR. GILLIS: I think to Gordon's point,
18 we recognized in here that it's a revenue generator,
19 but it may not be applicable to all zones.

20 I agree it's a revenue. I think it's a
21 great product personally. I think the Airbnb and

1 MR. GILLIS: Okay. Yeah. I had that
2 down here also, or do I? 2-32. Which line was
3 that?

4 MR. KRETSER: D.

5 MR. GILLIS: D.

6 MS. HOUGH: It's up on the screen,
7 Palmer.

8 MR. GILLIS: Okay. Got it. So again, I
9 don't know if we want to say something there or not.
10 That's -- if there's no thought about that, then
11 let's move on.

12 The next item I had was page 2-15. Again,
13 I recognize, since my family runs a sports complex,
14 the magnitude that this could have for hotel rentals
15 in Ocean City. And so I'm really glad we have the
16 sports complex mentioned to accommodate and obtain
17 family and support family activities. That's just a
18 notable thing for me.

19 Page 2-27, the OC Bay Hopper. Again, I
20 think that's another asset for this community. I
21 don't understand why we have to go through

1 conditional uses for arcades, miniature golf, Bay
2 Hopper, but we don't have to go through a
3 conditional use for converting seven -- well, fill
4 in the blank -- number of acres of commercial land
5 to residential. That I think needs some more checks
6 and balances, but anyway that's a good thing.

7 Again, some of these things are just
8 comments and notable items.

9 Offshore oil and natural gas, page 2-32.
10 I'm glad to see that's in there, and hopefully that
11 will reach the same level as offshore wind
12 opposition.

13 MR. KRETSER: Bill, that comment from
14 DNR -- I'm sorry. DNR was the one that referenced
15 that section and talked to and asked for us -- or
16 for you to update or change; is that correct?

17 MR. NEVILLE: Correct. I think they
18 suggested --

19 MR. KRETSER: Is there any sense of
20 where that's going or how it's going to be updated?

21 MR. NEVILLE: So I think my goal was to

1 because 931 I believe, the bill that passed in the
2 last legislative session that takes local zoning
3 powers away from --

4 MR. GILLIS: That was the whole purpose
5 of the Public Service Commission --

6 MR. KRETSER: Correct.

7 MR. GILLIS: -- is to take away the
8 local jurisdiction. I mean, the whole -- I mean,
9 right now you have it in another part of Maryland,
10 the transmission lines. That's a big controversy
11 because it's transmission lines.

12 And then, you know, if you rewind a
13 hundred years ago, these power poles on Coastal
14 Highway and next year apartments, very, very
15 controversial. They're going to devalue your
16 property. They're going to give you brain cancer.
17 They're going to do all these things. That's a
18 hundred years ago. Maybe they didn't know about
19 brain cancer then.

20 But I'm just saying that every generation
21 has its controversy, and today it's offshore wind.

1 have the comprehensive plan reflect the current
2 approach in policy that the council was taking
3 because of the legal challenges and -- so I'm
4 looking forward to that topic being checked off at
5 the council level.

6 The one thing that I had tried to divert a
7 little bit is the idea that we should be the ones to
8 decide if it's not offshore wind, how is the state
9 going to generate enough power for -- to meet the
10 needs of the future? It's hard to answer that
11 clearly without giving offense. I mean, I think the
12 town has provided a lot of input to the state, and
13 they're not -- they're not listening to local
14 government. I mean, it's not -- I don't know that
15 it's personal. It's just that's the way the energy
16 policies are set up is that they're dealt with at
17 the state level, and they really don't involve local
18 government in those decisions. So I'm not sure why
19 a state agency would be asking the Town of Ocean
20 City, you know, well, what would you do about this.

21 MR. KRETSER: Yeah. It makes no sense

1 But I don't want to get too far into that
2 discussion. I just want to make sure that the
3 offshore oil and natural gas reaches the same
4 emphasis and opposition as would -- as wind. If
5 we're going to oppose wind, we got to bring that to
6 the same level of opposition.

7 MR. KRETSER: In 931 --

8 MR. GILLIS: Page number?

9 MR. KRETSER: No. I'm sorry. I was
10 talking about the Senate Bill 931 is now called the
11 Renewable Energy Certainty Act which brings power
12 away from local municipalities and government to the
13 state level.

14 MR. GILLIS: And that's the purpose of
15 trying to dilute local input is that it has to look
16 at the benefit for all. That was the whole purpose
17 of the Public Service Commission --

18 MR. KRETSER: Correct.

19 MR. GILLIS: -- to override local
20 jurisdictions, which they did.

21 MR. NEVILLE: What you're referencing, I

1 think there's a current amendment process to that
2 act that's been in place for several years. So it's
3 worth looking in on to make sure. And I'm sure the
4 city manager's office is in touch with that topic.

5 So like you said, I think -- I don't know
6 that we want to come up with any kind of new ideas
7 at this level when the council's been engaged in it
8 directly.

9 MR. GILLIS: I'm moving into chapter
10 three, and I'm assuming that there's a place in
11 here -- and I apologize for being unprepared --
12 where eliminating non -- a goal would be to
13 eliminate nonconforming use, essentially to bind and
14 embark and park where you reside. I'm hoping that
15 all those are in this section, and I think they are.
16 So, yeah, on page 3-2, land use principles, parking
17 standards for residential use.

18 Above that it says, nonconforming uses
19 when redeveloped should be required to reduce -- I
20 think we ought to say reduce or eliminate their
21 level of nonconformity. So on page 3-2, the only

1 MR. GILLIS: -- as well. So I'm
2 suggesting that we add the words reduce or
3 eliminate. Moving on. Was that okay?

4 MR. WILSON: Yep.

5 MR. GILLIS: I think that on page 3-7, I
6 believe this would be a perfect area to introduce
7 the concept of requesting a conditional use for
8 conversion of commercial property to residential. I
9 know the City Council does not want to do that. I
10 do this a lot, and conditional use is yet another
11 impediment, but I don't want blood on our hands
12 alone when this is used for conversion of commercial
13 land. I believe that the City Council should adopt
14 a conditional use process when you're converting.
15 And I think there might be a minimum lot size or a
16 minimum number of units, whether that's three units
17 or ten units or whatever. But any project that
18 converts commercial property to residential, which
19 is the case of Sun and Surf and --

20 MR. BUTTA: Didn't you guys just approve
21 that last week?

1 one word I'm wanting or suggesting to introduce is
2 to reduce or eliminate their nonconformity. I don't
3 know if that will stand the test because the next
4 paragraph it says, park where you reside.

5 MR. WILSON: Any thoughts on that, on
6 page 3-2? I'm okay with that as long as it's -- the
7 word reduce is in there as well. I mean,
8 nonconformity is a valuable tool for redeveloping --

9 MR. GILLIS: I agree.

10 MR. WILSON: -- a building that's
11 dilapidated. So as long as it's not requiring them
12 to eliminate it altogether, I think that's fine.

13 MR. GILLIS: Add the word?

14 MR. WILSON: Yeah.

15 MR. GILLIS: I think -- I think in a
16 perfect world we would -- most people would always
17 love to eliminate the nonconformity and make it
18 conform with the code.

19 But to your point, Joe, we got to have
20 infill, and we got to have redevelopment --

21 MR. WILSON: Yeah.

1 MR. WILSON: I was going to say, I guess
2 the question is -- because the underlying zoning on
3 the Century 1 building, for example, is R-3. It was
4 residentially zoned, but it was a commercial piece
5 of -- it was used as commercial for a long time.

6 MS. HOUGH: If it's R-3, that's the
7 problem.

8 MR. WILSON: So do we -- are we looking
9 at it as, we're taking CL-1 and we're converting it
10 to residential, or are we looking at it as, this is
11 a -- even though it's zoned R-3, the underlying
12 zoning is residential, and we're changing it
13 commercial use on that property to residential, does
14 that also need to be evaluated on a conditional use?

15 MR. GILLIS: I think it should because a
16 rezoning would require typically in other
17 jurisdictions a Mayor and City Council act. So I
18 don't want to say it's all of the above because I'm
19 being too presumptuous with saying that. But I
20 think there needs to be another level of approval as
21 a conditional -- but if we have to do a mini golf --

1 a mini golf has to go to a Mayor and City Council,
2 they sure as heck ought to be able to have these
3 larger projects go to -- when they're converting
4 commercial which becomes less and less and less on
5 the island to residential.

6 MR. NEVILLE: If I may. I think -- I'm
7 trying to sort out whether the language that's in
8 the chapters of the comprehensive plan, you know,
9 are carrying forward what it used to say, and then
10 updating it to -- for current conditions. Looking
11 for a change, I think it might want to be in chapter
12 nine, implementation, as a recommendation, or it
13 needs to be at the end of chapter three as a
14 recommendation. But to put hard language in that
15 that now reflects our direction, which I would like
16 to head in, it probably doesn't belong on page 3-7
17 is all I'm saying.

18 MR. WILSON: I think that's a big enough
19 ticket item that I would imagine kind of the
20 big-ticket items we want in the implementation
21 section, right, Bill?

1 MR. GILLIS: Nine. That's where you
2 would recommend that if there's a consensus -- now
3 that's what we talked about before, and I think it
4 was shot down, that we asked for that to be
5 implementation, that a conditional use be applied to
6 conversion of -- the problem is I don't know which
7 level. Is it three units? Is it 20 units? Is it
8 50 units? I don't know what -- what -- you know, I
9 was thinking that some of the projects that I love
10 the lots which was what was going on with it, and
11 nobody is going to build a shopping center on a 50
12 by 120 foot lot. It's not happening. So putting
13 residential units on a 50 by 100 or 50 by 120 foot
14 lot is the right thing to do. But you really don't
15 necessarily want residential on a high, heavy
16 highway typically. But there's nothing else to do
17 with it.

18 So infill is good, and I think we ought to
19 encourage that, as much as I hate to say it, like
20 what is going on on the bank side of 94th Street,
21 I think it is, but the larger scale projects I think

1 MR. NEVILLE: Right. Essentially the
2 comprehensive plan can identify topics that the
3 commission would like to work on in the coming years
4 as to proposed ordinance language.

5 MR. GILLIS: So at the end of chapter
6 three there's a recommendation also?

7 MR. WILSON: There's both. But I think
8 if it's a bigger ticket item, right, it kind of
9 makes more sense to put it in the implementation
10 chapter; is that right, George?

11 MR. NEVILLE: So right now on page 3-24,
12 under 1B, land conversion of commercial to mixed
13 use, this was trying to tackle that subject, and it
14 did it in a little softer way of just trying to find
15 a way to encourage mixed use because that's the
16 character of the town, so it didn't really put a
17 harder edge on it of identifying the conditional use
18 process.

19 MR. GILLIS: So in the implementation
20 chapter which is chapter -- which one is that?

21 MR. NEVILLE: Nine.

1 ought to have another level of review and approval,
2 and that will be a conditional use by the Mayor and
3 City Council. Well, a conditional use for the
4 Planning and Zoning, and then it goes to the Mayor
5 and City Council. Where would you put that?

6 MR. NEVILLE: Well, we spent some time
7 on this topic with one of the joint work sessions
8 that the commission had with the council, and that's
9 when it dropped off.

10 I think the Planning Commission received
11 feedback from, you know, landowners and their
12 representatives concerned about changing the value
13 of their property or making development
14 unpredictable by having to go through a conditional
15 use process. So I'm not sure, you know, again,
16 whether this is the time or how best to float this
17 as an ongoing consideration moving forward.

18 I just wrapped up in this question, how do
19 you tackle the mixed use question of, you know, how
20 big -- what you just identified, how big is a
21 property going to be considered single change of use

1 or versus a mixed use project, so.

2 MR. GILLIS: So you're not seeing a
3 place to put that.

4 MR. NEVILLE: I'm not sure it's well
5 defined enough yet.

6 MR. GILLIS: Okay.

7 MR. NEVILLE: Like I said, when we get
8 to chapter nine we can look at Planning Commission
9 priority work list. There were categories. The one
10 category was ones that are ready to work on
11 potential code updates, it can go there. And then
12 there are potential projects that are more of a
13 longer term which require studies first before you
14 do anything to tackle those. To me that is the
15 place in chapter nine to float an idea. Council can
16 look at it. They can say, okay, go ahead and work
17 on it. You know, when you figure it out, bring it
18 up.

19 MR. WILSON: With the nitty-gritty of a
20 number of units and all that, comments.

21 MR. NEVILLE: Yeah. That would be a

1 I feel like I'm -- I'm sorry. I'm really
2 getting in the weeds here, and I don't know who --

3 MR. WILSON: No. This is the time and
4 place to do it if we're going to do.

5 MR. KRETSER: If you want to take a
6 break real quick I'll jump in.

7 Chapter four, I don't have it in my packet
8 for some reason, but I do remember reading probably
9 somewhere around the 4-16 range in public
10 transportation, and it talks about, you know, the
11 boardwalk tram service and how it's an integral part
12 of, you know, the movement and all that. I just
13 didn't know if that needed to be updated based on
14 recent changes.

15 MR. WILSON: Do you have anything that
16 says boardwalk tram? It might be one to be removed.

17 MR. MORTON: Is anyone else missing
18 chapter four in their packet, in their draft?

19 MR. KRETSER: It's probably --

20 MR. WILSON: Right there at the bottom,
21 that bottom bullet point at the top of the page.

1 great place to put it.

2 MR. GILLIS: I just recall having the
3 Ocean City Brewery and the condominiums on -- to the
4 west of them and there being a big argument and
5 discussion on that project when they were putting
6 the grain silo in. And the commercial piece -- the
7 residential piece is on a commercial piece of
8 property. So it was a preexisting condition.
9 They're on a commercial piece of property. And it
10 caused a lot of conflict. And if we're to protect
11 businesses and promote businesses on the island
12 there's a lot of edge conflicts that happen, and
13 that's a classic example of that. And the blind
14 one's view is going to be ruined. You can't make it
15 up. Does anybody remember that? Was anybody here?

16 MR. WILSON: I was not here.

17 MR. GILLIS: All right. Incentives to
18 encourage commercial and discourage residential, I
19 don't know how we do that.

20 Water transportation on page 3-15, that's
21 a good thing.

1 MR. GILLIS: Page 4-17 under
2 transportation services, boardwalk tram.

3 MR. KRETSER: It expands on it, too, I'm
4 almost positive. I remember reading it. You can
5 tell it was written before any of this was even
6 considered taking it off line.

7 MS. ROBERTSON: It's closed until
8 further notice. But maybe that needs to be updated
9 because they basically said that -- I guess anything
10 could be in the future.

11 MR. GILLIS: Do you believe -- and you
12 guys from the staff may know better than we do, will
13 that be reintroduced at some point, a boardwalk
14 tram, or is that gone, gone, gone?

15 MR. CROPPER: JR --

16 MR. GILLIS: A bullet train?

17 MR. CROPPER: JR would like to speak,
18 but I need to swear him in first.

19 (Whereupon, Mr. Harmon was sworn in.)

20 MR. HARMON: JR Harmon, 301 Baltimore
21 Avenue, City Hall.

1 So we're in the process of reimagining
 2 different options for the boardwalk right now.
 3 The tram -- the tram right now is not a
 4 feasible option, but I would not go as far as to say
 5 that it will never be back, okay? It's not a
 6 feasible option for right now, but we are looking at
 7 some other options for transportation that may or
 8 may not be able to be developed by the summertime.
 9 We're having some meetings with some local people
 10 and also a transportation expert from outside of the
 11 area, New Jersey, New York area. That's about what
 12 I can say.
 13 MR. WILSON: For the purpose of the
 14 comprehensive plan, though, I mean, is it leaving
 15 the boardwalk tram in?
 16 MR. HARMON: I would say -- I would say
 17 leave it as closed for right now. It is not a
 18 viable option right now, but I'm not going to tell
 19 you that it will never.
 20 MR. WILSON: Bill.
 21 MR. NEVILLE: Because one of your

1 MR. ROHE: If we do that, we're going to
 2 have to expand the boardwalk in width, make that --
 3 MR. GILLIS: Well, it was Regan's idea
 4 to take it up to 12th Street.
 5 MR. ROHE: I think we should take it the
 6 whole length.
 7 MR. GILLIS: From the concrete north?
 8 MR. ROHE: Yeah. So, Bill, you're
 9 talking about remove the tram comment altogether and
 10 put Regan's --
 11 MR. NEVILLE: I would --
 12 MR. ROHE: -- replace that with --
 13 MR. NEVILLE: -- substitute the digital
 14 payment system for Regan's comment about finding
 15 alternatives. And that way the comprehensive plan
 16 is a general document. It's a work list item
 17 recognizing that sometime in the next ten years
 18 hopefully there will be alternatives.
 19 MR. ROHE: But going back to the red
 20 line, should we just -- are you talking about --
 21 you're thinking we should eliminate that?

1 speakers at the first Public Hearing, Regan Smith,
 2 his first comment was to encourage the boardwalk
 3 tram -- to encourage boardwalk tram alternatives as
 4 important to the survival of the south end of the
 5 boardwalk businesses. I was going to incorporate
 6 his comment on page 4-33.
 7 MR. WILSON: That's better.
 8 MR. NEVILLE: And there's a -- under the
 9 transit bus system there's a line item E that used
 10 to be study and implement a digital payment for
 11 transit use. So that's actually been completed. I
 12 was going to incorporate his comment and put in
 13 evaluate and implement tram system alternatives on
 14 the boardwalk --
 15 MR. GILLIS: Has anybody been to the
 16 Miami airport --
 17 MR. NEVILLE: -- as a placeholder.
 18 MR. GILLIS: -- where you hail your own
 19 cart and they're like a Waymo? They're just
 20 orbiting around the airport, and you can hail it and
 21 set a destination and it will take you there.

1 MR. HARMON: The tram?
 2 MR. ROHE: Yeah.
 3 MR. HARMON: I'd say no.
 4 MR. ROHE: I mean, get rid of the closed
 5 comment altogether and just put Regan Smith's -- I
 6 don't see a reason to have that in there, right, in
 7 the comprehensive plan.
 8 MR. BUTTA: Because it comes back to the
 9 tram.
 10 MR. ROHE: Yeah. That doesn't make
 11 sense to me.
 12 MR. BUTTA: Alternative.
 13 MR. ROHE: Alternative. And if, like,
 14 we're telling the town that we want alternative
 15 transportation for people on the boardwalk, that
 16 should -- I like that part. But showing that it's
 17 closed, I don't see a reason to put that in the
 18 comprehensive plan.
 19 MR. GILLIS: I think they're just trying
 20 to leave it open there on page 4-18, to bring to our
 21 attention. It says, closed until further notice.

1 And then maybe you do stick right in there in that
 2 blank column.
 3 MR. BUTTA: Alternative.
 4 MR. GILLIS: Explore alternative uses.
 5 That would be a perfect place to add that sentence.
 6 MR. ROHE: Instead of having it say
 7 closed.
 8 MR. GILLIS: Well, no. You leave it
 9 closed, that's the current tram, but in that blank
 10 space to the right, explore alternative modes of
 11 transportation in this blank spot.
 12 MR. ROHE: Yeah.
 13 MR. GILLIS: I'm just throwing that out
 14 there.
 15 MR. NEVILLE: That's good. You're
 16 right. The closure is capturing a moment in time
 17 that's going to come and go.
 18 MR. GILLIS: So -- you're in -- Gordon,
 19 are you having anymore in four?
 20 Page 3-17 where it says safe travel
 21 accommodations for bicyclists, I don't know if that

1 can be stronger. And I guess we'll hear what the
 2 results are at that December 8th Public Hearing
 3 with the city highway administration. But we might
 4 want to listen to that hearing and maybe include
 5 something from that. Does anybody know what I'm
 6 talking about?
 7 MR. KRETSER: Yep.
 8 MR. GILLIS: All right. Because I
 9 don't.
 10 MR. BENDLER: For those that are not
 11 aware, there's a PSAP meeting on Monday,
 12 December 8th, at the convention center from 5:00
 13 to I think 7:00. They're talking about public
 14 safety on the Route 50 corridor, Coastal Highway,
 15 from 15th Street to 64th Street. Don't quote me
 16 on that one.
 17 MR. ROHE: George, what's the date of
 18 that?
 19 MR. BENDLER: That's December 8th,
 20 Monday, at the convention center.
 21 MR. GILLIS: And that's to bring in

1 public comments for multi-modal or bicycle --
 2 MR. BENDLER: This is held by the State
 3 Highway Administration, and they're doing pedestrian
 4 safety action on that area. They'll have different
 5 ideas, vision boards what they are proposing.
 6 MS. HOUGH: I think I got that in my
 7 mail.
 8 MR. BENDLER: Yes.
 9 MR. GILLIS: This is what the state was
 10 proposing as four different alternatives to address
 11 bicycles, option one, option two, option three and
 12 option four. Anyway, that's going to be discussed
 13 Monday night.
 14 Page 3-25. Again, I would like to raise
 15 to the same level of mentioning an opposition to
 16 offshore oil and gas as we have placed on offshore
 17 wind energy. Is that a place where we can
 18 strengthen that opposition?
 19 I mean, now they're proposing offshore oil
 20 off of the southern coast of California. So it
 21 won't be too long. It's already been proposed once.

1 I just think we need to have -- if we're going to
 2 oppose offshore wind, then I think we ought to raise
 3 it to the same level of oil and gas.
 4 Is there any sense to raise that to the
 5 same level of opposition?
 6 MR. WILSON: I agree with that.
 7 MR. GILLIS: I'm on page 3-28, and I
 8 have a note that I don't understand what I wrote
 9 which is not the first time.
 10 MR. NEVILLE: 3-28 and 29 are really
 11 just descriptions of the different land use
 12 categories in trying to create a connection between
 13 the fact that the existing land use and the proposed
 14 land use don't necessarily call the land use as the
 15 same thing. So these were descriptions that were
 16 intended -- they weren't created with this version
 17 of the plan. They were in the last version, but
 18 they were intended to explain what we mean.
 19 MR. BUTTA: Last version.
 20 MR. NEVILLE: Yeah. Exactly.
 21 MR. GILLIS: I wrote down here adequate

1 parking, but I don't know what I meant when I wrote
2 that down. It was a Sunday afternoon. It was
3 getting later. Why would I have said that, Bill or
4 George?

5 Page 4-1, in that whole transportation
6 thing. We're not mentioning what's going on with E
7 scooters. And traveling around the country as I do,
8 the scooters are -- it's like saying, we're going to
9 outlaw cell phones. The E scooters are just
10 proliferating everywhere. They're cheap. They're
11 affordable. They're easy to get to, to use. And
12 they're proliferating. And in five years they're
13 going to be like a bees' nest. How do we weave
14 in -- how do we get -- and maybe that's another
15 thing Monday night that gets brought up is the E
16 scooters. What are we going to do about them?
17 We're not going to stop them.

18 MR. ROHE: So long as it doesn't get to
19 the H2O status.

20 MR. KRETSEK: As long as it what?

21 MR. ROHE: It doesn't get to H2O.

1 MR. HARMON: You're correct. And we
2 actually -- the city has met with DJ, and we've
3 discussed options with that and what we can and
4 can't do as far as enforcement with it.

5 The state is looking at it somewhat as an
6 alternative form of transportation for lower
7 income -- for those of lower income at times, and
8 have chosen to address it more like a bicycle and
9 still hold it to the same laws and expectations as a
10 bike, and rules of the road.

11 MR. GILLIS: If we're not thinking about
12 the reality of scooters today, we're missing the
13 boat. So something -- I don't know how --

14 MR. NEVILLE: Your point is well taken.
15 It's just tough because transportation planners,
16 when they say alternative modes of transportation,
17 they love this as a mobility option for sure. From
18 the planning world standpoint it's hard to carve out
19 a separate niche for those, you know, to address the
20 impacts, basically what you're addressing. I
21 appreciate the comment. We'll take a look and see

1 MR. NEVILLE: JR, is there any feedback
2 from the police commission about rule making
3 relative to those?

4 MR. HARMON: The state's clearly --
5 basically categorized them the same as a bicycle and
6 should be held to the same laws on the road as
7 bicycles.

8 MS. HOUGH: What about speed? Are those
9 an E bike?

10 MR. GILLIS: A scooter is?

11 MR. HARMON: Yeah. It has to do with
12 cc's, the engine power. And they -- like a moped,
13 when they get up to a certain cc.

14 MR. GILLIS: Well, they're electric.

15 MR. HARMON: Yeah. That's correct. You
16 know, speed wise is what I'm talking about.

17 MR. GILLIS: I'm just -- it's something
18 the city needs to be looking at hard and long
19 because they're going to explode in use. And they
20 don't have lights on them typically. They don't
21 have -- they don't stop at stop signs.

1 if there's a place to put that in.

2 MR. BENDLER: I'm going to reach out to
3 our Bicycle Designation Action Committee chairman
4 Sergeant Kutz, who is deeply involved with E
5 scooters, and has been doing heavy research, meeting
6 with state agencies on this, and see if he wants to
7 provide a comment in there and what he would
8 recommend to talk about that in this comp plan.

9 MR. HARMON: If you look at what the
10 city council just adopted recently, they opted not
11 to follow the state with forcing them to the
12 sidewalks, and that included the scooters as well.
13 And that's what I mean is it's running parallel to
14 the bike lane.

15 MR. GILLIS: They're in the bike lane
16 mostly.

17 MR. HARMON: That's correct. And that's
18 legally where they're allowed to be.

19 MR. GILLIS: I'm just saying that use is
20 going to explode in the next five years.

21 Page 4-12. First question is, will

1 Planning and Zoning have any chime in on the
 2 ultimate plan for Baltimore Avenue?
 3 MR. BENDLER: So what's going to --
 4 Baltimore Avenue is going back to discussion on next
 5 Tuesday at a work session. We'll incorporate what
 6 comes out of that. I don't know if anything will
 7 come back to this commission.
 8 The alternative might be a simple
 9 straightforward approach as to underground
 10 utilities, but we don't know what direction it's
 11 going to go until after that work session.
 12 MR. GILLIS: I think the alternative
 13 plan that was recently discussed, just underground
 14 utilities is probably -- I hate to leave things in
 15 limbo, but leaving this right-of-way thing in limbo
 16 is probably the best approach. The best -- it's the
 17 best current approach.
 18 But I'm going to go back to, what does --
 19 what do Boston and Syracuse and Saratoga and Albany
 20 and Cleveland and Detroit and Pittsburgh and
 21 Frederick have in common? They have two-way bike

1 editorial statement. Anybody else have any comments
 2 on that?
 3 MR. NEVILLE: I would just point out, if
 4 I may, page 4-12 has the image of alternate two for
 5 Baltimore Avenue that has the eight-foot sidewalk
 6 with two-foot utilities, similar to what you just
 7 described.
 8 And then otherwise, page 4-31,
 9 subparagraph F says, implement the Baltimore Avenue
 10 streetscape improvement project between North
 11 Division Street and 15th Street with wider
 12 sidewalks, relocated utilities, et cetera. So
 13 there's a very general statement to go ahead and
 14 encourage implementation to the plan that's out
 15 there but not anything different.
 16 MR. GILLIS: Wasn't the last plan a
 17 10-foot sidewalk on each side?
 18 MR. ROHE: No. It was one side.
 19 MS. HOUGH: I thought it was the
 20 eight-foot.
 21 MR. GILLIS: This is what this shows,

1 lanes on one-way streets. And we use them. I've
 2 used them. There is -- I have pictures of every
 3 city. I think we're missing the boat if we don't
 4 incorporate a two-way bike lane on Baltimore Avenue,
 5 and it won't compromise this plan.
 6 And the irony of this is the city seems to
 7 be moving forward with a plan that hasn't -- well,
 8 unless they go with the current idea which is just
 9 underground utilities which I think -- because it's
 10 too controversial, but I think that's a mistake if
 11 we don't incorporate a two-way bike lane on
 12 Baltimore into this right-of-way.
 13 You're probably talking -- you got 10-foot
 14 sidewalks on both sides effectively, and that
 15 usable -- it's going to be more because of
 16 underground utilities. So an 8-foot sidewalk would
 17 be great. You just picked up four feet. You really
 18 only need six feet for a two-way bike lane. It
 19 would be better to have ten feet, but six feet will
 20 work. You're missing the boat by just inches
 21 literally if we don't consider that. But that's my

1 but I thought the last plan that Hal Adkins had was
 2 ten foot plus.
 3 MR. WILSON: I think for the purpose of
 4 the comprehensive plan -- I mean, the specifics
 5 ultimately are going to be ironed out by the Mayor
 6 and Council. I don't think the plan needs to get
 7 into that farther than any nitty-gritty where we're
 8 selecting what plan they're going with.
 9 MR. GILLIS: Right. I just want to
 10 encourage a two-way bike lane --
 11 MR. ROHE: I think it's in there that
 12 critique the footage which will come before the
 13 Mayor and Council.
 14 MR. GILLIS: Yeah.
 15 MR. ROHE: But at least the start --
 16 MR. GILLIS: Yeah. I think that's
 17 what's important.
 18 I just see Ocean City having the weather
 19 and the population that will proliferate bicycles if
 20 we had a better and safer -- and the concerts prove
 21 it beyond a reasonable doubt.

1 MR. ROHE: Yeah.
 2 MR. GILLIS: Bikes. Bikes. Bikes.
 3 Bikes. Bikes. Bikes.
 4 MR. ROHE: That's the reason why they're
 5 talking about the underground utility part is to
 6 implement that. But just on the easterly side,
 7 right?
 8 MR. GILLIS: Is the utilities on both
 9 sides? The problem is going to be, we did this in
 10 Salisbury is where the transformers go. That's
 11 going to be the problem. When you relocate the
 12 utilities, you got to find a place for the
 13 transformers. And the transformers don't want to be
 14 moved a second time. So you only want to move them
 15 one time. Anyway, that's what the problem is, where
 16 are those transformers going to go?
 17 MR. ROHE: And they are located on the
 18 easterly side of Baltimore Avenue.
 19 MR. GILLIS: Right. So if you're going
 20 to move the utilities and put them underground, you
 21 got to relocate those transformers one time. We did

1 need to write in the comprehensive plan?
 2 MR. BENDLER: The lifeguards wear
 3 helmets?
 4 MR. GILLIS: Well, no. When they're on
 5 the highway.
 6 MR. BENDLER: Oh. We can --
 7 MR. GILLIS: I'm just saying there's a
 8 fellow in West Ocean City that died moving his ATV
 9 from his yard to his garage, and he hit the throttle
 10 accidentally and he didn't have a helmet on and he
 11 killed himself. And this is a safety patrol. I
 12 mean, it would seem to me -- it's uncomfortable and
 13 inconvenient to do that, but it just worries me that
 14 these young people are invincible. Anyway. I think
 15 I'm going to stop.
 16 MR. WILSON: Anybody have anything else?
 17 My big highlights are already on the
 18 priority work list which is Baltimore Avenue
 19 improvements, which we just talked about, and the
 20 bayside boardwalk which I have and will continue to
 21 be a big proponent of, so I don't have any overly

1 that on a street in Salisbury downtown.
 2 MR. WILSON: I have no doubt that Hal
 3 Adkins has a plan for that.
 4 MR. GILLIS: He does if the other people
 5 will listen to him. Anyway, sorry. I'm a Hal fan
 6 by the way.
 7 You know what? I got something here
 8 interesting on page 5-28, beach patrol. You know,
 9 they run -- and this is more a city policy. They
 10 run their ATVs on paved roads without any helmets
 11 on. Just throwing that out there. I know people
 12 who have been killed because of that. Safety.
 13 Safety. Safety.
 14 I think I've run out of steam here because
 15 I have some of these tags here, but I didn't
 16 highlight the pages.
 17 MR. ROHE: In regards to Palmer's
 18 remarks about the helmets, what department does that
 19 fall under exactly?
 20 MR. BENDLER: Emergency Management.
 21 MR. ROHE: Is that something that we

1 detailed comments other than I'm just glad to keep
 2 those on the priority work list.
 3 MS. ROBERTSON: I submitted mine earlier
 4 with my long list.
 5 MR. ROHE: Do you want to talk -- sorry.
 6 MS. ROBERTSON: We went through the land
 7 use I believe and --
 8 MR. GILLIS: Did the other commission
 9 members have comments?
 10 MS. ROBERTSON: I think so. Yeah. I
 11 don't know that we actually ever discussed them. I
 12 think it was just, like, pass them out. Do you know
 13 what I mean?
 14 MR. WILSON: Kevin, Tony, anything down
 15 here?
 16 MR. KRETZER: I have one more. Back to
 17 the DNR comments. The encouragement of native plant
 18 species, it was brought up. To me, the largest
 19 opportunity there, not just with landscaping around
 20 buffers and parking, but the beach dunes itself, you
 21 know, it's a dual purpose, erosion control, keeping

1 the dunes in place, protecting the properties that
2 are on the easterly -- most easterly side of Ocean
3 City, native plants and the root systems that are
4 extremely deep reaching, provides opportunities to
5 hold that sand in place, prevent erosion and
6 encourage the wildlife and habitat and pollinator
7 services that the native plants provide naturally.

8 So I know it's already incorporated in
9 beach replenishment operations, but if there was
10 anything else to add to that, I believe that the
11 dunes are the best opportunity and the easiest.

12 MR. NEVILLE: Good. Thank you. I'll
13 check to see if we've highlighted some of the grant
14 programs that we have for folks to get native plants
15 that they can put out near their condos. We do have
16 that program. So if I haven't found a place to
17 mention that, I certainly will.

18 MS. ROBERTSON: Wasn't there some sort
19 of reimbursement?

20 MR. KRETSER: There is.

21 MS. ROBERTSON: Right, for encouraging

1 for families anymore like it used to be because it's
2 not a ease down, it's kind of a very steep down.

3 MR. NEVILLE: Because of the drop-off?

4 MR. BUTTA: Yeah. A big drop-off. And
5 the jetties that you mentioned, I mean, like -- I
6 mean, I don't know if you guys saw it, but, like,
7 all those rocks were exposed during the storms.

8 MR. ROHE: Yeah.

9 MR. BUTTA: They weren't there for
10 years.

11 MR. ROHE: I mean, back when I was
12 growing up, I mean, we had jetties all the way down.

13 MR. BUTTA: Right. Every couple blocks.

14 MR. ROHE: It seemed like our beach
15 sustained themselves back then.

16 MR. KRETSER: It is a barrier island, so
17 you have to remember that. It's meant to do that.
18 It comes and it goes.

19 MS. ROBERTSON: I agree.

20 MR. NEVILLE: I mean, the good news, I
21 did see that there's a commitment for the Corps to

1 people to plant.

2 MR. KRETSER: There is.

3 MR. ROHE: I have one thing real quick
4 here in regards to the beach replenishment. Just
5 bouncing back to what Gordon was saying, preserving
6 the dunes and deep rooting certain grasses to
7 sustain that -- our dunes to protect our shoreline.

8 So what about, is there -- I haven't seen
9 anything regarding beach replenishment in regards to
10 that or any type of jetties or artificial reefs
11 or -- like, what's the game plan on futuristic for
12 the next five, ten, 15 years to sustain our beach
13 line? It's a big problem.

14 We lost -- this past few storms we lost a
15 lot of beach, and a lot of beach came up over the
16 wall. It was a disaster on the boardwalk this year.
17 Probably one of the worst I've seen.

18 MR. BUTTA: Yeah. I have people that I
19 know who have little kids that lived down here their
20 whole lives, and they're scared to let their kids go
21 into the water now because it's really not conducive

1 do one of their regular four- to five-year
2 replenishment programs scheduled in 2026, all things
3 being equal with the federal budget. And that's
4 something I know the city manager's office has been
5 adamant about continuing that.

6 I think, you know, from a planning --
7 longer range planning perspective, the most
8 important part of that is making sure that political
9 support is there when the plan needs to be renewed.
10 And I forget which year it was that I figured out,
11 you know, the program is set up through a certain
12 date. And I think backing up three or four years
13 from that day and then starting the political
14 process to make sure it gets renewed is going to be
15 important.

16 So I'm not sure it's going to be in this
17 national administration, but probably the next one
18 where we're going to have to do what the town does
19 well which is to reach out to our state agencies and
20 our political representatives at the state level to,
21 you know, make sure that gets renewed. That's --

1 it's both the experience of the beach, but the
2 protection of all of our property improvements.

3 MR. ROHE: Bill, is that state funded,
4 or is that -- is partially funded from the town and
5 the state?

6 MR. NEVILLE: All of the above is --

7 MR. ROHE: And the feds?

8 MR. NEVILLE: Yeah.

9 MR. ROHE: So three -- the parties.

10 MR. NEVILLE: So it's -- yeah. It's,
11 like, 15 percent town, 15 percent state, and
12 70 percent --

13 MR. ROHE: It's paid out of tax dollar
14 money.

15 MR. NEVILLE: Yeah. And that's going to
16 have to be, you know, retooled obviously when the
17 federal government budget decides to change that.

18 MR. ROHE: Right. So what about going
19 back -- let's go to the back side of our island
20 here. What about the waterways -- we have issues
21 with waterways, our thoroughfares and stuff for boat

1 MR. WILSON: We do mention, like, the
2 Bay Hopper and waterways. We could potentially add
3 something in that section, right?

4 MR. NEVILLE: We can enhance that.
5 Right now I think the language that's in there -- I
6 can find it here in a minute -- but probably just
7 talks about just coordinating with the Army Corps of
8 Engineers and the coastal bays and the state
9 agencies to make sure that we're, you know,
10 addressing all these issues.

11 MR. ROHE: Maybe just how it's worded,
12 coordinated the ocean -- the Atlantic and the
13 bayside.

14 MR. NEVILLE: I mean, we don't have a --

15 MR. ROHE: I think it's super important.

16 MR. GILLIS: -- particular proposal yet.

17 This is another one where if we haven't figured out
18 a new funding mechanism for it, it may be a little
19 soon to be putting it in the comprehensive plan
20 until we start to develop that. So it could be an
21 implementation item, that that's an interest that

1 travel, multimillion dollar boats traveling, running
2 aground. I mean, is the Army Corps -- is there any
3 talk about that? And does that need to be
4 implemented in the comprehensive plan, too?

5 MR. BUTTA: Or you can just do that
6 around White Marlin.

7 MR. NEVILLE: Yeah. Right.

8 MR. ROHE: Well, White Marlin, they get
9 it in the inlet. But I mean, there's --

10 MR. NEVILLE: I've had a particular
11 interest in those topics. They're very -- they're
12 long range, and often, you know, the issue on the
13 bayside means that we are going to do well to
14 coordinate with the Maryland Coastal Bays program
15 just because they're, you know, actively engaged in
16 managing that resource.

17 Does it belong in the comprehensive plan?

18 That's a great question. It's not traditionally an
19 element of comprehensive plans across the state
20 because not everybody is a barrier island with a
21 coastal bay behind it.

1 the commission has is to study that topic over the
2 next few years and get more informed about it.

3 MR. WILSON: So Coastal Bays pushes --
4 pushed the envelope regarding replenishment and
5 dredging in our back waters here?

6 MR. NEVILLE: Not the replenishment.
7 They are actively involved in what the Army Corps
8 typically refers to as beneficial use of dredge
9 material. And for the Coastal Bays program they
10 like the idea that when you dredge a channel, if
11 it's piled up in islands that provide wildlife
12 habitat, that's an end goal --

13 MR. ROHE: Great idea.

14 MR. GILLIS: -- that's an end goal for
15 the Coastal Bays program.

16 What's happened previous years when that's
17 occurred or when one of those islands pops up, you
18 know, we've had the case where people with their
19 boats go out, plant a flag and turn it into a party
20 island.

21 MR. ROHE: I remember.

1 MR. NEVILLE: So there's still that
2 dynamic to work out, but I think we both have a
3 mutual interest in maintaining, you know, good
4 channel depth through the bays and make use of the
5 dredge material.

6 MR. ROHE: I mean, it would be -- it
7 would be such a cool thing for the town if we took
8 some of these waterways -- I mean, the value of
9 waterfront land and property is they're only valued
10 by accessibility for marine craft, right? So I
11 mean, if you have a house on the water and you can't
12 pull a boat up and dock it, you're not truly living
13 on the water in my eyes.

14 MS. HOUGH: Or you become landlocked.

15 MR. ROHE: You're landlocked. I mean,
16 you can't do anything.

17 But I mean, if we -- if we come up with a
18 program where we can clean some of these channels
19 up -- I mean, coming around to Fish Tales, that way,
20 back into Butter Fish and -- I mean, multiple areas.
21 I mean, I build nothing but on waterfront, and

1 Shotti's. I somehow hit the lottery because that
2 was one of the first channels dredged.

3 MR. WILSON: They have a rotating
4 schedule for the canals.

5 MR. GILLIS: It was, like, five or six
6 of them that year, and that one happened to be one
7 of them. I'm, like, okay, because I mean, you
8 couldn't pull a boat through that canal.

9 MR. ROHE: You couldn't.

10 MR. GILLIS: You could at high tide.
11 You can now.

12 MR. ROHE: You have to drive very
13 carefully.

14 MR. GILLIS: But I mean, right where it
15 hits the bay it would be -- you could see the bottom
16 at one time, not now.

17 MR. ROHE: In front of your place
18 it's -- you've got a channel that goes --

19 MR. GILLIS: There's so much traffic
20 there, that's why it makes -- it forms its own
21 channel. That's a -- when I say naturally made,

1 there's areas that are so -- they call it -- we call
2 skinny water. But you can't even pull your boat in,
3 and then you got to pull these dredge permits. I
4 mean, I just think it would be a good idea to have
5 some kind of plan put in place based off a certain
6 year format.

7 MR. KRETSER: Isn't there. I think
8 there is.

9 MR. BENDLER: There is.

10 MR. GILLIS: There's a channel -- a
11 channel dredging plan.

12 MR. BENDLER: Polo Groups does it.
13 They're --

14 MR. ROHE: Private data.

15 MR. BENDLER: Right now. They do it on
16 a rotating basis. I don't have their official
17 schedule, but they're currently dredging right now.

18 MR. ROHE: Are you talking about just
19 the main channel? Like, the main --

20 MR. BENDLER: No.

21 MR. GILLIS: No. Like the channel at

1 that's naturally made by Thunder Island.

2 MR. NEVILLE: So we have chapter seven,
3 environment, touches on some of these topics. And
4 chapter 11 deals with mineral resources, essentially
5 the sand management question. So we can take a look
6 back through again to address your ideas.

7 I think the document typically captures --
8 again, I've said this too many times, but it
9 captures where we are today. So if you want to do
10 more work on it, the state planning office
11 encourages us to identify that that is a work list
12 item in chapter nine.

13 MR. ROHE: I just would like to see a
14 little bit more verbiage put in --

15 MR. NEVILLE: Write that in.

16 MR. ROHE: -- to make it little bit more
17 emphasized.

18 MR. WILSON: Any other comments for
19 Bill? No. Okay.

20 At this point, George, you know, Bill has
21 got his work cut out for him by going back and

1 incorporating the comments that we've made today.
2 Do you need us to adopt this resolution at tonight's
3 meeting?

4 MR. BENDLER: It is your prerogative
5 tonight. If you want us to come back and bring you
6 an updated plan and additional -- what we've talked
7 about tonight, have another discussion, we're more
8 than happy to do that.

9 MR. WILSON: I think at this point we've
10 done the work. That's just my personal opinion. So
11 I look to everybody else. I think at this point the
12 staff has pretty clear direction on what we want to
13 see changed, and I'm a fan of moving things forward.
14 So I would rather go ahead and vote on a resolution,
15 and that Bill just takes the comments that we've
16 made and takes it forward to the council
17 particularly so we can keep on schedule.

18 MR. CROPPER: If I could just put my two
19 cents in here. So I've heard of multiple things
20 being mentioned that I believe Bill is to
21 incorporate into the plan. Sorry. I'll speak into

1 many specifics would probably be too much of a
2 challenge, so --

3 MR. KRETSER: That would be true.
4 However, the working list that we're looking at
5 right now isn't in the plan yet either. So it's on
6 a working list. It's been identified as something
7 to work towards.

8 MS. HOUGH: I think that's everything we
9 did tonight was to put on a working list to move
10 forward.

11 MR. CROPPER: You just need to be very
12 specific. If you're doing a motion to approve this
13 evening, you need to be very specific as to each
14 minor change in that motion for Bill to incorporate.
15 That's why I'm throwing this out there for your
16 consideration.

17 You can do that as long as you're very
18 specific as to what the minor changes are.

19 MR. MORTON: And I did keep a running
20 list of each individual topic that a lot of them
21 were from Palmer, Gordon -- everybody really. But I

1 the microphone. I believe they're all minor in
2 nature which makes the process easier. And I think
3 you could approve subject to those changes, but I
4 think in order to do that, the commission would need
5 to make very, very clear in a motion the very
6 particular changes that they want to make to the
7 plan.

8 If that becomes a bit unreasonable, then I
9 think it would behoove the Planning Commission to
10 come back on a clean version to then vote on. I'd
11 hate for there to be a motion for favorable
12 recommendation subject to these minor changes, but
13 then ultimately because there are changes in more
14 than one spot, it doesn't actually become what was
15 intended to be approved without getting one last
16 look.

17 It's certainly the Planning Commission's
18 prerogative to do -- you can do whatever you'd like
19 to do. I just throw that out there for your
20 consideration in making --

21 MR. WILSON: Making a motion with that

1 kept a running list. So if you need me to review
2 the individual topics, I can do that as well.

3 MR. GILLIS: Is it too much to ask
4 between now and the next meeting to have a bullet
5 list of things that are being considered to put in
6 the plan?

7 MR. MORTON: That you discussed -- that
8 the commission discussed?

9 MR. GILLIS: I mean, just bullet points.
10 They don't have to be -- because I was --
11 unfortunately I'm taking a potshot at myself, but
12 all I did was ramble on. I mean, so I don't know
13 whether there's a consensus on any of these ideas or
14 not.

15 MR. WILSON: I think as we moved through
16 I think there was a pretty -- I think there was
17 consensus on everything that --

18 MR. GILLIS: No. Everything I said was
19 approved by everybody.

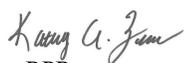
20 MR. WILSON: Not everything.

21 MR. GILLIS: Come on, Joe.

1 MR. WILSON: A lot of what you said was
 2 just confirmation.
 3 MR. GILLIS: Right.
 4 MR. WILSON: You know, there was --
 5 MR. GILLIS: So maybe bullet points if
 6 you can, if it's not too much to ask.
 7 MR. MORTON: Can I create that, and we
 8 can circulate that to them in the meantime, right,
 9 George?
 10 MR. BENDLER: Yeah.
 11 MR. GILLIS: Prior to the next meeting?
 12 MR. MORTON: Yeah. I can do that. I
 13 can organize sort of all of these final comments and
 14 send it around.
 15 MR. ROHE: So we're going to do that,
 16 and then review it one more time, and then send it
 17 to the Mayor and City Council? Are you saying --
 18 MR. WILSON: I think that's probably the
 19 way to do it. I don't think that we're going to be
 20 able to incorporate everything and do a motion right
 21 now. So we'll do that, then. And when is our next

1 MR. BENDLER: That's fair. We'll bring
 2 it back to you on the 16th, and we'll then have a
 3 vote to approve.
 4 MR. WILSON: That works. Thank you for
 5 the advice, counsel.
 6 With that being said, we've got one more
 7 item on our agenda for this evening.
 8 MR. NEVILLE: So, Mr. Chairman, do we
 9 need to transcribe the next item?
 10 MR. WILSON: No, we do not.
 11 MR. NEVILLE: We're fortunate that this
 12 post hearing is going to be transcribed and part of
 13 the record of the meeting which I think is great
 14 even -- thank you.
 15 (Whereupon, the proceedings concluded.)
 16
 17
 18
 19
 20
 21

1 meeting?
 2 MR. GILLIS: Well, that was the Mayor
 3 and City Council.
 4 MR. WILSON: I just want to sign --
 5 MR. BENDLER: So we could get back in on
 6 the 16th. We have nothing on that agenda. We
 7 could bring it back the 16th. If you want us to
 8 take a little more time on it, we could bring it
 9 back in January.
 10 MR. WILSON: I'm comfortable with it
 11 coming the 16th.
 12 MR. GILLIS: Let's let our goal be and
 13 pass this resolution on the 16th. Just get the
 14 bullet points. Let's not make a big deal out of it,
 15 we'll run -- I know everybody probably wants to get
 16 this back to the city council.
 17 MR. WILSON: Yeah.
 18 MR. GILLIS: That keeps the city council
 19 agenda on a time line.
 20 MR. BENDLER: It does.
 21 MR. GILLIS: Is that fair?

1
 2 CERTIFICATE OF TRANSCRIBER
 3 I, Kathy A. Zeve, a Notary Public and
 4 Registered Professional Reporter, do certify that
 5 the foregoing transcript is a true and correct
 6 record of the recorded proceedings; that said
 7 proceedings were transcribed to the best of my
 8 ability from the audio recording as provided; and
 9 that I am neither counsel for, related to, nor
 10 employed by any of the parties to this case and have
 11 no interest, financial or otherwise, in its outcome.
 12
 13 
 14 Kathy A. Zeve, RPR
 15
 16
 17
 18 My commission expires January 9, 2028
 19
 20
 21



TOWN OF OCEAN CITY

The White Marlin Capital of the World

January 13, 2026

Mayor and City Council
Town of Ocean City
301 Baltimore Avenue
Ocean City, MD 21842

Re: 2025 Comprehensive Plan 10-year Review

Dear Mayor Meehan and City Council Members:

The Planning and Zoning Commission is pleased to submit The Town of Ocean City, MD Comprehensive Plan – 2025 for your consideration and adoption. This amendment to the Plan was approved by the Planning Commission on December 16, 2025 and forwarded to the Mayor and City Council with a recommendation for adoption pursuant to Maryland Land Use Code Sec. 3-202, 3-204 and 3-301.

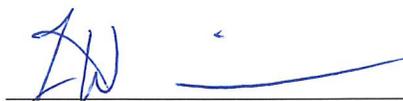
We have followed the State of Maryland 10-Year Review process for updating the current 2017 Town of Ocean City, MD Comprehensive Plan by holding work session discussions on each chapter, and 2 public hearings on October 21, 2025 and December 2, 2025.

Updated information and renewed land use priorities, along with selected revisions to address public and state agency comments are incorporated into the 2025 Comprehensive Plan Update.

Once again, the Comprehensive Plan recognizes the traditions and values that make Ocean City 'Somewhere to Smile About' and promotes incremental change in land use development strategies as needed to adapt and prosper as a community. The Commission believes that this Plan will continue to provide a strong foundation and an updated land use guide for the Town of Ocean City, MD.

We recommend its approval and adoption by the Mayor and City Council.

Sincerely,



Joseph Wilson
Chairman, Planning and
Zoning Commission



George Bendler, AICP
Director, Planning and
Community Development

MAYOR
Richard W. Meehan

CITY COUNCIL

Matthew M. James
President

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Jacob H. Mitrecic
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Larry R. Yates

CITY MANAGER
Terence J. McGeen, PE

CITY CLERK
Diana L. Chavis, MMC

TOWN OF OCEAN CITY
PLANNING AND ZONING COMMISSION

COMPREHENSIVE PLAN
Tuesday, October 21, 2025

6:00 p.m.

Council Chambers
301 Baltimore Avenue
Ocean City, Maryland

COUNCIL MEMBERS:

- JOE WILSON, Chairperson
- PALMER GILLIS
- PAMELA ROBERTSON
- GORDON KRETSER
- KEVIN ROHE
- TONY BUTTA
- JANET HOUGH
- MAUREEN HOWARTH, Attorney

Reported by
Kathy A. Zeve, RPR

approved by the Mayor and City Council, the 2025 Comprehensive Plan update will replace the currently adopted 2017 Comprehensive Plan. The draft 2025 Comprehensive Plan update is available for public review on the Town of Ocean City website. An online comment portal is also available for submitting feedback directly.

Bill and George, I'll let you take it away.

MR. NEVILLE: Thank you. Members of the Commissioners and the public, we welcome everyone, and wanted to congratulate you for achieving this goal some 24 months later I think from when we first talked about it.

So this process to review the existing Comprehensive Plan and to consider revisions follows the process that's identified by the state. And it's something that we've done before. So this is what occurred within the Planning Commission back in 2017. This is a natural process. And again, we appreciate the Commissions' time and effort to take

TRANSCRIPT OF PROCEEDINGS

MR. WILSON: Next we are on to the Public Hearing. Before we begin the Public Hearing, I'm obligated to ask the members of the audience if anyone objects to any of the Commissioners taking place in the Public Hearing. Anybody? Seeing no objections, we'll being.

Moving on to the Public Hearing on the Comprehensive Plan. We're going to do this real quick. The purpose of the Comprehensive Plan is to direct and manage the future land use, development and natural resources conservation of the Town of Ocean City. The Town of Ocean City is required to update its Comprehensive Plan at least once every ten years by the Land Use Article of the Annotated Code of Maryland. The Planning and Zoning Commission has completed a chapter by chapter review and determined that updates are necessary to correct the demographic data and analysis, and to confirm that policies and objectives are appropriate and still reflect the needs of the community. Once

a look at this.

Based on the Council meeting last night, I was keeping count of the number of times people were saying the words Comprehensive Plan. I think it was at least half a dozen and maybe more. So I thought it might be helpful for this Public Hearing to start off with just the basic understanding of what is the Comprehensive Plan and what it does do.

MS. HOWARTH: Bill, do you want me to swear you in if we're going to move beyond the intro?

MR. NEVILLE: I will.
(Whereupon, Mr. Neville was sworn in.)

MR. NEVILLE: I do.

MS. HOWARTH: Mr. Bendler.

MR. BENDLER: I do.

MR. NEVILLE: William Neville, the planner for Ocean City. And I've been working with the Commission on the Comprehensive Plan update.

MR. BENDLER: For the record, George Bendler, director of Planning and Community

1 Development. And both our addresses are 301
 2 Baltimore Avenue.
 3 MR. NEVILLE: So what's helpful I think
 4 is to take a look at the definition of what a
 5 Comprehensive Plan is that the Maryland Department
 6 of Planning provides to us. And I've highlighted
 7 several of the items that you see up there in
 8 yellow.
 9 So this is a master plan for the
 10 community. It includes a map with proposed and
 11 future land uses. It includes anticipated
 12 transportation and community facilities. There are
 13 policies for protecting environmental features,
 14 recommendations for amending local development
 15 related ordinances. And it speaks to how the
 16 jurisdiction provides water for development and
 17 addresses the handling of sewer treatment plant
 18 discharges.
 19 In many cases the municipal Comprehensive
 20 Plans explain how anticipated growth will impact
 21 community facilities and the environment and

1 of anybody that wants to get an overview of the
 2 plan. We've tried to describe the different
 3 portions and functions and what elements are new.
 4 I did want to just put this one graphic up
 5 to highlight the idea that one of the first things
 6 the Comprehensive Plan is intended to do is to look
 7 at census data every ten years, and to update and
 8 track whether or not portions of the community are
 9 changing and whether there needs to be a response in
 10 the Comprehensive Plan.
 11 And I think what this graphic highlights
 12 and reminds us is that the number of resident
 13 housing units and the number of residents in town is
 14 really a very small portion of what it takes to run
 15 the Town of Ocean City.
 16 So in this case, looking just at housing
 17 units, we're really only looking at 13 percent of
 18 the 30,000 some housing units in town that are
 19 occupied by full-time residents, and the rest are
 20 either associated with the rental program or perform
 21 the function of seasonal housing for second homes.

1 identify areas where growth will occur. And most
 2 importantly the Comprehensive Plan has legal
 3 significance in that zoning provision of water and
 4 sewer and other location actions must be consistent
 5 with its recommendations.
 6 So it's important to note that Ocean City
 7 has had a Comprehensive Plan since 1968. You can
 8 see the number of times that it's been updated.
 9 And I think for the consideration of the
 10 Planning Commission and the public tonight, it's
 11 important to recognize that for a developed
 12 community, the Comprehensive Plan in Ocean City has
 13 a little bit different function. It really is
 14 organized to help document and direct management
 15 strategies for land use. It's a way to monitor and
 16 adapt to change. And in many cases, it's a way to
 17 start to implement positive change through codes and
 18 regulations.
 19 So without going through all the
 20 information that was included in your packet and on
 21 the town's website, I would just call the attention

1 So again, the Comprehensive Plan change is
 2 really focused on some of the census data
 3 incorporating strategic plan priorities. This is a
 4 document that the Mayor and City Council is -- has
 5 focused on. It includes updates from the tourism
 6 master plan, and it also included state mandated
 7 changes.
 8 One of the things that we tackled in 2017
 9 was to try to add an element that looks at the
 10 family traditions that make Ocean City great, and
 11 asked the question, what are the new traditions that
 12 we want to try to encourage. I think it's helpful
 13 to take it out of the land use and planning
 14 language, and really just look at what are those
 15 things that we're trying to accomplish for our
 16 residents, our visitors and our guests.
 17 So I showed the upper image of how
 18 everybody loves Ocean City for the beach in the last
 19 plan. And certainly it's been fascinating to watch
 20 as we have the major concert events down at the
 21 south end to see how the boardwalk just attracts

9

1 everyone over several hours that just walk down the
 2 boardwalk. They're not on the beach, but they
 3 certainly are down at the concert venues. And I
 4 think that's -- it's been a dramatic change in terms
 5 of the kind of things that the Mayor and Council and
 6 Planning Commission have worked toward over the last
 7 ten years.

8 A couple of the changes or in -- or the
 9 items that we have tried to track have been
 10 highlighted here. Just noting that the resident
 11 population has dropped from 7,100 to 6,844. I think
 12 it's back up to the 6,900 in the latest census
 13 estimate. So, again, we report that the resident
 14 population has been consistent and stable for over
 15 20, 30 years.

16 The average summer population by
 17 calculation has stayed about the same at 279,000 is
 18 what's in our current town planning documents, and
 19 it's been tracked several different ways to confirm
 20 that number.

21 And same with the annual population. It

11

1 City is all about and the outdoor entertainment.
 2 We have reported on the strength of the
 3 town's economy primarily through the town's
 4 financial performance, but also through the strength
 5 of our top businesses. And I think we know we can
 6 ask for additional comment from one of our
 7 Commissioners about how the assessments of our real
 8 estate have grown over the last ten years. But I
 9 think the increase in real estate value and the
 10 investment that we've seen, both public and private,
 11 in the town has been strong, and that's what we can
 12 report from looking into this -- the performance of
 13 the town over the last ten years.

14 So we get to the portions that the state
 15 planning office has indicated we need to focus on
 16 and update. One of those has to do with our water
 17 resources and the effects of climate and how that
 18 may change over time. So I've just included a few
 19 graphics to focus discussion.

20 There's a lot of new map and analysis
 21 information that's now available that wasn't when we

10

1 has always been an estimate, seven and a half to
 2 eight million. I think those are the important
 3 numbers that place Ocean City in that different
 4 category. Our resident population makes us a small
 5 town. Our seasonal population creates a density of
 6 people in housing and a total size that ranks it as
 7 the top three cities in the State of Maryland.

8 We did -- by tracking the information
 9 about the age of the population, we are seeing that
 10 there's been a slight increase to the senior
 11 population ages 65 to 80. There's been a slight
 12 reduction in the younger resident workforce, 15 to
 13 35. And then there's been a slight increase in the
 14 family population as census tracks it.

15 I think the other main changes that we're
 16 going to have a chance to talk about or we would
 17 encourage people to comment on, we've seen the
 18 development of our tourism master plan using new
 19 tools to create destination marketing where we do
 20 outreach to specific geographic areas and try to
 21 attract folks that have the interest in what Ocean

12

1 looked at this in 2017. But we still refer to the
 2 direction and advice that we get from the Army Corps
 3 of Engineers since they're partnered with us to
 4 maintain the beach and the Maryland shoreline.

5 One of the ideas was that we're supposed
 6 to look at sea level trends. And I think it's
 7 helpful to note that according to the Army Corps of
 8 Engineers' estimates, the middle or intermediate
 9 scenario for changes in sea level call for the
 10 potential for one foot height increase in 32 years.
 11 And the reason I call that out is that I think in
 12 the past we've talked about that representing a
 13 generation. And so their low estimate is one foot
 14 in 59 years, two generations. The high estimate for
 15 sea level rise is one foot in 13 years. But I think
 16 everyone has recommended that we anticipate and
 17 discuss the intermediate trend. And I think that's
 18 been the focus of some of what's been studied is
 19 what we can expect over the next generation, and
 20 would it change how the town manages growth and
 21 development in the town. And should it direct the

13

1 actions of investment and property ownership in
 2 town.

3 I think at this point what we've done is
 4 we've tracked the nuisance flood elevations under a
 5 separate study for the last five years. And again,
 6 this is a situation where we didn't see dramatic
 7 change with the census data. We have not seen a
 8 dramatic change in monitoring nuisance flooding over
 9 the last five years. Basically this has been a
 10 moderate period with storms coming up the coast.
 11 And, you know, we have not seen a strong change in
 12 that direction to force or encourage a change in
 13 policy.

14 The reporting that we have on water
 15 quality in our bays is very important both for
 16 protection of the environment and providing the
 17 recreational resource to our visitors. Again, the
 18 most recent report from our Maryland Coastal Bays
 19 partners is that the bays behind Ocean City are
 20 looking good. They're rated in that B minus for
 21 nutrient loading, and they've seen that improve over

15

1 housing was one whereby asking each community to run
 2 the same calculation. The state has a chance to
 3 evaluate, is there a shortage of housing, and is
 4 there an affordability problem.

5 Following that method, Ocean City's data
 6 identifies an owner -- ownership of housing that
 7 there may be 546 or 37 percent of the full-time
 8 residents who are housing challenged by the cost of
 9 housing. And the same for renter controlled
 10 housing, 533 households may find that the cost of
 11 rental housing is a burden based on their income.
 12 So those are the numbers that we're passing on to
 13 the state with a conclusion that we believe that
 14 Ocean City has an adequate strategy and housing
 15 supply to meet the needs of our community.

16 The conclusion was partly based on the
 17 fact that this is -- the data used is a survey of
 18 the resident population, the 7,000 people who live
 19 here full time, and not the other 200,000 people
 20 that also own houses and come to visit Ocean City.
 21 We wanted to recognize that one of the

14

1 the period of the plan.

2 And finally, we've got a section that
 3 looks at the infrastructure that the town maintains
 4 for water and sewer and roads and public facilities.
 5 Those have all kept up with new investments that the
 6 town has made to support the growth and management
 7 of the town.

8 The other main item that the Maryland
 9 Department of Planning is recommending we focus on
 10 has been the housing element. So in 2019, after we
 11 adopted the plan the last time, the state adopted
 12 legislation that requires a housing element in each
 13 Comprehensive Plan.

14 They went on in '21 to add required
 15 elements that affirmatively further fair housing
 16 strategies and including a calculation that
 17 addresses affordable housing for low income and
 18 workforce households.

19 The Comprehensive Plan for Ocean City does
 20 include now these two items. And I guess just to
 21 highlight the calculation required for affordable

16

1 other housing priorities that the state has been
 2 concerned about is whether to solve the housing
 3 problem, if there is one, by incorporating what is
 4 often called missing middle housing. So this is a
 5 commentary on the fact that typically large areas of
 6 R-1 zoned land, our lower density with single-family
 7 homes, and oftentimes don't allow the middle range
 8 of density for housing that includes townhomes and
 9 fourplexes and quadplexes and midrise.

10 So what we're trying to demonstrate, and I
 11 included the graphics here, is that Ocean City -- if
 12 you're looking for missing middle housing, it's here
 13 in Ocean City. We have already accomplished through
 14 our -- the growth and development of the town a full
 15 range of housing types, housing affordability, and
 16 there's just not a quantity problem when we have
 17 30,000 residential units in town.

18 And so it was important for us to document
 19 this in the way the state had asked us to do it, but
 20 also send the message back that we've accomplished
 21 the goals that I think they're setting out to try to

1 accomplish in other communities.
 2 The conclusion about fair housing really
 3 is that the best way to accomplish that and the
 4 affordability question is by working with our
 5 partners at the county and the state level and all
 6 of our community organizations. We appreciate our
 7 partnership with OCDC. You'll hear from Zach later.
 8 I wanted to call your attention and
 9 present that one of the required elements of the
 10 Comprehensive Plan is the land use map. Our
 11 approach at this point, and one of the reasons that
 12 we wanted to collect information at the Public
 13 Hearing with public comment is that our intent is to
 14 keep the land use map both existing and future
 15 unchanged. And the only exception would be minor
 16 revisions when we find that the map does not
 17 accurately represent existing conditions. The idea
 18 of that is that it offers stability and assurance
 19 for future investment, that we're not proposing any
 20 dramatic changes in the zoning and planned land use
 21 of the town. Unless something that comes out of the

1 2017, and glad to review that with you at the work
 2 session to show what the Planning Commission and the
 3 town has accomplished. But I think that's something
 4 that we need to do again before you're ready then to
 5 forward this to the Mayor and City Council for
 6 adoption.
 7 So that's the content and process of the
 8 Comprehensive Plan update. At this point I turn it
 9 back, Mr. Chairman, to you to continue the Public
 10 Hearing. I'll be glad to answer any questions, but
 11 really this is an opportunity to hear from anybody
 12 that wishes to.
 13 MR. WILSON: Before I go ahead and
 14 entertain public comment, does anybody on the
 15 Commission have any questions of Bill or George?
 16 MR. GILLIS: I think we've discussed
 17 this before. When you state that the -- under the
 18 sheet you have land use maps, Bill, this one?
 19 MR. NEVILLE: Yes.
 20 MR. GILLIS: You note that we have less
 21 than three percent vacant buildable land remains.

1 Public Hearing and through this process we decide to
 2 change, this is the approach that this particular
 3 update of the Comprehensive Plan is taking.
 4 And finally, I wanted to share with the
 5 Planning Commission that even though we're right at
 6 the end of the update process, there's two items
 7 remaining that need to be done following this Public
 8 Hearing.
 9 The first is to review any comments
 10 including those -- we received 30 comments from
 11 state agencies, review those one at a time along
 12 with any that you receive tonight, and decide what
 13 action to take, whether to revise the plan update,
 14 recommend further study, or record the comment for
 15 future consideration.
 16 The other main task that we need to solve
 17 at a work session is taking one or more
 18 recommendations from each planned chapter to form a
 19 prioritized work list for Planning Commission action
 20 over the next five to ten years.
 21 I did bring along that work list from

1 Is there any statistic that shows the possible
 2 redevelopment of properties, because a lot of what
 3 we see are redevelopment properties? So I've always
 4 felt that when you're stating three percent, that
 5 it's almost a little bit misrepresentative because
 6 there's a lot more potential development than this
 7 three percent. Is there any type of data that you
 8 have as far as what is underdeveloped? So the
 9 question is underdeveloped.
 10 MR. NEVILLE: Right. Thank you for
 11 calling my attention to that. We -- in the text of
 12 the plan update we have taken out reference to the
 13 three percent. I think the Commission has talked
 14 about that at length, that we really can represent
 15 that the majority of the town has developed, and we
 16 are just looking at redevelopment parcels.
 17 To answer your question, page 10-11 of the
 18 Comprehensive Plan is buildout projection chart
 19 based on the different zoning districts that we
 20 have. That estimates the number of potential
 21 residential units that can be built as a remainder

1 calculation in all the districts.

2 What we added this time is to highlight
3 the two commercial districts because what we found
4 is that most of the growth, and we were talking 280
5 townhouse/condominium units in particular, those all
6 occurred within the two commercial districts. So
7 that raised that question of conversion of
8 commercial zoning to a hundred percent residential
9 use whether or not that needed to be addressed in
10 the Comprehensive Plan.

11 MR. GILLIS: We got through chapter
12 eight this weekend. That being said, I think there
13 are ten or 11.

14 MR. NEVILLE: That's a good place to
15 focus on that question and if you wanted to go into
16 more detail about it.

17 MR. GILLIS: And another question I
18 have -- these don't have page numbers on them. I'll
19 wait on that.

20 MR. WILSON: Any questions from the
21 Commission for George or Bill?

1 really high to me being someone that's lived here
2 for a long time. There isn't 7,000 people that live
3 here in the wintertime, that's for sure. There's
4 2,500 people that maybe vote on a good turnout.
5 Just curious.

6 MR. NEVILLE: So I don't have a clear
7 answer on that. But one of the items that we added
8 that I think is helpful, I think it's in chapter
9 one, that population pyramid, is a graphic that we
10 didn't include before. This is on page 1-8. And it
11 has numbers associated with each age group. It
12 might be interesting just to kind of play around
13 with those numbers and see if you could figure out
14 where the 2,500 voters end up.

15 The rest really has to do with a question
16 I don't know that we can manage necessarily through
17 the land use policies of how you get people to get
18 out to vote. That's a tough one.

19 MR. GILLIS: Is the question the
20 residents, or is the question the number of
21 registered voters?

1 All right. If not, is there anybody in
2 the audience here to speak on the Comprehensive
3 Plan?

4 MR. BENDLER: Briefly, I just placed it
5 on the screen for you to review what you were
6 talking about. I believe some of the Commissioners
7 did not have that in front of them. And the general
8 public can see that online as well. That's 249 on
9 the digital Comprehensive Plan.

10 MR. WILSON: Thank you.

11 MR. KRETZER: I had one question. I've
12 always been curious with our stated resident
13 population. It's called a roundup average of 7,000.
14 If you look at country averages of voter turnout of
15 people of age that can vote, you know, that's I
16 think in the 60 to 70 range. We're working on,
17 like, a 25 percent range here.

18 Can you comment at all why we have
19 supposed 7,000 full-time residents and very low
20 turnout? Is it because of seasonality of typical
21 votes, or is there something else? 7,000 just seems

1 MR. KRETZER: Right.

2 MR. GILLIS: Because this data on 1-8
3 only represents residents. I think what your
4 question is registered voters because a lot of
5 people don't register to vote so they can't vote.

6 MR. KRETZER: My question is not as to
7 registered voters. It's residents versus people
8 that you can actually put a tangible look at. Where
9 are these people, or where aren't they, because
10 there's not 7,000 people here in the wintertime?

11 I mean, you spoke of being a small town at
12 the 7,000, and a really big town in the State of
13 Maryland, top three. I think that the extremes are
14 even greater than -- than what the numbers show.
15 That's my opinion.

16 MR. NEVILLE: I appreciate that. We had
17 felt that because the census is surveyed on
18 April 1st each year, that it never really did a
19 great job of capturing the accurate population
20 count. But we were kind of always thinking it was
21 on the low side rather than the high side because of

1 that. But you're right. It's a good thing for us
 2 to note and maybe do further study on to try to
 3 answer that question.
 4 We're also in a changing period where if
 5 Council is successful in making us a year-round
 6 community, hopefully we'll see more people here year
 7 round. Thank you. I appreciate the question.
 8 MR. WILSON: Any other questions?
 9 MS. ROBERTSON: I mean, just an
 10 assumption of some things, just that the demographic
 11 of people that are much older. I think a lot of
 12 people aren't working or retired and traveling and
 13 things of that nature, so we don't see them as much
 14 in the dire winter.
 15 MS. HOUGH: You also have residency
 16 requirements where if they're here more six months
 17 and a day, they may be considered year-round
 18 residents, but they're somewhere else the rest of
 19 the year.
 20 MS. ROBERTSON: Yeah. There's all kinds
 21 of reasons why we're not seeing them. But I think a

1 lot of it is probably the demographic, and, you
 2 know, most of the people live here are of retirement
 3 age. So they're fortunate to be able to travel and
 4 things of that nature. But also there's the tax
 5 issues, property taxes, income taxes, whether
 6 someone is calling this their primary home and
 7 saying during the census, I'm a resident here as
 8 opposed to somewhere else.
 9 MR. KRETSER: Again, the extremes of the
 10 population being low I think is even greater than
 11 the numbers state. That's my point.
 12 MR. NEVILLE: Understood. Thank you.
 13 MR. WILSON: Any other questions from
 14 the Commission? Okay.
 15 Zach, come on up, and Maureen will swear
 16 you in.
 17 (Whereupon, Mr. Bankert was sworn in.)
 18 MR. BANKERT: I do.
 19 MS. HOWARTH: Name and address.
 20 MR. BANKERT: Zach Bankert. I'm the
 21 executive director of OCDC located at 108 Dorchester

1 Street.
 2 Good evening. I have reviewed the Comp
 3 Plan as evidenced by the many green Post-it notes in
 4 my folder here. And I just want to thank the
 5 Commission and City staff for the hard work put into
 6 it.
 7 The items that are included in the Comp
 8 Plan, as Mr. Neville noted, are really important
 9 when we have important debates like we did last
 10 night, specifically with Baltimore Avenue. There
 11 was other topics discussed last night as well, but
 12 for maybe Baltimore Avenue was to the key note. So
 13 it's nice to see major projects like that included
 14 and be able to cite when we are having the debates
 15 with our elected officials.
 16 A few of the things that I really
 17 appreciated that were included in this -- in this
 18 version of the Comp Plan would be the potential
 19 rethink of POD size and the downtown design standard
 20 revisions. Those are two initiatives that the OCDC
 21 would like to take on in the future, and we think

1 that they're going to have big impacts downtown and
 2 further spur development downtown. So we were very
 3 happy that that was included in there.
 4 Employee housing was featured quite a bit.
 5 Whether you call it employer house or workforce
 6 housing, it's two birds with the same name.
 7 You know, I really appreciate seeing the
 8 mix use concept included in there. The past two
 9 large capital projects by the OCDC being the
 10 downtown police substation as well as the new post
 11 office on Worcester Street have both implemented
 12 workforce housing on the second or third floor of
 13 the project. And, you know, we want to continue to
 14 see more of that in the downtown area.
 15 What wasn't included that I've seen this
 16 Commission implement as well as the downtown design
 17 committee is when you see larger projects,
 18 particularly hotels, you start to see employee
 19 housing as part of that site plan. And I think that
 20 that's something that we should continue to
 21 encourage to our developers to do and could be

1 included in this Comp Plan as well.
 2 Also something that the OCDC has recently
 3 sort of shifted focus on from the development of new
 4 employee housing or workforce housing has been the
 5 quality of the existing workforce housing. The Comp
 6 Plan notes that a lot of workforce housing was
 7 eliminated as older structures were revitalized and
 8 turned into Airbnbs or short-term rentals. And so
 9 what our focus has been is on taking that lower
 10 qualitative of housing and renovating it. That's
 11 where our workforce housing program recently shifted
 12 from. And when you talk to people at the State
 13 Department, that's what their focus is. When the
 14 State Department comes and talks specifically on J-1
 15 students, they will tell you that they feel there is
 16 enough J-1 visas coming to town, that there is
 17 enough housing, but the issue really is the quality
 18 of the housing, not the number of housing.
 19 I can also tell you that speaking to local
 20 landlords, particularly this past summer, you had
 21 some that focused on J-1 housing who had vacancies

1 of development that we see.
 2 Previously the model block was the number
 3 one strategy that we put out there. And we haven't
 4 forgotten that strategy. We haven't tossed it
 5 aside, but you see that this new lead by design is
 6 really where we've been going for the past few
 7 years. And I see that moving forward as a
 8 replicable strategy and a good strategy moving
 9 forward.
 10 Downtown parking garage. It's always a
 11 fun topic of conversation. I was glad to see it
 12 included in the Comp Plan.
 13 You know, the -- I note that I don't have
 14 the exact section here, Bill, but we note that the
 15 two ways to pay for a downtown parking garage could
 16 potentially be a fee in lieu parking program or a
 17 special tax district. And why I think those are two
 18 potential funding opportunities, I don't -- I don't
 19 think we should be hamstrung by those. And I
 20 don't think that including those in the Comp Plan is
 21 hamstringing us, but I think we should be open to

1 for the first time in a very long time. So I don't
 2 have any strong numbers to point to this to say
 3 that, hey, we've hit that number, but the anecdotal
 4 evidence has showed that, you know, we may have
 5 approached fulfilling the quantity for the J-1
 6 housing in particular.
 7 A new factor in the Comprehensive Plan is
 8 the idea of lead by design. I want to give a lot of
 9 credit to Mr. Neville because he -- as far as I know
 10 he coined it. I'm sure it's elsewhere. But he
 11 coined it specifically in relation to the OCDC. And
 12 he might do a better job in describing our
 13 organization than I do sometimes.
 14 So what I like about the lead by design
 15 is, you know, there's a couple really recent
 16 examples where you see that, again, the skate park
 17 admin building, the OPD downtown substation and,
 18 again, the new post office. Those are City
 19 projects, OCDC projects and partnerships between the
 20 two. And you see where we're setting the best
 21 example for the rest of the community and the type

1 that being a -- you know, just a capital improvement
 2 project that the City looks at themselves without
 3 using those two strategies.
 4 We note that the inlet parking lot has
 5 become a fairgrounds as a strategy, and there's been
 6 a lot of success with that. But the connection to
 7 the parking lot is that as that inlet parking lot is
 8 taken up as a fairground, people do not have an
 9 adequate place to park downtown, particularly in the
 10 inlet area. And so we would really like to see that
 11 parking garage, you know, started and completed,
 12 whatever. We want to see the start of it looking
 13 specifically at the Worcester Street lot, although
 14 there are other sites downtown that would also be
 15 feasible for a parking garage.
 16 Bayside boardwalk, again, I appreciate
 17 that that is included in the Comp Plan. That is a
 18 project that is an aspirational project, but I think
 19 it's worthwhile to continue to include in the
 20 Comprehensive Plan. There's lots of challenges to
 21 that, but that's not a reason to eliminate it from

1 the plan.

2 And then finally I think the one thing I
3 will note is when we had our community -- our
4 sustainable community meetings, one of the big
5 takeaways that I had is the need to project our
6 amusements that we have in town and our attractions
7 in town. The boardwalk is noted in the Comp Plan,
8 and to me that's the second most important asset
9 that the Town of Ocean City has only behind the
10 beach. But we didn't hear a lot about our
11 amusements, whether that's arcades, haunted houses,
12 rides, water parks, anything like that.

13 When you look at New Jersey right now,
14 there are numerous coastal towns in New Jersey that
15 are also tourist destinations, and they're losing
16 some of their amusement parks, and they're losing
17 some of their water parks that have been there for a
18 very long time, and they're looking at those areas
19 being redeveloped into the condominiums and hotels.
20 Quite frankly, we have enough condominiums and
21 hotels. We need things for people to do once they

1 housing, J-1 student housing. It was a substantial
2 relaxation of parking. Have you seen that as a
3 success? Is there something else we can do to
4 improve that housing stock? Do you have a
5 commentary on that?

6 The intent -- well, maybe not this
7 Commission, but the prior -- some of us, was to
8 really promote affordable J-1 student housing
9 product. Is there in any way we can improve it? Is
10 it a good thing, a bad thing, a medium thing? Do
11 you have any editorial say on that?

12 MR. BANKERT: So, I mean, I think the
13 number one project that tackled this would be the
14 Phillips project.

15 MR. GILLIS: That's not necessarily --
16 that still complies with the parking.

17 MR. BANKERT: Sure. They chose not to
18 because, frankly, they didn't need to --

19 MR. GILLIS: Right.

20 MR. BANKERT: -- with the parking. But
21 when you're looking at infill projects downtown, I

1 come here. So I think protecting those assets is
2 something that we should consider moving forward.
3 That would be my only real critique of the Comp Plan
4 is not having that included.

5 Otherwise, you know, I think staff did a
6 really good job with this document, and I want to
7 thank you guys for all the work you put into it.

8 I want to thank Bill and George for the
9 inclusion of the ODCD throughout the document. I
10 will say that if I knew my annual report to Council
11 was going to be included on a page-by-page basis, I
12 might have spent more time on the digital aspect of
13 it. Bill, looking at you.

14 MR. NEVILLE: I appreciated the colors.

15 MR. BANKERT: So that's my comments for
16 the night. Thank you.

17 MR. WILSON: Does anybody have any
18 questions for Zach?

19 MR. GILLIS: Just a quick one I think.
20 We, a couple years -- a couple three years ago,
21 relaxed the parking code requirements for student

1 think that they can still take advantage of that.

2 I don't want to name individual projects,
3 but I can -- I have a mid-block property downtown in
4 my head that is slated for a teardown and
5 redevelopment, and it would most likely be employee
6 housing again. And they would take advantage of
7 that program, certainly of the parking.

8 MR. GILLIS: Is there anything we can do
9 to improve it? If there's anything we can do to do
10 something better is my question. We took a lot of
11 time to go through that, and we want to know if it's
12 a success, failure or average?

13 MR. BANKERT: I mean, as far as it being
14 utilized, I don't think it has been utilized yet, so
15 in that aspect it's a bit of a failure, but I don't
16 think that's due to the design or the incentive. I
17 think the incentive can still be taken advantage of,
18 we just haven't seen it yet.

19 MR. WILSON: Any other questions for
20 Zach? Thank you, Zach. We appreciate it. Regan.

21 MR. SMITH: Regan Smith, Williams,

1 Moore, Shockley and Harrison, 3500 Coastal Highway.
 2 (Whereupon, Mr. Smith was sworn in.)
 3 MR. SMITH: I do. First of all, I want
 4 to congratulate Bill Neville for a job well done. I
 5 think most people don't realize the effort and work
 6 that goes into this because most don't really
 7 understand what the Comprehensive Plan is and how
 8 much work that the staff puts into this. I think
 9 you guys have a feel for it, but it's still a
 10 significant amount of work, and certainly he
 11 deserves a lot of credit for that. We appreciate
 12 it. You used to have dark hair and a lot more of
 13 it. It took a little bit out of him.
 14 Following up on Zach's comments on
 15 downtown, one thing for those of us, for most of us
 16 who went to either Ocean's Calling or Country
 17 Calling, the loss of the boardwalk train has been
 18 huge for transportation. And I think -- I don't
 19 know how you can work that in, some effort to try to
 20 restore that or at least a recommendation in the
 21 plan that that be restored.

1 It's also I think had a big impact on
 2 Trimper's rides and some of the downtown amusements
 3 because a lot of the families would go down on the
 4 train, you know, go down, spend the day and come
 5 back. And now they don't want to get in the car and
 6 drive down, they enjoy that train ride. So I think
 7 that's an important aspect to look at.
 8 Another thing that's probably going to
 9 make me unpopular with Terry McGean is the concrete
 10 extension on the boardwalk has been a tremendous
 11 asset as far as bike riding and stuff. And if we
 12 could extend that north -- I know the seawall is
 13 where it is, but I still think you could extend the
 14 concrete boardwalk at least up to 12th Street, and
 15 that would help because as you know a lot more
 16 people want to ride bikes. You got a lot more
 17 electric bikes, and we want to encourage people to
 18 ride their bikes, not on the street or the
 19 boardwalk, that would be helpful.
 20 It would also I think let you move the
 21 boardwalk performers farther away from the poor

1 residents that have to listen to the one guy who
 2 plays the five songs seven hours straight. It would
 3 be a big help.
 4 And I noticed -- the one thing I noticed,
 5 too, this year is without the boardwalk trains, a
 6 lot of performers have encroached much more into the
 7 boardwalk because they're not required to stay back
 8 as much because of that, and their equipment and all
 9 is getting outside of their designated areas. But
 10 that's less of an issue. And I think that if we
 11 could expand that concrete boardwalk up that would
 12 be a tremendous asset to us.
 13 Otherwise, downtown, I think you heard a
 14 lot about that. And the big issues that I think you
 15 need to address, one is the parking. For those of
 16 you who may not remember, a lot of the nonconformity
 17 for parking and the restrictions on development was
 18 created when a parking requirement was added for
 19 boardwalk front businesses because they didn't used
 20 to have one. So as you know, most of the businesses
 21 have been there for, you know, 50, 70, a hundred

1 years, so that created a huge demand for parking in
 2 the interior blocks if anybody who wanted to
 3 redevelop a boardwalk front property. And I
 4 understand that hotels and things like that, that's
 5 a different issue. But for most of the commercial
 6 uses there's a parking requirement now that is met
 7 by tearing down the interior blocks. And that's why
 8 downtown you see so much -- you see vacant parking
 9 lots because they're required to have parking. And
 10 so you may look at that at some point going forward
 11 here as a way to, A, incentivize some redevelopment,
 12 and, B, remove some of that burden from some of
 13 those downtown property owners.
 14 And that brings me to your favorite topic
 15 which is nonconformity. And remember that the
 16 property owner didn't create the nonconformity, they
 17 just own the property. The nonconformity is created
 18 by the changing of the code, not the ownership of
 19 the property. So every time you change the code,
 20 you create more nonconformity. So they're not evil
 21 people, they're just property owners. And the

1 developers aren't bad people, they're just property
2 owners. And this effort to eliminate nonconformity,
3 it's not going to go away because every time you
4 change the code, you create more nonconformity
5 because you've changed the zoning of the existing
6 buildings as well as the future buildings.

7 So if I have a house that has two parking
8 spaces in the garage, and I've got nine-foot spaces
9 and you've created a ten-foot requirement, I'm now a
10 nonconforming townhouse or a nonconforming house.
11 So if I want to redevelop, I've either got to get an
12 exception or a variance or some sort of zoning
13 approval for that. It's not anything I did to my
14 property or anything I've done to the way I'm using
15 it, it's simply that's what the code has done to my
16 ownership. So you need to keep that in mind when
17 you're discussing those issues.

18 And just, again, following up. The
19 Baltimore Avenue, that's huge. Anyone who tried to
20 drive home on Sunday night or Saturday night or
21 Friday night at either of those concerts, there were

1 still commercial there, but it's less dense.

2 MR. BUTTA: I have a question.

3 MR. SMITH: Yes, sir.

4 MR. BUTTA: So I just got back from
5 Virginia Beach. I was there last week for work.
6 And their boardwalk is completely concrete. I was
7 just wondering why Ocean City has -- is it just
8 because of the history of the Ocean City boardwalk
9 of being wood? Because, I mean, it was really nice
10 having the -- I mean, they just had a nor'easter
11 down there, and it was completely -- I mean, it
12 cleaned up because of the concrete. I think it
13 really preserves the --

14 MR. SMITH: Yeah. That's sort of like a
15 third rail for a lot of the people and the Council
16 and the owners is they love the boardwalk being
17 wood.

18 MR. GILLIS: And they have a great bike
19 lane in Virginia Beach.

20 MR. BUTTA: Yeah, they do.

21 MS. ROBERTSON: There was a vote on it,

1 people all over the road. It was really -- you had
2 to pay attention because the sidewalks aren't big
3 enough to handle the capacity of the people that
4 were walking down there. And that eight-foot
5 sidewalk with the two-foot grass strip that you all
6 proposed I think in the -- I think that's where --
7 Palmer, is it ten foot?

8 MR. GILLIS: Ten and six.

9 MR. SMITH: That's great. And I think
10 you all ought to keep pushing that. Thank you.

11 MR. WILSON: Any questions for Regan?

12 MR. GILLIS: I'm curious. How did you
13 pick 12th Street?

14 MR. ROHE: Yeah. Why not 15th?

15 MR. GILLIS: Why not 15th?

16 MR. SMITH: Well, I think 12th Street's
17 kind of -- if you walk up and down on the boardwalk
18 a lot, the crowd starts to thin out a lot, and you
19 start to see more residential. But I just think the
20 farther up you can get it, the better. But 12th
21 Street's sort of the natural transition. There's

1 right? We voted, right?

2 MR. WILSON: Yeah.

3 MS. ROBERTSON: The residents voted. Or
4 was it a City/Town that voted? I remember there was
5 a vote.

6 MR. NEVILLE: It was definitely a
7 conscious decision and with a proposal to go all
8 concrete, but a decision to maintain the wood
9 surface, so yeah.

10 MR. SMITH: That wood with the concrete
11 on the outside is a great asset that serves the
12 town.

13 MR. GILLIS: So when the trains are
14 gone, assuming they are, the reason why they don't
15 have the bikes on the boardwalk after noon is
16 because the tram is on the boardwalk. Now with the
17 tram gone, do you see that opening up the boardwalk
18 for 24/7 bikes? Thoughts.

19 MR. SMITH: You know, I'm a bike rider,
20 so I bike a lot. But I understand now with the
21 E-bikes and the heavier bikes and the bigger bikes,

1 that creates a whole --
 2 MR. GILLIS: They're not allowed on
 3 there anyway. It's only that plus one.
 4 MR. SMITH: Yeah. No. I agree. I
 5 would love to see people be able to bike longer.
 6 And I understand. You got kids running back and
 7 forth to the beach in the cross, so there's a safety
 8 issue that needs to be addressed.
 9 MR. GILLIS: Right.
 10 MR. SMITH: But whatever we can do to
 11 get more people to use it, then I think the safer it
 12 becomes, the better off we are.
 13 MR. WILSON: Very good. Any other
 14 questions, comments for Regan?
 15 MR. SMITH: Thank you.
 16 MR. WILSON: Thanks. We appreciate it.
 17 Anyone else that would like to speak on behalf the
 18 Comprehensive Plan? Okay. Seeing none.
 19 Do we -- do you want to leave the Public
 20 Hearing open as we're going to go through this
 21 checklist, or how do you guys want to handle that?

1 forwarded to the Council after a second Public
 2 Hearing, that's fine. It -- just the advertising
 3 for a second one takes a little bit more to
 4 schedule, but --
 5 MR. BENDLER: We would like to look at
 6 if we do a second Public Hearing just so we can get
 7 more comments is December 2nd, to just give you
 8 guys time to think about it and also receive some
 9 more comments from the public.
 10 MR. WILSON: Okay. Is everyone on board
 11 with that?
 12 MS. HOUGH: What was that date?
 13 MR. WILSON: December 2nd. So I will
 14 entertain a motion to close this current Public
 15 Hearing and move everything to a work session.
 16 MS. ROBERTSON: Motion.
 17 MR. WILSON: Motion from Pam.
 18 MS. HOUGH: Second.
 19 MR. WILSON: Second from Janet. Any
 20 further discussion? All those in favor? All right.
 21 Motion carries unanimously. Close the Public

1 MR. NEVILLE: We've -- we've talked
 2 about that, either leaving the Public Hearing open
 3 for comment until your next work session is one
 4 option.
 5 The other theory is that you would close
 6 the Public Hearing. We'd have a work session to
 7 resolve any remaining comments which would create a
 8 slightly revised version of the plan, and you could
 9 hold a second hearing. So I don't know that we came
 10 to a conclusion or recommendation for you. What do
 11 you think, Maureen?
 12 MS. HOWARTH: I was erring on option
 13 two.
 14 MR. WILSON: I like option two better
 15 personally.
 16 MR. NEVILLE: Yeah. I think the idea
 17 was that even though the Commission's really glad to
 18 be at the end of this process, it's -- it -- now is
 19 not the time necessarily to rush. If you think that
 20 there's some final revisions you would like to
 21 incorporate and then give a clean copy that's

1 Hearing, and we will see you for a work session on
 2 it.
 3 MR. NEVILLE: Thank you very much.
 4 MR. WILSON: The next Public Hearing
 5 will start in about ten minutes.
 6 (Whereupon, the Public Hearing concluded.)
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STATE OF MARYLAND
WORCESTER COUNTY

I, Kathy A. Zeve, a Notary Public and Registered Professional Reporter in and for the State of Maryland, do hereby certify that the Public Hearing appeared before me at the time and place herein set according to law.

I further certify that the meeting was recorded stenographically by me and then transcribed from my stenographic notes to the within printed matter by means of computer-assisted transcription in a true and accurate manner.

I further certify that I am not of counsel to any of the parties, not an employee of counsel, nor related to any of the parties, not in any way interested in the outcome of this action.

AS WITNESS my hand and Notarial Seal this 29th day of October, 20023, at Snow Hill, Maryland.


~~Kathy A. Zeve, RPR~~
Notary Public

My commission expires January 9, 2028



TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 9.D
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Hal Adkins, Director of Public Works
RE: First Reading - Ordinance 2026-07, Property Conveyance, Portion of an Alley
DATE: February 25, 2026

ISSUE(S): First Reading - Ordinance 2026-07 authorizes the abandonment, closure and conveyance of a portion of an alley that is 16' wide by 50' in length (800 square feet) between 26th and 27th Streets, specifically separating Lots 3 and 10 in Block 79N. In exchange, the Harrisons will improve the balance of the alley to city standards.

SUMMARY: The property currently known as the Best Western/Flagship, historically known as the Diplomat Motor Hotel, is scheduled for demolition and redevelopment. As part of the overall site planning/design, the Harrisons request the Town abandon, close and convey a portion of the alley located between 26th - 27th Street, specifically separating Lots 3 and 10 in Block 79N. In exchange for this closure, the Harrisons will improve the balance of the alley North of Lots 3 and 10 running 100 feet north and ending at 27th Street to city standards at the request of the Public Works Department. The Public Works Department position is that the 800 square foot portion of the alley requested for closure serves no public need. In fact, it not only dead ends into the Harrisons property, but it is also bordered on three sides by Harrison properties.

FISCAL IMPACT: None to the Town

RECOMMENDATION: Pass Ordinance 2026-07 on First Reading.



Revitalized Ocean City: Development and Redevelopment

ALTERNATIVES: None suggested.

RESPONSIBLE STAFF: Hal O. Adkins, Director of Public Works
George Bendler, Planning Director

COORDINATED WITH: The Harrisons
Joe Moore, Attorney for the Harrisons
Russell Hammond, Surveyor

ATTACHMENT(S):

1. ORD- 26th27th St Alley.pdf
2. Letter dated January 20, 2026 as authored by Joe Moore, Attorney with associated Exhibits A and B.pdf
3. A full size verision of the overall site plan depicting how the requested alley closure aligns with the proposed site development.pdf

First Reading _____

Second Reading _____

ORDINANCE 2026 -

AN ORDINANCE AUTHORIZING THE CLOSING, ABANDONMENT AND CONVEYANCE OF A PORTION OF A CERTAIN ALLEY BETWEEN 26TH STREET AND 27TH STREET OCEANSIDE

WHEREAS, Harrison Boardwalk, Inc. owns Lots 4, 5, 6, 7, 8 and 9, Block Seventy-Nine (79) North, together with the bed of an alley, 16 feet in width which separates Lots 4, 5 and 6 from Lots 7, 8 and 9, the bed of said alley extended in a general northerly direction from the northerly side of North 25th Street for a distance of 150 feet, as shown on the plat known as "Plat of the Property of Sinepuxent Beach Company of Baltimore City", recorded among the Land Records of Worcester County, Maryland in Plat Book O.D.C. No. 2 Folio 13, said property currently is developed with a hotel; and

WHEREAS, ALBERTA HARRISON and G. HALE HARRISON, Trustees of the Non-Exempt QTIP Residuary Trust u/w Hale Harrison dated January 7, 2009 and KAREN G. HARRISON, Trustee of the 2009 John H. Harrison Irrevocable Trust FBO Descendants #1 own Lots 3 and 10 Block Seventy-Nine (79) North as shown on the plat known as "Plat of the Property of Sinepuxent Beach Company of Baltimore City", recorded among the Land Records of Worcester County, Maryland in Plat Book O.D.C. No. 2 Folio 13 and there is a 16-foot wide by 50-foot in length alley running between Lots 3 and 10 dead ending on the south end into the current hotel located on Lots 4, 5, 6, 7, 8 and 9; and

WHEREAS, all said Lots (3 through 10) will be transferred into one ownership entity and are being redeveloped into a new hotel; and

WHEREAS, Harrison Boardwalk, Inc. and ALBERTA HARRISON and G. HALE HARRISON, Trustees of the Non-Exempt QTIP Residuary Trust u/w Hale Harrison dated January 7, 2009 and KAREN G. HARRISON, Trustee of the 2009 John H. Harrison Irrevocable Trust FBO Descendants #1 and their successors and assigns has agreed to improve the remaining part of the alley from the point of the northerly property line of Lots 3 and 10 northerly therefrom a distance of 100 feet to 27th Street with said alley improvement being in accordance with Town of Ocean City road standards; and

WHEREAS, pursuant to the provisions of the Town of Ocean City Charter, Section C-414 (49) and 1301, Mayor and City Council of Ocean City conducted a public hearing March 2, 2026, for the purpose of considering whether the alley separating Lots 3 and 10 Block 79N was needed for public use and the closure and abandonment of said alley between Lots 3 and 10; and

LAW OFFICES

AYRES, JENKINS,
GORDY & ALMAND, P.A.

SUITE 200
6200 COASTAL HIGHWAY
OCEAN CITY, MD 21842

WHEREAS, Mayor and City Council of Ocean City has determined that the alley separating Lots 3 and 10 Block 79N, specifically a 16-foot wide by 50-foot in length section of the alley, is no longer needed for public use and it is in the best interest of the public health, safety, and general welfare of the public that said alley be closed and abandoned.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE MAYOR AND CITY COUNCIL OF OCEAN CITY: THAT Mayor and City Council of Ocean City be, and it is hereby authorized and empowered to close, abandon and convey the alley separating Lots 3 and 10 Block 79N as shown on the plat entitled "Bed of 16' Wide Alley – Block 79N Plat of Property of Sinepuxent Beach Company Town of Ocean City Tenth Election District, Worcester County, Maryland" made by Russell T. Hammond Surveying, LLC & Associates, Inc. dated January 15, 2026, attached hereto and incorporated herein and being more particularly described in the below legal description as follows:

ITEM ONE: BEGINNING FOR THIS DESCRIPTION at a point denoted by a concrete monument which is located at the northeasterly corner of Lot No. 3, Block 79N which said point is south 86° 58'00" east a distance of 142 feet from the intersection of the northwesterly corner of said Lot 3 with the easterly line of Baltimore Avenue, as shown on said Plat, and from said point of beginning running across the area of a 16 foot alley as shown on said Plat south 66° 56'00" east a distance of 16 feet to a point denoted by a concrete monument at the northwesterly corner of Lot No. 10 in said Block 79N as shown on the said Plat of Sinepuxent Beach Company thence running by and with the westerly property line of said Lot No. 10 south 23° 02'00" west a distance of 50 feet to a point which is the southwestly corner of said Lot No. 10 thence running north 66° 58'00" west a distance of 16 feet to a point which is the southeasterly corner of said Lot No. 3 in Block 79N thence running by and with the easterly line of said Lot No. 3 north 23° 02'00" east a distance of 50 feet to the point of beginning said area containing 800 square feet of land.

INTRODUCED at a meeting of the City Council of Ocean City, Maryland held on _____.

ADOPTED AND PASSED, by the required vote of the elected membership of the City Council and approved by the Mayor at its meeting held on _____, 2026.

ATTEST:

DIANA L. CHAVIS, Clerk

RICHARD W. MEEHAN, Mayor

Approved as to form:

MATTHEW M. JAMES, President

LAW OFFICES
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OCEAN CITY, MD 21842

HEATHER STANSBURY
Ayres, Jenkins, Gordy & Almand, P.A.
Office of City Solicitor

WILLIAM C. SAVAGE, III, Secretary

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REGAN J.R. SMITH
CHRISTOPHER T. WOODLEY
CHRIS S. MASON
PETER S. BUAS
QUINN W. MCGINNES
MEEGAN JAYNE R. KENNEDY

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MARCUS J. WILLIAMS (1923-1995)
EDWARD H. HAMMOND, JR.
(1942-2011)

OF COUNSEL
JOSEPH G. HARRISON, JR.

January 20, 2026

Mayor and City Council of Ocean City
City Hall
301 North Baltimore Avenue
Ocean City, MD 21842

Re: Closure of dead-end alley located adjacent to Lots 3 & 10 – Block 79N south of 27th Street east of Baltimore Ave.

Dear Mayor and City Council,

This letter is intended to serve as a request for consideration of closure of an area of a 16-foot-wide alley which dead-ends at the southerly line of Lots 3 & 10 in Block 79N, as shown on the plat known as “Plat of the Property of Sinepuxent Beach Company of Baltimore City”, recorded among the Land Records of Worcester County, Maryland in Plat Book O.D.C. No. 2 Folio 13. The adjacent properties are owned by Alberta Harrison and G. Hale Harrison, Trustees of the Non-Exempt QTP Residuary Trust u/w Hale Harrison, by virtue of a certain deed recorded among the aforesaid Land Records in Liber 8883 Folio 268, as to an undivided one-half interest, and owned by Karen G. Harrison, Trustee of the John H. Harrison Irrevocable Trust FBO Decedent’s #1, by deed dated November 24, 2025 and recorded among the aforesaid Land Records in Liber 9076 Folio 122 et seq.

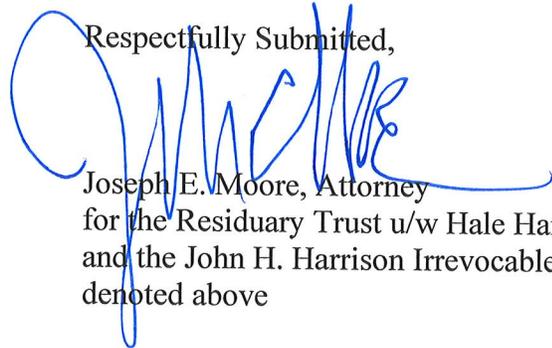
By virtue of the fact that the alley dead-ends adjacent to the hotel known as the Flagship Hotel, and goes no farther, the said alley adjacent to said Lots 3 & 10, serves no public purpose and, pursuant to Ocean City Code C-1301, and C-414 “Powers of Council” enumerated, in Paragraph (49) the Council has the power and authority set forth therein “...to convey any real or leasehold property when no longer needed for the public use, after having given at least twenty (20) days public notice of the proposed conveyance...”

There is attached hereto, as Exhibit “A” a plat showing the area of the alley in question as shown on a survey made by Russell T. Hammond, Surveying, LLC and there is attached as Exhibit “B” the legal description of the area of said alley requested to be closed and conveyed unto the Trusts which are noted above as the owners of Lots 3 & 10.

In return for the closure of the alley and as consideration therefor, the above-denoted Trusts shall, at their sole expense, improve the remaining right-of-way of the 16-foot-wide alley from the point on the northerly property line of Lots 3 & 10 northerly therefrom a distance of 100 feet to 27th Street and said alley improvement shall be in accordance with City standards.

By virtue of the lack of need for the public use of the area in question, it is respectfully requested that the Mayor and City Council of Ocean City, after having given the required public notice, agree to convey the area of the dead-end alley not publicly used (800 sq. ft.) in return for requiring the property owners to improve the remainder of the alleys north to 27th Street in accordance with City standards.

Respectfully Submitted,

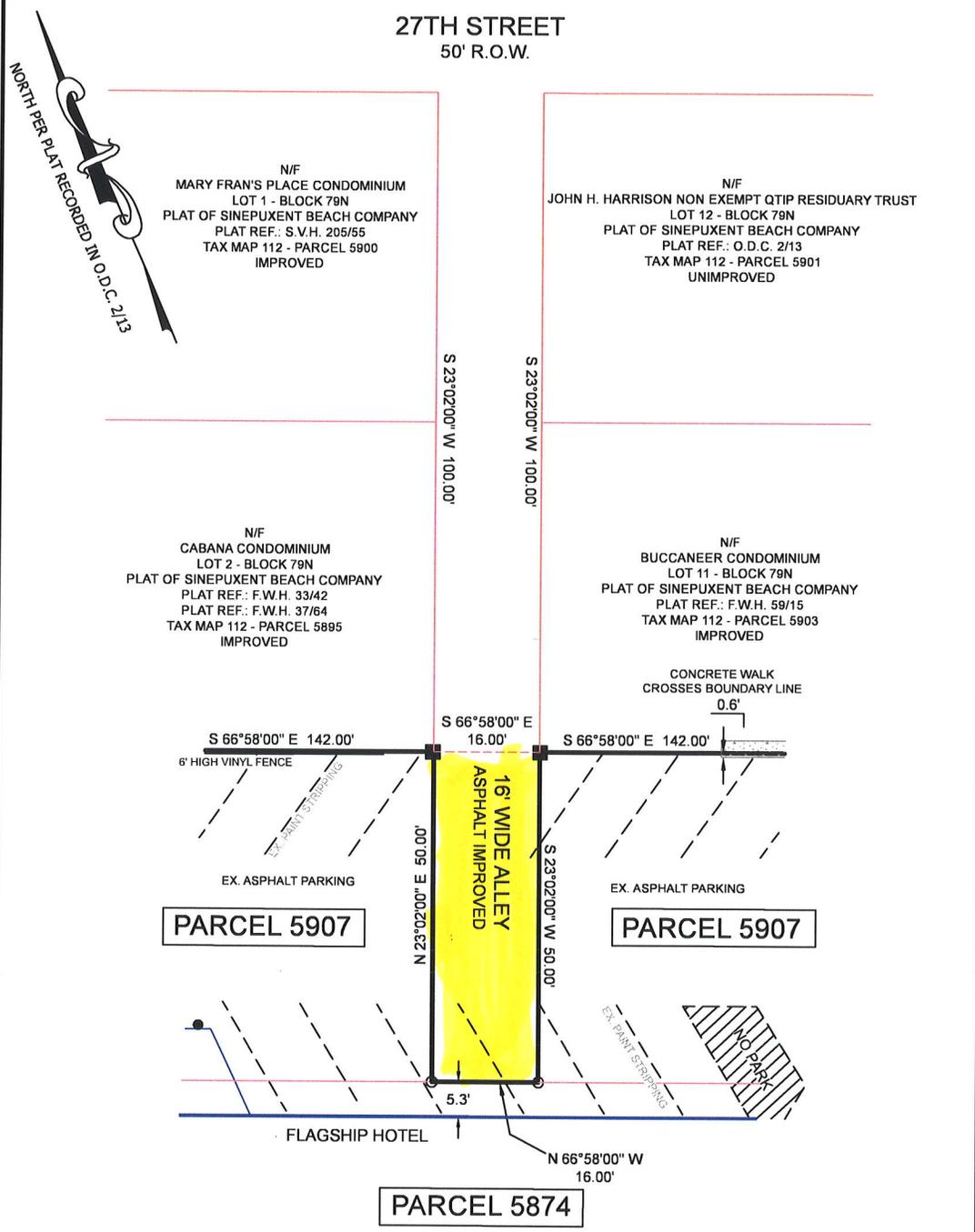


Joseph E. Moore, Attorney
for the Residuary Trust u/w Hale Harrison
and the John H. Harrison Irrevocable Trust
denoted above

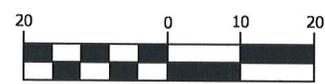
EXHIBIT "A"

RUSSELL T. HAMMOND SURVEYING L.L.C. RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS, PLATS, OR OTHER DOCUMENTS. ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, IS PROHIBITED UNLESS PERMITTED IN WRITING BY RUSSELL T. HAMMOND SURVEYING L.L.C.

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.



**BED OF 16' WIDE ALLEY - BLOCK 79N
 PLAT OF PROPERTY OF SINEPUXENT BEACH COMPANY
 TOWN OF OCEAN CITY
 TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND**



- DENOTES CONC. MON. FOUND
- DENOTES UNMARKED POINT

RUSSELL T. HAMMOND
Surveying, L.L.C.

SURVEYING - LAND PLANNING
 10310 Hotel Road Bishopville, MD 21813
 (410) 352-5674 - (410) 726-8076

DRAWN BY	R.T. HAMMOND
FILE NO.	2023-3475
DATE	01/15/2026

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21328, EXPIRATION DATE: 1/08/2027.

EXHIBIT "B"

Legal Description, Area of 16 ft wide alley between Lots 3 and 10 Block 79N Plat of Property of
Sinepuxent Beach Company Ocean City, MD

Beginning for this description at a point denoted by a concrete monument which is located at the northeasterly corner of Lot No. 3, Block 79N which said point is south $86^{\circ} 58'00''$ east a distance of 142 feet from the intersection of the northwesterly corner of said Lot 3 with the easterly line of Baltimore Avenue, as shown on said Plat, and from said point of beginning running across the area of a 16 foot alley as shown on said Plat south $66^{\circ} 56'00''$ east a distance of 16 feet to a point denoted by a concrete monument at the northwesterly corner of Lot No. 10 in said Block 79N as shown on the said Plat of Sinepuxent Beach Company thence running by and with the westerly property line of said Lot No. 10 south $23^{\circ} 02'00''$ west a distance of 50 feet to a point which is the southwesterly corner of said Lot No. 10 thence running north $66^{\circ} 58'00''$ west a distance of 16 feet to a point which is the southeasterly corner of said Lot No. 3 in Block 79N thence running by and with the easterly line of said Lot No. 3 north $23^{\circ} 02'00''$ east a distance of 50 feet to the point of beginning said area containing 800 square feet of land.



TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 9.E
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: George Bendler, Planning and Community Development Director
RE: First Reading - Ordinance 2026-08, Residential Yard Setback Amendments for LC-1 and SC-1 Districts
DATE: February 25, 2026

ISSUE(S): First Reading - Ordinance 2026-08 amends Chapter 110, Zoning, with regard to yard setback regulations in LC-1, Local Commercial, and SC-1, Shopping Center, Districts to include subdivided two-family dwellings and townhouses. The BMUD, Bayside Mixed Use, zoning district was removed at the direction of the Mayor and Council at the February 24 Work Session.

SUMMARY: Ordinance 2026-08 amends Town Code Chapter 110 to increase and clarify minimum front, side, and rear yard setbacks for residential uses located within the LC-1 and SC-1 zoning districts, aligning those standards more closely with residential zoning requirements. The amendments are intended to provide additional space for utilities, stormwater management, HVAC equipment, refuse storage, landscaping, and pedestrian safety, particularly along major roadways.

The Planning and Zoning Commission held a public hearing on February 3, 2026, during which staff explained that existing commercial-district setbacks were insufficient for modern residential development and associated infrastructure needs. Following public testimony and discussion, the Commission voted 6-1 to forward a favorable recommendation, with the scope narrowed to LC-1, SC-1 and BMUD, excluding the BM-1 and DM districts.

The ordinance revises bulk regulation sections applicable to these districts and updates Section 110-906 to ensure consistent application of setbacks to subdivided two-family dwellings and townhouses unless a specific district standard applies. The ordinance does not affect existing structures and applies only to new development or redevelopment.

FISCAL IMPACT: Proposed amendments may require alternate design solutions or reduced density for residential development in the noted zones.

RECOMMENDATION: Pass Ordinance 2026-08 on First Reading.



Revitalized Ocean City: Development and Redevelopment

ALTERNATIVES: None suggested.

RESPONSIBLE STAFF: George Bendler, Director of Planning & Community Development

COORDINATED WITH: Planning Commission

ATTACHMENT(S):

1. ORD Chapter 110 Yard Setbacks.pdf
2. #26-141000001 LETTER FOR RESIDENTIAL SETBACKS TO MCC.pdf
3. 260203OCPUBLICHEARING1 court reporter notes.pdf

First Reading _____

Second Reading _____

ORDINANCE 2026 - ____

**AN ORDINANCE TO AMEND CHAPTER 110, ENTITLED ZONING, OF THE
CODE OF THE TOWN OF OCEAN CITY, MARYLAND**

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE
MAYOR AND CITY COUNCIL OF OCEAN CITY THAT CHAPTER 110,
ENTITLED ZONING, OF THE CODE OF THE TOWN OF OCEAN CITY,
MARYLAND BE, AND IT IS HEREBY, AMENDED BY AMENDING SECTIONS
110-516 ENTITLED BULK REGULATIONS; 110-546 ENTITLED BULK
REGULATIONS; AND 110-906 ENTITLED SUBDIVIDED TWO-FAMILY
DWELLINGS AND TOWNHOUSES, AS FOLLOWS:**

CHAPTER 110 – ZONING

...

ARTICLE IV. – DISTRICTS

...

DIVISION 10. – LC-1 LOCAL COMMERCIAL DISTRICT

...

Sec. 110-516.- Bulk regulations.

Bulk regulations are as follows except as otherwise provided in article V, division 2, of this chapter:

(1) Minimum lot area requirements:

a. Lot area: 5,000 square feet, except subdivided two-family dwellings and townhouses shall be in accordance with section 110-906.

b. Lot area per multiple-family dwelling unit:

1. For the first two legal lots of record as of January 6, 1986, the single lot requirement applies as follows:

2,999 square feet or less: Maximum two units.

3,000—4,999 square feet: Maximum three units.

5,000—7,250 square feet: Maximum four units.

7,251—10,000 square feet: Maximum six units.

2. For the first two legal lots created after January 6, 1986, the single lot requirement applies as follows:

5,000—7,250 square feet: Maximum four units for first two lots.

7,251—10,000 square feet: Maximum six units for first two lots.

10,001—14,500 square feet: Maximum eight units.

3. Projects containing more than two recorded lots shall apply the single lot requirement for the first two lots in accordance with subsections (1)b.1 and 2 of this section; and thereafter, lot area per dwelling unit shall be one dwelling unit per 1,000 square feet of remaining lot area.
4. Parcels larger than 14,500 square feet: Eight units for first 10,000 square feet of lot area; thereafter, one dwelling unit per 1,000 square feet of lot area.

c. Lot area per hotel/motel guestroom or suite: 500 square feet.

d. Lot area per roominghouse, boardinghouse, lodginghouse guestroom: 500 square feet.

- (2) Minimum lot width: 50 feet; except subdivided two-family dwellings and townhouses shall be in accordance with section 110-906.

- (3) Minimum lot depth: 100 feet.

- (4) Minimum depth of front yard: ~~Ten feet.~~

a. Residential dwellings: Twenty feet.

b. Subdivided two-family dwellings and townhouses: Twenty feet.

c. Other buildings: Ten feet.

- (5) Minimum width of each side yard:

a. Residential dwellings:

1. Five feet for one-, two- or three-story buildings. Ten feet for four- or five-story buildings.

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SUITE 200
6200 COASTAL HIGHWAY
OCEAN CITY, MD 21842

2. Subdivided two-family dwellings and townhouses shall be ~~in accordance with section 110-906~~ five feet for one-, two-, or three-story buildings; ten feet for four- or five-story buildings.

b. Other buildings:

1. Five feet for one-, two- or three-story buildings. Ten feet for four- or five-story buildings.
2. There shall be a side yard not less than 20 feet in width on the side of a lot adjoining an R-1 single-family residential district.

(6) Minimum depth of rear yard:

- a. Residential dwellings: ~~Ten~~ Fifteen feet.
- b. Other buildings: Ten feet, except there shall be a rear yard not less than 25 feet in depth on the rear side of a lot adjoining an R-1 single-family residential district.
- c. Subdivided two-family dwellings and townhouses: Fifteen feet.

(7) Maximum building height: Shall be no more than 50 feet and shall be no more than five stories.

(Code 1999, § 110-516; Ord. No. 1993-1, § 105-14.6, 1-19-1993)

...

DIVISION 11. - SC-1 SHOPPING CENTER DISTRICT

...

Sec. 110-546. Bulk regulations.

Bulk regulations are as follows except as otherwise provided in article V, division 2, of this chapter:

(1) Minimum lot area requirements:

a. Lot area: 5,000 square feet, except subdivided two-family dwellings and townhouses shall be in accordance with section 110-906.

b. Lot area per multiple-family dwelling unit:

1. For the first two legal lots of record as of January 6, 1986, the single lot requirement applies as follows:

2,999 square feet or less: Maximum two units.

3,000—4,999 square feet: Maximum three units.

5,000—7,250 square feet: Maximum four units.

7,251—10,000 square feet: Maximum six units.

2. For the first two legal lots created after January 6, 1986, the single lot requirement applies as follows:

5,000—7,250 square feet: Maximum four units for first two lots.

7,251—10,000 square feet: Maximum six units for first two lots.

10,001—14,500 square feet: Maximum eight units.

3. Projects containing more than two recorded lots shall apply the single lot requirement for the first two lots in accordance with subsections (1)b.1 and 2 of this section; and thereafter, lot area per dwelling unit shall be one dwelling unit per 1,000 square feet of remaining lot area.

4. Parcels larger than 14,500 square feet: Eight units for first 10,000 square feet of lot area; thereafter, one dwelling unit per 1,000 square feet of lot area.

c. Lot area per hotel/motel guestroom or suite: 500 square feet.

d. Lot area per roominghouse, boardinghouse, lodginghouse guestroom: 500 square feet.

- (2) Minimum lot width: 50 feet; except subdivided two-family dwellings and townhouses shall be in accordance with section 110-906.

(3) Minimum lot depth: 100 feet.

(4) Minimum depth of front yard: ~~Ten feet.~~

a. Residential dwellings: Twenty feet.

b. Subdivided two-family dwellings and townhouses: Twenty feet.

c. Other buildings: Ten feet.

- (5) Minimum width of each side yard:

a. Residential dwellings:

1. Five feet for one-, two- or three-story buildings. Ten feet for four- or five-story buildings.

2. Subdivided two-family dwellings and townhouses shall be ~~in accordance with section 110-906~~ five feet for one-, two-, or three-story buildings; ten feet for four- or five-story buildings.

b. Other buildings:

1. Five feet for one-, two- or three-story buildings. Ten feet for four- or five-story buildings.
 2. There shall be a side yard not less than 20 feet in width on the side of a lot adjoining an R-1 single-family residential district.
- (6) Minimum depth of rear yard:
- a. Residential dwellings: ~~Ten~~ Fifteen feet.
 - b. Other buildings: Ten feet, except there shall be a rear yard not less than 25 feet in depth on the rear side of a lot adjoining an R-1 single-family residential district.
 - c. Subdivided two-family dwellings and townhouses: Fifteen feet.
- (7) Maximum building height: Shall be no more than 50 feet, and shall be no more than five stories.

(Code 1999, § 110-546; Ord. No. 1993-1, § 105-15.6, 1-19-1993)

...

ARTICLE V. – SUPPLEMENTAL REGULATIONS

...

DIVISION 2. - HEIGHT, AREA AND BULK RESTRICTIONS

...

Sec. 110-906. - Subdivided two-family dwellings and townhouses.

- (a) The dwelling units and individual lots of a two-family dwelling or townhouse may be sold separately if separate utilities are provided and if separate lots for all dwelling units in a building are created at the same time and in conformance with chapter 78.
- (b) The following regulations shall apply to subdivided two-family dwellings and townhouses in any district where permitted unless a specific district states other bulk regulations and then those bulk regulations apply:
 - (1) *Two-family dwellings bulk regulations.*
 - a. Minimum lot area: 2,500 square feet provided the average lot area for each dwelling unit in the building equals or exceeds the minimum lot area requirements in the district where the two-family dwelling is located.
 - b. Minimum lot width: 25 feet.
 - c. Minimum lot depth: 100 feet.
 - d. Minimum depth of front yard: Ten feet.

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- e. Minimum width of each side yard: Five feet for one-, two-, or three-story buildings; ten feet for four- or five-story buildings.
 - f. Minimum depth of rear yard: Ten feet.
- (2) *Townhouse bulk regulations.*
- a. Minimum lot area: 1,500 square feet provided the average lot area for all townhouse dwelling units in the building equals or exceeds the minimum lot area requirements in the district where the townhouse is located.
 - b. Minimum lot width: 15 feet provided end units comply with minimum required front and side yards.
 - c. Minimum lot depth: 100 feet.
 - d. Minimum depth of front yard: Ten feet.
 - e. Minimum width of each side yard: Five feet for one-, two-, or three-story buildings, ten feet for four- or five-story buildings. None required for interior units.
 - f. Minimum depth of rear yard: Ten feet.

(Code 1999, § 110-906; Ord. No. 1993-1, § 105-25.6, 1-19-1993)

... INTRODUCED at a meeting of the City Council of Ocean City, Maryland held on _____.

ADOPTED AND PASSED, by the required vote of the elected membership of the City Council and approved by the Mayor at its meeting held on _____, 2026.

ATTEST:

DIANA L. CHAVIS, Clerk

RICHARD W. MEEHAN, Mayor

Approved as to form:

MATTHEW M. JAMES, President

HEATHER STANSBURY
Ayes, Jenkins, Gordy & Almand, P.A.
Office of City Solicitor

WILLIAM C. SAVAGE, III, Secretary



TOWN OF OCEAN CITY

The White Marlin Capital of the World

Reply to: Planning and Zoning Commission
P O Box 158
Ocean City MD 21843

February 12, 2026

The Honorable Mayor Rick Meehan and Members of the City Council
P O Box 158
Ocean City MD 21843

Dear Mayor and Council Members:

Re: Planning and Zoning Commission Favorable Recommendation to Amend Chapter 110, Entitled Zoning, of the Code of The Town of Ocean City, Maryland, Article V, to revise bulk regulations within the BM-1 (Bayside Marine), DM (Downtown Marine), LC-1 (Local Commercial) zoning districts, BMUD- Bayside Marine Mixed Use District and SC-1 (Shopping Center District) related to residential dwelling and subdivided two-family dwellings and townhouses by amending the relevant district sections and Section 110-906.
APPLICANT: PLANNING AND ZONING COMMISSION (PZ FILE #26-14100001)

On Tuesday, February 3, 2026, George Bendler, Planning and Community Development Director, presented to the Planning and Zoning Commission during a public hearing the proposed code amendment to Chapter 110, Zoning, following staff review and recommendation. The Commission considered all testimony and exhibits and voted to accept the proposal submitted to include: LC-1 (Local Commercial), SC-1 (Shopping Center District), BMUD- Bayside Marine Mixed Use District zoning districts and exclude BM-1 (Bayside Marine), DM (Downtown Marine). The motion passed with 6 in favor and 1 opposed Joe Wilson, to send the Mayor and City Council a favorable recommendation to approve the amendment.

Zoning staff has coordinated with the City Clerk to place this favorable recommendation on the agenda for the work session on Tuesday, February 24 at 1:00 PM. The draft ordinance will also be available for your review and action.

Thank you in advance for your consideration.

Sincerely,

Joe Wilson, Chairperson

Attachment: Draft Ordinance

MAYOR
Richard W. Meehan

CITY COUNCIL

Matthew M. James
President

William C. Savage III
Secretary

John F. Gehrig, Jr.
Jacob H. Mitrecic
Carol Proctor
Larry R. Yates

CITY MANAGER
Terence J. McGean, PE

CITY CLERK
Diana L. Chavis, MMC

1

1 TOWN OF OCEAN CITY
 2 PLANNING AND ZONING COMMISSION
 3
 4 APPLICANT:
 5 Town of Ocean City
 6 Tuesday, February 3, 2026
 7
 8 6:30 p.m.
 9 Council Chambers
 10 301 Baltimore Avenue
 11 Ocean City, Maryland
 12
 13
 14 COUNCIL MEMBERS:
 15 JOE WILSON, Chairperson
 16 PALMER GILLIS
 17 PAMELA ROBERTSON
 18 GORDON KRETZER
 19 KEVIN ROHE
 20 TONY BUTTA
 21 JANET HOUGH
 TAYLOR DONLEY, Attorney
 Reported by
 Kathy A. Zeve, RPR

3

1 Maryland.
 2 Okay. Well, everyone thank you for
 3 joining us this evening. We're here to consider
 4 amending Chapter 110 of the Ocean City Code to
 5 revise bulk regulations within the BM-1, which is
 6 our bayside marine, our DM, downtown marine, our
 7 LC-1, local commercial zoning district, and our
 8 BMUD, bayside marine mixed use district, and our
 9 SC-1, shopping center district. Changes apply to
 10 yard setbacks to include subdivided two-family
 11 dwellings and townhouses, referencing Section
 12 110-906. This is PZ File 26-14100001.
 13 For the record, I'll read in the
 14 ordinance, and we can have a discussion afterwards.
 15 And this is our Public Hearing tonight for
 16 the ordinance to amend Chapter 110 town zoning of
 17 the Code of Ocean City.
 18 We start off in the code with, it is
 19 discussing Division 8 MB-1, bayside marine district,
 20 Section 110-46, bulk regulations.
 21 On page one, the items stay the same.

2

1 TRANSCRIPT OF PROCEEDINGS
 2 MR. WILSON: It's 6:30. We'll go ahead
 3 and call the next Planning and Zoning Commission
 4 meeting to order. Today is Tuesday, February 3rd,
 5 2026. Regular session, first item on the agenda is
 6 approval of the minutes from our January 21st, 2026,
 7 meeting. Any revisions in this?
 8 I'll entertain a motion for approval.
 9 Janet, one. Pam, two. All those in favor? Two
 10 abstentions from Palmer and Kevin.
 11 Moving on, we will go ahead and get the
 12 Public Hearing moving.
 13 Is there any anybody in the audience --
 14 before the Public Hearing begins, I have to ask, is
 15 there anybody in the audience who objects to any of
 16 the commissioners participating? Seeing none, we'll
 17 go ahead and, George, get us going.
 18 (Whereupon, Mr. Bendler was sworn in.)
 19 MR. BENDLER: My name is George Bendler,
 20 Director of Planning and Community Development.
 21 Address is 301 Baltimore Avenue, Ocean City,

4

1 And if you follow down to page two of B-4,
 2 you'll see that the minimum depth of front yard has
 3 changed here. We removed the ten foot, and then we
 4 add, A, residential dwelling, 20 feet, subdivided
 5 two-family dwelling and townhouse, 20 feet, other
 6 buildings, ten feet. This is to represent the R-1
 7 code for residential.
 8 If you turn to page three, you'll see
 9 subdivided two-family dwelling, townhouses. We took
 10 out shall be in accordance with Section 110-906, we
 11 added for five feet for one, two or three building,
 12 two feet for four- or five-story buildings.
 13 MR. GILLIS: Ten.
 14 MR. BENDLER: Ten. Yes. Ten feet for
 15 four- or five-story buildings. Six for minimum
 16 depth of rear yard, we said residential dwelling,
 17 took out ten, added 15. C, we had subdivided
 18 two-family dwellings and townhouses, 15 feet per
 19 rear yard setbacks.
 20 This is similar for the DM, downtown
 21 marijuana district. Similar language that was just

1 discussed, on page four, again, this is taking the
2 front yard setbacks for 20 feet for residential
3 dwellings, side yards is the same as five feet for
4 one, two, three stories, and ten for four and five
5 receive the additional feet.

6 And on page five, you'll see the minimum
7 depth is 15 feet for the rear yard, other buildings,
8 ten, and subdivided two-family and townhouses, 15
9 feet.

10 Similar language for district LC-1, local
11 commercial district. You'll see the same similar
12 language changed on page six regarding residential
13 minimum depth of front yard has changed to 20 feet
14 for residential side yards, same as the last.

15 And if you turn to page seven, you'll see
16 the minimum depth of rear yards is 15 feet. And
17 then we jump to the SC-1, shopping district, same
18 language.

19 On page eight, 20 feet to ten feet.

20 Page nine, you'll see the 15 foot for rear
21 yards. Building to the bayside mixed use on page

1 just leftover ones that do not apply. But there are
2 a few LC-1 properties in question that are 5,000
3 square feet.

4 So again, the reason why we had brought
5 this to everyone's attention was we were concerned
6 about having a front yard so we can provide
7 additional space for transformers, utilities,
8 stormwater, HVACs, trash and other assorted things
9 because as we know in the supplemental regulations,
10 we do get some conditions added that allow you to
11 encroach into the front yard setback by six feet for
12 unenclosed porches, stairwells and other items. So
13 giving this additional space will allow for more
14 opportunity for providing the necessary utilities
15 and other landscaping and stormwater and sidewalks,
16 the front yard, side yard and rear yard. Happy to
17 take questions.

18 MR. GILLIS: What are other buildings?

19 MS. ROBERTSON: That was my question.

20 MR. BENDLER: Other buildings is
21 commercial. That's what we're referencing as

1 nine, and similar language.

2 Then for supplemental regulations on page
3 11, there was added language under B, Section
4 110-906B on page 11. It says, unless a specific
5 district state's other bulk regulations, and then
6 those bulk regulations apply. So that's just
7 applying to those new districts.

8 Those are the language that are changed.

9 Briefly I'll go over the zoning districts
10 so we have a better understanding.

11 This is our downtown marine district. We
12 also had a discussion about any lots that were 5,000
13 square feet. We identified those lots in the DM
14 district that are 5,000 square feet. Those are some
15 as well. They're 5,000 square feet. These are some
16 in the LC-1. This is downtown near Third Street.
17 This is near Northside Park, LC-1 has one small lot.
18 So there's some small lots throughout going up into
19 Delaware. There's a few LC-1s that are 5,000.

20 We have a few LC-1s that are 5,000 as
21 well, bayside marine district. I think these are

1 commercial.

2 MR. WILSON: George, can I ask a
3 technical question? How do you determine the front
4 yard versus the side yard? For example, if you have
5 a parcel that takes up a certain portion of the
6 block, what is the determining factor?

7 MR. BENDLER: Usually it's the
8 predominant road access. Whatever your address,
9 from where you're going to put standpipe from will
10 determine that from your front yard.

11 MR. WILSON: Right.

12 MR. BENDLER: So Coastal Highway will
13 most likely be your predominant versus, say, 120th
14 Street or your side yard.

15 MR. GILLIS: Because you had a lot of
16 those up on examples that were parallel to Coastal
17 Highway, that would be the front yard?

18 MR. BENDLER: Yes.

19 MR. GILLIS: But they're exempt anyway.
20 Those are the ones that are exempt, correct?

21 MR. BENDLER: Correct.

1 MR. GILLIS: I'm just saying that if I
2 had any feedback on this of being in the community
3 and listening to people who live here, they just
4 completely cannot understand how the projects on the
5 north end got built so close to the highway. And
6 it's not only an aesthetic thing, but it's also a
7 lifesaving thing in addition to all the things that
8 you mentioned.

9 MR. WILSON: That's kind of why I asked
10 the question was because Coastal Highway is not
11 referenced in the code amendments, right? So I just
12 wanted to make sure that if that's the goal, should
13 that be read? If the goal is to set it back a
14 little bit further off of Coastal Highway for
15 residential development, is there a way to write the
16 language so that it references Coastal Highway, or
17 is that not the goal?

18 MR. ROHE: As long as it's in an
19 outlying district. So an outlying district covers
20 Coastal -- but you're saying in particular to the --

21 MR. WILSON: Well, what I'm saying is,

1 MR. ROHE: I agree to that.

2 MR. GILLIS: Hold up for just one
3 second. Residential is not included in this.

4 MR. WILSON: Right.

5 MR. GILLIS: So all the lots in R-1, R-2
6 or R-3 would not have the setback applied to it.
7 It's only for these zoning districts. I agree with
8 what you're saying.

9 MR. WILSON: Yeah.

10 MR. GILLIS: But I'm just saying that
11 making reference to Coastal Highway, it's only for
12 these districts.

13 MR. ROHE: It's not for the --

14 MR. GILLIS: It's not for all the other
15 areas. I don't know if you have a map that shows --

16 MS. HOUGH: So it wouldn't prevent what
17 happened up toward north from what happened --

18 MR. GILLIS: Well, that was commercial
19 property.

20 MR. WILSON: Yeah. But it would
21 still -- but it says residential dwelling, so this

1 if the goal is to create safety --

2 MR. ROHE: Right.

3 MR. WILSON: -- and this --

4 MR. ROHE: In particular to Coastal
5 Highway.

6 MR. WILSON: Correct. In particular
7 Coastal Highway. But Coastal Highway is not --

8 MR. KRETSEK: Particular to the code.

9 MR. WILSON: Exactly. Coastal Highway
10 is not mentioned in the code change.

11 MR. GILLIS: Residential units aren't
12 mentioned --

13 MR. ROHE: Like, Palmer, you are --
14 Palmer was saying. That's a good idea actually.

15 MR. GILLIS: But the residential
16 units --

17 MR. ROHE: That's a good idea.

18 MR. WILSON: I think it would be more --
19 obviously what I'm saying would be much more
20 specific, but I mean, if that's the goal, then I
21 think that should be discussed.

1 would apply.

2 MR. GILLIS: Yes.

3 MR. BENDLER: Yes.

4 MR. GILLIS: So no greater than 5,000.

5 MR. WILSON: Correct. So would this
6 would have applied, yeah.

7 The second point that I was going to bring
8 up was, is there a reason why we're including the
9 bayside marine, downtown marine and then bayside
10 marine mixed use districts?

11 MR. BENDLER: It is all commercial
12 districts.

13 But one of the other goals is to have
14 protection for commercial and encourage commercial.
15 We don't have to have a hundred percent if there is
16 not a will for it. You know, the focus was SC-1,
17 LC-1. If it doesn't want to bring in the downtown
18 marine, that's up to the commission to decide.

19 MR. WILSON: I would back -- I
20 personally would back those three districts out of
21 the conversation, but that's just me.

1 MR. BENDLER: Joe -- sorry --
 2 Mr. Wilson, the three you're referencing, what would
 3 they be?
 4 MR. WILSON: BM-1, bayside marine, DM,
 5 downtown marine, and BMUD, bayside marine mixed use.
 6 MR. BENDLER: Okay.
 7 MR. WILSON: I think that, you know,
 8 part -- in particular the downtown marine and the
 9 bayside marine, they're already -- like, they're in
 10 the downtown area where everything is already
 11 relatively dense. I don't know that -- and
 12 everything's tight down there. I don't know that
 13 decreasing -- or increasing the requirements on
 14 those properties would make practical sense.
 15 MR. BENDLER: And bayside -- BMUD is
 16 Sunset Island, which is already developed.
 17 MR. WILSON: Okay. Sunset Island is
 18 already -- already fully developed, so I don't think
 19 that, yeah, needs to be in there.
 20 MR. GILLIS: Let's use -- can you slide
 21 that map north a little bit, the map that's up

1 MR. WILSON: So I think my point is,
 2 because it's in the downtown area that's already --
 3 I mean, you know, downtown I think typically is
 4 treated differently. That's why I thought, if
 5 you're going to focus on something, focus on SC-1,
 6 LC-1.
 7 MR. GILLIS: Let's just take it case by
 8 case. Let's see how many DMs there are.
 9 MR. WILSON: I think that's really --
 10 MR. GILLIS: Is that it?
 11 MR. BENDLER: That's it for that area,
 12 yeah.
 13 MR. GILLIS: So let's -- let's --
 14 let's -- I'm just going to go along and say for
 15 discussion, DM, okay. What's the other one you
 16 said?
 17 MR. WILSON: Bayside marine one. And
 18 then bayside marine mixed use was just Sunset
 19 Island.
 20 MR. GILLIS: So bayside marine one
 21 and --

1 there?
 2 Yeah. So you have those. Those can be --
 3 those lots can be consolidated to make one lot. So
 4 they would be exempt anyway, meaning that on the
 5 bottom left -- if you'll hold that still for a
 6 second, that DM at the top of the page, those are
 7 showing four lots. Those are exempt now. But if
 8 they were -- I guess they would want to do it.
 9 Let's see. Let's use those for an example.
 10 MR. BENDLER: Yeah.
 11 MR. GILLIS: Let's use that as an
 12 example to push out your point. What we're saying
 13 right there is they don't have -- they can go with
 14 the normal setbacks on those lots. So all those
 15 lots that are impacted are exempt anyway.
 16 MR. WILSON: Yeah, they are. But you're
 17 right, if they consolidated, then it would --
 18 MR. GILLIS: Then it would apply.
 19 MR. WILSON: Even if it was two that
 20 consolidated.
 21 MR. GILLIS: Right.

1 MR. WILSON: That's around Fish Tales.
 2 MR. GILLIS: Is that it?
 3 MR. BENDLER: Yeah, pretty much.
 4 MR. GILLIS: Is that defined as the
 5 bayside marine use?
 6 MR. BENDLER: There's --
 7 MR. WILSON: And there's down around,
 8 no. That was the --
 9 MR. ROHE: Hey, George, just to be
 10 clear, so this is being done to improve utility
 11 abilities for setbacks such as AC units,
 12 accessibility to the front port or trash can
 13 enclosure areas?
 14 MR. BENDLER: Yes.
 15 MR. ROHE: To give it some more
 16 breathing room so it's not pressed so hard on the
 17 sidewalks?
 18 MR. BENDLER: Yes, sir.
 19 MR. GILLIS: Where is that? I'm sorry.
 20 I'm having difficulty --
 21 MR. WILSON: This is, like, Macky's,

1 right?
 2 MR. BENDLER: Yeah.
 3 MR. WILSON: Macky's. And then the --
 4 MR. GILLIS: Those are the only two --
 5 what's this one, Joe?
 6 MR. WILSON: That is Seacrets? No. Is
 7 this the trailer park?
 8 MR. GILLIS: This is the trailer park
 9 here. So this is Seacrets.
 10 MR. WILSON: Yeah, I think so. I think
 11 it's Macky's and Seacrets.
 12 MR. GILLIS: Is that the only two BM-1s?
 13 MR. BENDLER: Yes.
 14 MR. GILLIS: And what was the last one,
 15 Joe?
 16 MR. WILSON: Bayside marine mixed use,
 17 which is Sunset Island --
 18 MR. BENDLER: Yeah.
 19 MR. WILSON: -- which I don't think this
 20 applies. They're built out. So I think you take
 21 that out because it doesn't --

1 MR. WILSON: For fresh air.
 2 MR. ROHE: A second wind.
 3 MR. WILSON: So we've taken out three of
 4 the five zoning districts. We're just looking at
 5 LC-1 and SC-1, as long as everybody -- do we have a
 6 consensus on that?
 7 MS. ROBERTSON: I think if we really
 8 need it for utility for -- you know, for
 9 infrastructure that should be there, then it should
 10 be considered.
 11 MR. BENDLER: Yeah. The DM-1, I do
 12 agree with Mr. Wilson. It's, you know, our downtown
 13 marine district. It is a tight area established.
 14 There's not much land left there.
 15 MR. ROHE: So anything new basically is
 16 what we're after, to improve the new structures
 17 being built.
 18 MR. BENDLER: Yeah.
 19 MR. ROHE: Nothing is to be called out
 20 to do anything at this point as existing.
 21 MR. WILSON: Right.

1 MR. GILLIS: Based on what I'm saying, I
 2 can go along with that.
 3 MR. BENDLER: Okay.
 4 MR. GILLIS: I mean, I want more
 5 restrictions, not less, but I think that makes
 6 sense.
 7 MR. BENDLER: Is that your decision as
 8 to the board? So if you want to go that route,
 9 that's perfectly fine.
 10 MR. ROHE: We just said a lot of stuff.
 11 MR. WILSON: So we're just going to
 12 focus on LC-1 and SC-1.
 13 MR. GILLIS: Kevin, do you want a comb?
 14 MR. ROHE: Huh?
 15 MR. GILLIS: Do you want a comb? Sorry.
 16 I had to go there. At least you have it.
 17 MR. ROHE: I have it, though. I know, I
 18 rushed in and I grabbed a bite to eat, and I forgot
 19 to comb my hair.
 20 MR. GILLIS: And you stuck your head out
 21 the window on the way over here, right?

1 MR. BUTTA: But I have a comment. So
 2 if -- indeed the downtown district is already
 3 cluttered up, and when you go down there it's a
 4 mess, right? I mean, do we want to just keep it --
 5 I mean, like, when you're walking down -- it's --
 6 it's trash cans all over the place. It's dumpsters
 7 all over the place.
 8 I mean, I think -- I mean, I'll be with
 9 you guys no matter what you decide, but I just think
 10 that that's more of a reason why we need those other
 11 areas as well because at the end of the day, I mean,
 12 it's taking away from the beauty of the downtown.
 13 MS. HOUGH: But that's only if it were
 14 to be redeveloped. They're not going to take that
 15 away now.
 16 MR. BUTTA: Right.
 17 MR. ROHE: Yeah. Existing's existing.
 18 That's just for future redevelopment.
 19 But talking back on the -- if you pull the
 20 sheet down to the DM where we were talking about
 21 consolidation, the DM with the four lots that Palmer

1 was -- but the consolidation can only have it on the
2 four lots unless there's X amount of square foot.
3 Am I correct on that? You can't take those lines
4 away. That wouldn't -- that wouldn't --

5 MR. BENDLER: It all depends on, you
6 know, what -- I'm not sure what's there. First
7 Street.

8 MR. GILLIS: If I were the developer I
9 think I would leave them as four individual lots and
10 be exempt from these setbacks.

11 MR. ROHE: Absolutely. And then use the
12 new setback requirement.

13 MR. GILLIS: No. There is no new
14 setback.

15 MR. ROHE: So is there no setbacks in
16 this --

17 MR. WILSON: If they're single lots.

18 MR. GILLIS: They're single lots. So I
19 would develop four different lots with, like,
20 duplexes or something like that. I mean, I don't --

21 MR. ROHE: So are we saying to keep

1 four lots and we're not applying the setback to
2 them, then I can build a bigger project because
3 we've now pulled DM out. So that would argue the
4 point to keep it in on that specific DM.

5 MR. WILSON: Right.

6 MR. GILLIS: Because if I'm the
7 developer on that, I'm going to want to consolidate
8 my lots and get more now that there's no
9 restrictions on my setback. So that would give me
10 an incentive to somehow go around the restrictions.
11 That's what I would do. And same thing applies to
12 this one closest to Route 50 on the south side.

13 MR. ROHE: Would you cantilever your
14 second floor?

15 MR. GILLIS: You can't do that.

16 MR. WILSON: What about the five-foot
17 apron?

18 MR. KRETSEK: That would be too cost
19 prohibitive.

20 MR. ROHE: It won't work. You can't do
21 that. It's impossible.

1 it -- are we saying to imply --

2 MR. BENDLER: Commissioner Wilson is
3 asking to remove the three districts from the
4 conversation and just move forward --

5 MR. WILSON: With LC-1.

6 MR. BENDLER: -- with LC-1 and SC-1 with
7 these restrictions to have them comply with
8 residential.

9 MR. ROHE: Not the DM?

10 MR. BENDLER: Not the DM.

11 MR. WILSON: The DM and BM-1.

12 MR. ROHE: And the BMUD.

13 MR. WILSON: I understand your point,
14 but I think the flip side of that is that
15 development downtown is already really, really
16 difficult, and there's a lot of aging buildings down
17 there. So any incentive that -- I think we need to
18 keep it in place for those districts.

19 MR. GILLIS: So if that's the case,
20 let's argue it the other way. You have this DM lot
21 that has four lots on it. So if I consolidate those

1 MR. BENDLER: Just as a note, this
2 property right here is I believe Delmarva Power's
3 transformer station. I think they might own some of
4 those parcels as well.

5 MR. GILLIS: So let's use the one to the
6 south of Route 50. If we take the setback
7 requirements out, then they're going to be allowed
8 to have the setbacks that we're trying to argue
9 against. So in other words, it will be a bigger
10 project with no --

11 MR. ROHE: Can you scan up a little bit?
12 Is that all the blue area?

13 MS. HOUGH: That's the Angler.

14 MR. WILSON: Angler, yeah.

15 MR. BENDLER: This is the condo that was
16 just redeveloped.

17 MR. BUTTA: By Resort.

18 MR. BENDLER: Yeah, by Resort. This is
19 the parking lot you guys talked about for --

20 MR. GILLIS: So that would argue the
21 point that they're built out --

1 MR. WILSON: Yes.
 2 MR. GILLIS: -- today.
 3 MR. WILSON: Correct. That's where you
 4 have the new resort known as the SeaLoft.
 5 MR. GILLIS: It's beautiful.
 6 MR. WILSON: It is. I think they did a
 7 great job with that.
 8 MR. GILLIS: Is it a single-family
 9 house?
 10 MR. WILSON: Yeah.
 11 MR. GILLIS: I like it. It's nice.
 12 MR. WILSON: So I mean, if you look
 13 around there it's all small ranch --
 14 MR. KRETSER: Yeah. That exact
 15 development could be replicated over and over on so
 16 many of those little parcels around that spot.
 17 MR. WILSON: Right.
 18 MR. GILLIS: Right.
 19 MR. KRETSER: And that would be
 20 fantastic, so we should encourage that.
 21 MR. GILLIS: And you go up Coastal

1 MR. WILSON: Macky's and Seacrets.
 2 MR. GILLIS: -- which is Macky's and
 3 Seacrets.
 4 MS. ROBERTSON: Those are huge parcels.
 5 MR. GILLIS: Should we keep those in?
 6 MR. WILSON: But Seacrets parcel isn't
 7 BM-1, it's only partially BM-1.
 8 MR. BENDLER: Yeah.
 9 MR. WILSON: A lot of it is LC-1.
 10 MR. BENDLER: That's correct.
 11 MR. WILSON: I mean, the back portion
 12 is -- so if he was going to say just for argument
 13 sake, you're just going to develop the back portion
 14 of BM-1 and you're going to take advantage of the
 15 five-foot setback instead of the ten-foot setback, I
 16 mean, you're far enough from Coastal Highway, to me,
 17 that would make it really -- I don't think it makes
 18 that big of a difference.
 19 MR. GILLIS: And Macky's?
 20 MR. WILSON: You do have a little piece
 21 that touches Coastal Highway here. That's also why

1 Highway where those single lots are, we have to have
 2 something because you're not putting a business on
 3 those lots.
 4 MR. KRETSER: It's either that or a
 5 parking lot.
 6 MS. ROBERTSON: Is that those lots where
 7 we just tied it to another project?
 8 MR. BENDLER: That's the Purple Moose
 9 parking lot --
 10 MS. ROBERTSON: Oh, up there.
 11 MR. BENDLER: -- right there.
 12 MS. ROBERTSON: There's two other houses
 13 right there.
 14 MR. GILLIS: So the BM-1 -- let's go
 15 back to Seacrets, when Leighton sells Seacrets and
 16 it becomes condos. And what happens to Jolly Roger?
 17 So let's look at --
 18 MS. ROBERTSON: Yeah. I would keep
 19 those in.
 20 MR. GILLIS: So you're looking at
 21 BM-1 --

1 I thought at the time this language and this back to
 2 Coastal Highway made more sense than just using
 3 front yard versus side yard.
 4 MR. ROHE: You realize if you do get
 5 this, this would be one of your biggest wins.
 6 MR. GILLIS: What's that?
 7 MR. WILSON: If you get all of us to
 8 agree with you.
 9 MR. ROHE: You got huge Wilson win.
 10 Huge.
 11 MR. WILSON: I don't -- usually I don't
 12 get those very often. I don't get those very often.
 13 MR. ROHE: Well, you're not going to get
 14 it -- think about what you're saying.
 15 MR. GILLIS: You don't get it at home.
 16 MR. KRETSER: So if you were to
 17 summarize, Joe, you would say you would -- you would
 18 want the restriction for all Coastal Highway --
 19 MR. WILSON: I think if we're -- I mean,
 20 I think --
 21 MR. KRETSER: -- plus taking away the --

1 excuse me -- BM-1?
 2 MR. WILSON: I would back out those
 3 three districts. And I think it's -- if the goal is
 4 safety, right, which I -- is something that's hard
 5 to argue against, then I think we tie the front yard
 6 setbacks on out to Coastal Highway.
 7 MR. GILLIS: But that's not what George
 8 is saying.
 9 MR. WILSON: I understand that. That's
 10 what I'm --
 11 MR. GILLIS: I'm saying that he's not
 12 saying life safety.
 13 MR. BENDLER: Or focus on the
 14 residential and bringing them -- pushing them back.
 15 We're still allowing commercial to be close to
 16 Coastal Highway, you know, based on the original
 17 zone districts.
 18 MR. GILLIS: Do you want to go through
 19 slowly the maps once again?
 20 MR. BENDLER: All right. Starting down
 21 at the inlet, Sunset Park is in the DM district.

1 MR. GILLIS: Right.
 2 MR. BENDLER: We're driving up Coastal
 3 Highway. This is the Cambria Hotel. This is --
 4 MR. GILLIS: Delmarva Power.
 5 MR. BENDLER: -- Delmarva Power --
 6 MR. GILLIS: And Lazy Lizard.
 7 MR. BENDLER: -- and Lazy Lizard. Third
 8 Street, where we're sitting right now, this is the
 9 LC-1. This is the post office right here. This is
 10 the city parking lot.
 11 MR. GILLIS: We're leaving that in.
 12 MR. BENDLER: Yes.
 13 MR. GILLIS: Same there.
 14 MR. BENDLER: LC-1. That's Ninth
 15 Street. Moving up -- all right. That's Mallard
 16 Island. Moving up, this is all LC-1. This back
 17 here in the Fish Tales area is BM-1. Driving up --
 18 MR. GILLIS: BMUD there. That's Jolly
 19 Roger's.
 20 MR. BENDLER: That's Jolly Roger's.
 21 MR. GILLIS: We want to keep that in.

1 MS. ROBERTSON: Yes, please.
 2 MR. GILLIS: So we've talked about that
 3 anyway, right, leaving that in?
 4 MR. BENDLER: So that is Jolly Roger's
 5 park. Moving up, we have 45th Street Village.
 6 That's right there. LC-1. The Seacrets property
 7 and BM-1. BM-1 is Macky's. And there are condos
 8 back there in the LC-1. Moving up, there's the
 9 BMUD. Sunset Island up here. LC-1. This is Public
 10 Works property.
 11 MR. GILLIS: So we're -- stopping right
 12 there, Sunset, we're leaving the BMUD in even though
 13 we know nothing's going to happen.
 14 MR. WILSON: That's fine. I'm okay with
 15 that, particularly because if Jolly Roger's
 16 redevelops, it's going to be a POD, and they can
 17 come ask for a variance on the setbacks anyway. So
 18 it's not going to matter one way or another.
 19 MR. GILLIS: Right. True. Future --
 20 MR. WILSON: Future commissioner
 21 problem?

1 MR. GILLIS: Yeah.
 2 MR. WILSON: Yeah.
 3 MR. BENDLER: Up north near Northside
 4 Park, it's LC-1, SC-1. Went all the way up to the
 5 Delaware line.
 6 MR. GILLIS: Okay. I think I can
 7 support removing the DM and the BM-1.
 8 MS. HOUGH: Leaving in Jolly Roger's.
 9 MR. WILSON: I can live with that, too,
 10 so.
 11 MR. BENDLER: Questions?
 12 MR. GILLIS: Does everybody understand
 13 what Joe is saying about the POD? Yeah. That's
 14 right.
 15 MS. HOUGH: So you need to put it in a
 16 motion.
 17 MR. WILSON: Me?
 18 MS. HOUGH: For the motion.
 19 MR. WILSON: Well, the only thing I did
 20 was ask for the removal of those two districts. I
 21 also thought it -- I mean, I thought it should be

1 tied back to Coastal Highway, but it doesn't sound
2 like I'm in the majority there. So I'll let
3 Palmer --

4 MR. GILLIS: Yeah. I'll make that
5 motion to accept the proposal -- the ordinance --
6 the -- considering the change in the chapter, but
7 we'll be removing the DM and the BM-1 districts.

8 MR. WILSON: I've got a motion from
9 Palmer for approval with the exception of removing
10 the BM-1 and the DM districts. Second from Tony.
11 Any further discussion? Okay. All those in favor?

12 I'm just going to decent because I wanted
13 it to be tied back to Coastal Highway.

14 MR. GILLIS: It's so nice to have a
15 unanimous go to the City Council.

16 MR. WILSON: Sorry. I'm being
17 difficult.

18 MR. GILLIS: You're not being difficult,
19 you are difficult.

20 MS. HECHT: I have one administrative
21 thing. Kevin, I think you said that you weren't

1
2 CERTIFICATE OF TRANSCRIBER
3 I, Kathy A. Zeve, a Notary Public and
4 Registered Professional Reporter, do certify that
5 the foregoing transcript is a true and correct
6 record of the recorded proceedings; that said
7 proceedings were transcribed to the best of my
8 ability from the audio recording as provided; and
9 that I am neither counsel for, related to, nor
10 employed by any of the parties to this case and have
11 no interest, financial or otherwise, in its outcome.

12
13 
14 Kathy A. Zeve, RPR

15
16
17
18 My commission expires January 9, 2028
19
20
21

1 here for the January 21st, but you were.

2 MR. BENDLER: Let's close the Public
3 Hearing.

4 MR. WILSON: Any more --

5 MR. ROHE: I'll be here for the --

6 MR. GILLIS: I will actually make a
7 motion to close the Public Hearing.

8 MR. WILSON: Motion from Palmer. Second
9 from Janet. All those in favor?

10 (Whereupon, the Public Hearing concluded.)
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TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 9.F
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Rob Shearman, Transit Manager
RE: Resolution 2026-06 - Application for MTA and FTA Funding, Annual Transportation Plan
DATE: February 24, 2026

ISSUE(S): Resolution 2026-06 authorizes the City Manager, in consultation with representatives of the Public Works-Transportation Department, to make an application to the Maryland Transportation Authority for grant funding under Section 5311 of the US Code for the purpose of providing municipal public transportation for the Town of Ocean City.

SUMMARY: On an annual basis, the Transportation Department applies for grant funding on behalf of the Mayor and City Council. The request for funding is to the Federal Transit Administration through the Maryland Transit Administration.

Both agencies have guidelines requiring the opportunity to request a Public Hearing. The 30-day advertising period passed, and no written requests were received prior to the deadline.

The following items have been included in the funding request:

- Five forty-foot heavy-duty transit buses at \$750,000 each, totaling \$3,750,000:
 - We are expecting four of the five requested buses to be approved and funded, for a total project cost of \$3,000,000.
 - The Federal portion would be 80% (\$2,400,000).
 - The State's match would be 5% (\$150,000).
 - The Local portion would be 15% (\$450,000).
 - Once the grant funding is awarded, in whichever amount it is, we intend to seek procurement options outside of the State contract which may be more affordable than the requested \$750,000 unit cost.
- Bus Preventative Maintenance totaling \$875,000.
 - The Federal portion would be 80% (\$700,000).
 - The State's match would be 5% (\$43,750).
 - The Local portion would be 15% (\$131,250).
- General Public Transit Service net operating costs of \$3,311,856:
 - Certain local service fund costs are still estimates

at this time.

- We are expecting this to be funded in an amount consistent with FY26, with total project costs of \$2,856,678.
- The Federal portion would be 50% (\$1,428,339).
- The State's match would be 7% (\$199,968).
- The Local portion would be 43% (\$1,228,371), plus the unfunded / overmatch portion of \$455,178.
- The Local portion would be offset by the annual County grant and interest revenue, leaving \$1,528,549.
- ADA Service operating costs of \$122,222:
 - The State's portion would be 90% (\$110,000).
 - The Local portion would be 10% (\$12,222).

FISCAL IMPACT: The total estimated transfer from the General Fund to the Transportation Fund would be \$2,122,021.

RECOMMENDATION: Adopt Resolution 2026-06.



More Livable Community for Residents

ALTERNATIVES: None suggested.

RESPONSIBLE STAFF: Robert Shearman, Transportation Manager
Brian Connor, Transit Administrative Manager

COORDINATED WITH: Budget Manager Jennie Knapp

ATTACHMENT(S): 1. RES Grant Application.pdf

Resolution 2026 -

A RESOLUTION AUTHORIZING THE CITY MANAGER TO FILE AN APPLICATION WITH THE MARYLAND TRANSIT ADMINISTRATION OF THE MARYLAND DEPARTMENT OF TRANSPORTATION FOR A SECTION 5303, 5304, 5307, 5309, 5310, 5311, 5316 AND/OR 5317 GRANT(S) UNDER THE FEDERAL TRANSIT ACT

WHEREAS, it is necessary that a Resolution be passed authorizing City Manager Terence McGean, to file an application with the Maryland Transit Administration of the Maryland Department of Transportation for a Section 5303, 5304, 5307, 5309, 5310, 5311, 5316 and/or 5317 grant(s) under the Federal Transit Act; and

WHEREAS, the Maryland Transit Administration is the designated recipient in Maryland for grants under the Federal Transit Act; and

WHEREAS, the Administrator of the Maryland Transit Administration of the Maryland Department of Transportation is authorized to make grants to counties and to local governments for a mass transportation program of projects; and

WHEREAS, the contract for financial assistance will impose certain obligations upon the applicant, including the provision by it of the local share of the project costs in the program; and

WHEREAS, it is required by the United States Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964 that, in connection with the filing of an application for assistance under the Federal Transit Act, the applicant give an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the United States Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the applicant that minority business enterprise be utilized to the fullest extent possible in connection with this project, and that definite procedures shall be established and administered to ensure that minority business shall have the maximum construction contracts, supplies, equipment contracts, or consultant and other services.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Ocean City that the filing of the aforesaid application be endorsed; and

BE IT FURTHER RESOLVED that the Mayor is hereby requested to endorse this Resolution, thereby indicating approval thereof; and

BE IT FURTHER RESOLVED that copies of this Resolution be sent to the Maryland Transit Administration of the Maryland Department of Transportation.

ATTEST:

Witness of Council/President

Matthew M. James, Council President

Witness of Mayor

Richard W. Meehan, Mayor

ADOPTED: _____
Date

Certificate

This certifies that Matthew M. James and Richard W. Meehan did in fact before me this date, sign and execute this application and the foregoing Resolution.

Approved as to Form and Legal Sufficiency:

Heather E. Stansbury
Office of the City Solicitor

Signature of Recording Officer

Title of Recording Officer

Date

My Commission Expires: _____



TOWN OF
OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 9.G
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Diana Chavis, City Clerk, MMC
RE: Resolution 2026-07 - Disposal of Surplus Personal Property
DATE: February 20, 2026

ISSUE(S): Resolution 2026-07 authorizes the sale of surplus personal property.

SUMMARY: This resolution authorizes the sale of miscellaneous items and vehicles as coordinated with various Town departments.

FISCAL IMPACT: To be determined.

RECOMMENDATION: Adopt Resolution 2026-07.



Financially Sound Town Government

ALTERNATIVES: None suggested.

RESPONSIBLE STAFF: Scott Wagner, Public Works Deputy Director
Dawn Webb, Purchasing Associate

COORDINATED WITH: Various departments

ATTACHMENT(S): 1. RES 2026 - Disposition of Personal Property.pdf
2. March Asset Disposal - Mar 2- Resolution.pdf

RESOLUTION 2026 -

**A RESOLUTION PURSUANT TO CHAPTER 2, ARTICLE VIII
OF THE CODE OF THE TOWN OF OCEAN CITY, MARYLAND,
AUTHORIZING THE DISPOSITION OF PERSONAL PROPERTY**

WHEREAS, the Procurement Manager has determined that certain personal property owned by the Mayor and City Council of Ocean City has reached its useful life, is no longer needed for public use, and is, thereby, surplus property, a determination which is concurred with by the City Manager.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Ocean City that the personal property listed on the Asset Disposal List appended hereto be, and it is hereby declared to be surplus personal property.

AND BE IT FURTHER RESOLVED that said surplus vehicles/equipment be offered for sale by auction through "govdeals.com."

RESOLVED AND EFFECTIVE this 2nd day of March, 2026.

ATTEST:

DIANA L. CHAVIS, Clerk

RICHARD W. MEEHAN, Mayor

Approved as to form:

MATTHEW M. JAMES, President

HEATHER E. STANSBURY
Ayres, Jenkins, Gordy & Almand, P.A.
Office of City Solicitor

WILLIAM C. SAVAGE III, Secretary

**ASSET DISPOSAL LIST
FOR RESOLUTION**

Asset Disposal Date: **March 2, 2026**

Reference #	Equipment #	Year	Make	Description	Model	Serial/VIN Number	Disposal Reason/Notes	Department	Notes	Employee
<i>Miscellaneous:</i>										
Description	Manufacturer	Model#	Quantity	Price When Purchased/Other		Disposal Reason	Department	Condition	Employee	
Automotive Supplies	Various	Various	169	Various		No longer Needed	Procurement	Good	M.Perry	



TOWN OF
OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 10.A
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Diana Chavis, City Clerk, MMC
RE: Public Comments
DATE: February 20, 2026

ISSUE(S): Comments from the Public

SUMMARY: Any person who may wish to speak on any matter at the Regular Meeting may be heard during Comments from the Public for a period of five (5) minutes or such time as may be deemed appropriate by the Council President. Anyone wishing to be heard shall state their name, address and the subject on which he or she wishes to speak.

FISCAL IMPACT: Not Applicable

RECOMMENDATION: Not Applicable



Excellent Service through a High Performing Town Organization

ALTERNATIVES: Not Applicable

RESPONSIBLE STAFF: Not Applicable

COORDINATED WITH: Not Applicable

ATTACHMENT(S): None



TOWN OF
OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 11.A
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Diana Chavis, City Clerk, MMC
RE: Comments from the City Manager
DATE: February 20, 2026

ISSUE(S): City Manager Comments

SUMMARY: A. Review of March 10, 2026, draft Work Session agenda

FISCAL IMPACT: Not Applicable

RECOMMENDATION: Not Applicable



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ALTERNATIVES: Not Applicable

RESPONSIBLE STAFF: Terence J. McGean, PE, City Manager

COORDINATED WITH: Not Applicable

ATTACHMENT(S): None



TOWN OF
OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 12.A
Council Meeting March 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Diana Chavis, City Clerk, MMC
RE: Comments from the Mayor and City Council
DATE: February 20, 2026

ISSUE(S): Mayor and Council Comments

SUMMARY: Not Applicable

FISCAL IMPACT: Not Applicable

RECOMMENDATION: Not Applicable



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ALTERNATIVES: Not Applicable

RESPONSIBLE STAFF: Not Applicable

COORDINATED WITH: Not Applicable

ATTACHMENT(S): None