



MAYOR AND CITY COUNCIL

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

AGENDA

1. CALL TO ORDER

2. PRAYER AND PLEDGE

3. NOTICE AND REPORT ON CLOSED SESSION

- A. Closed Session Notice and Report - Monday, February 2, 2026, 5:00 PM - 6:00 PM to discuss Personnel Matters

4. ITEMS PRESENTED BY THE MAYOR AND CITY COUNCIL

- A. Appointment Recommendation of Joshua Bunting to Serve as Fire Chief

5. CONSENT AGENDA

A. Request to Approve Minutes

- 1. Work Session dated January 13, 2026
- 2. Work Session dated January 27, 2026

B. Acknowledgement of Standing Committee Draft Agendas

- 1. Police Commission - February 9
- 2. Tourism Commission - not meeting in February
- 3. Transportation Committee - February 10
- 4. Recreation and Parks Committee - February 5
- 5. Coastal Resources Legislative Committee - not meeting in February
- 6. Bicycle and Pedestrian Advisory Committee - February 18

C. Acknowledgement of Standing Committee Report

- 1. Bicycle and Pedestrian Advisory Committee - January 21

D. Private Event Approval Request for We Build You Play Beach Volleyball Tournaments - May 23-24, June 6-7, and June 20-21, 2026

E. Private Event Approval Request for White Marlin Open Marlin Fest - August 3-8, 2026

F. Private Event Approval Request for Ocean City Jeep Fest - August 27-30, 2026

G. Private Event Request for Ocean City Running Festival - November 14, 2026.

6. MISCELLANEOUS REPORTS AND PRESENTATIONS

7. PUBLIC HEARINGS

- A. 2025 Comprehensive Plan 10-Year Review and Update

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

9. ITEMS REFERRED TO AND PRESENTATIONS FROM THE CITY SOLICITOR

- A. First Reading - Ordinance 2026-01 to Adopt the 2025 Comprehensive Plan (a 10-year review and update of the existing 2017 Plan as presented at the January 13 Work Session)
- B. First Reading - Ordinance 2026-02 to Amend Chapter 106 Entitled Waterways (Board of Port Warden recommendations as approved at the January 13 Work Session)
- C. First Reading - Ordinance 2026-03 to Amend Chapter 110, Entitled Zoning (to adopt driveway apron requirements for townhouses located on lots greater than fifty (50) feet in width; allows compliance through either a five (5) foot wide driveway apron or a recessed garage design within the building envelope; as presented at the January 27 Work Session)
- D. First Reading - Ordinance 2026-04 to Amend Chapter 90, Entitled Traffic and Vehicles (to double the parking violation fine if the violation occurs during a Special Event with dates designated by Resolution)
- E. Resolution 2026-02 to Authorize Bicycles on Certain Sidewalks within Town Limits (permit bicycles on the west side of Philadelphia Avenue from Caroline Street to South 1st Street and on the east side of Coastal Highway from 60th Street to 64th Street in the area where there is no bus lane; as approved at the January 5 regular session)
- F. Resolution 2026-03 to Authorize the Disposition of Surplus Personal Property
- G. Resolution 2026-04 to Establish 2026 Special Event Dates for Enhanced Parking Rates and Penalties

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 the February 4, 2026, Special Session
 - B. Review of February 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

February 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: January 29, 2026

ISSUE(S): Closed Session Notice and Report

SUMMARY: A Mayor and Council closed session is scheduled for Monday, February 2, 2026, at 5:00 PM to discuss personnel 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 2.2.26.doc
2. Closed Session Report 2.2.26.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, February 2, 2026 5:00 PM - 6:00 PM

PLACE: City Hall

SUBJECT: Personnel Matters

VOTE: UNANIMOUS

OTHER:

FOR:

AGAINST:

ABSTAIN:

ABSENT:

PURPOSES:

<input checked="" type="checkbox"/>	<ol style="list-style-type: none">1. To discuss:<ol style="list-style-type: none">(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 business3. 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;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;10. Discuss public security if the public body determines that public discussion would constitute a risk to the public or public security, including;<ol style="list-style-type: none">a) the deployment of fire and police services and staff; andb) the development and implementation of emergency plans11. 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; or14. 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 process15. 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.
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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)1	Individual specific	Protect personal data

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 February 2, 2026, a Closed Session was held February 2, 2026, at 5:00 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: Personnel Matters

(b) Persons present:

Mayor Rick Meehan
City Manager Terry McGean
Deputy City Manager JR Harmon
Council President Matt James
Council Secretary Tony DeLuca
Council Members: Will Savage III, 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:



TOWN OF **OCEAN CITY**

The White Marlin Capital of the World

Agenda Item #

4.A

Council Meeting

February 2, 2026

TO: The Honorable Mayor, Council President and Members of Council
FROM: Terence J. McGean, PE, City Manager
RE: Recommendation of Candidate for Fire Chief
DATE: January 29, 2026

ISSUE(S): Appointment recommendation for the fire chief position.

SUMMARY: Per the recommendation of the City Manager with unanimous support from the Ocean City Volunteer Fire Company, Council is asked to formally approve the appointment of Josh Bunting as Fire Chief for the Town of Ocean City.

FISCAL IMPACT: None

RECOMMENDATION: Confirm nomination of Joshua Bunting as fire chief of the Ocean City Fire Department.



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ALTERNATIVES: Defer to Mayor and Council

RESPONSIBLE STAFF: City Manager Terry McGean

COORDINATED WITH: Ocean City Volunteer Fire Company

ATTACHMENT(S): 1. 2026-01-22 OCVFC Email.pdf

From: STEPHEN PRICE
To: Terry McGean
Subject: Re: Josh
Date: Thursday, January 22, 2026 4:12:12 PM

Terry -

FYI - During the Regular Business Meeting of the OCVFC held on Tuesday, January 20, 2026, Chief Jester and I made our Membership aware of the meeting on January 16th to review applicants for the current opening for Fire Chief in Ocean City.

Immediately following the update, Past Chief Roger Steger, Sr. made a motion seconded by Past Chief David Cropper and past Asst. Chief Sam Villani, Jr. asking our membership to support the recommendation of Josh Bunting for the position of Fire Chief for the Town of Ocean City. The motion passed unanimously with 41 members in attendance.

Please do not hesitate to contact me with any questions or concerns.

Respectfully,

Steve

H. Stephen Price
President / Public Information Officer
Ocean City Volunteer Fire Department

"Leadership is not about authority but about connecting to and communicating with others." - FDNY Chief (Retired) Joseph W. Pfeifer



TOWN OF **OCEAN CITY**

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Agenda Item #

5.A

Council Meeting

February 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: January 27, 2026

ISSUE(S): Request to Approve Minutes

SUMMARY: 1. Work Session dated January 13, 2026
2. Work Session dated January 27, 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



TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 5.B
Council Meeting February 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: January 27, 2026

ISSUE(S): Standing Committee Draft Agendas

SUMMARY: Acknowledgement of Standing Committee Draft Agendas
1. Police Commission - February 9
2. Tourism Commission - not meeting in February
3. Transportation Committee - February 10
4. Recreation and Parks Committee - February 5
5. Coastal Resources Legislative Committee - not meeting in February
6. Bicycle and Pedestrian Advisory 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. 2026-02-09 Police Commission Agenda.pdf
1 . 2026-02-10 Transportation Committee Draft
Agenda.docx.pdf
3. 2026-02-05 Recreation and Parks Committee.doc
4. 2026.02.18 BPAC_Meeting Agenda #86.pdf



Ocean City, Maryland
Police Commission

OPEN AGENDA
Monday, February 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 January 12, 2025 Police Commission Meeting
3. Chief Austin's Update
4. Recruiting Update
5. Emergency Services Update – Emergency Management Director Joseph Theobald
6. Other Business
7. Adjourn

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



TRANSPORTATION COMMITTEE
PUBLIC WORKS ADMINISTRATION CONFERENCE ROOM
224 65th STREET, OCEAN CITY, MARYLAND
TUESDAY, FEBRUARY 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 upcoming recruiting activities
- D. Special Events
 - 1. St. Patrick's Day
- E. Special Projects
 - 1. Boardwalk bicycling hours (including regulatory signage)
 - 2. Bus Stop Reduction
 - 3. Bus Fares -- Mobile Payments
 - 4. 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
- G. Adjourn (next meeting Tuesday, March 10th, 2026)

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

**OCEAN CITY, MARYLAND
RECREATION & PARKS COMMITTEE**

Thursday, February 5, 2026
Northside Park, West Meeting Room
1:00 p.m.

AGENDA

Our Values: Professionalism, Accountability, Inclusivity, Health & Wellness, and Fun!

Our Mission: To enhance the quality of life for our Ocean City residents and visitors by offering safe, fun, and inclusive parks and recreation opportunities

1. Call to Order
2. Fees & Charges Review
3. Budget Highlights
4. Current Projects Update
5. Operational Update Questions/Review Highlights
6. Other Business from Committee or Department
7. Adjourn

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

Recreation Share/Recreation Committee Agendas



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

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

DATE: Wednesday, February 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 #86

DISCUSSION ITEMS:

- 86.1 Review & Approve 2026.01.21 Meeting Minutes and Action Items
- 86.2 SHA Pedestrian Safety Committee (Dan Wilson)
- 86.3 Boardwalk Bike Rack Dedication Program (Mary Wiedorfer, Joe Kurtz, Hal Adkins)
- 86.4 Oceanside Street End Bike Racks (Mary Wiedorfer, Joe Kurtz)
- 86.5 Bike Lights, Donations, Promotional Items (Nathan Kutz, Mike Steinen, Joe Marx)
- 86.6 Atlantic Avenue Emergency Access Easement
- 86.7 St. Louis Avenue Bike Lane Paint / Markings (Hal)
- 86.8 Bicycles on Sidewalks
- 86.9 E-Scooters/E-Devices/Micromobility Devices
- 86.10 OC Area Bike Share Program (Zach, Mary, et. al.)
- 86.11 BPAC Logo
- 86.12 Open Session

Next OC BPAC Meeting: 2026.03.18 | 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.C

Council Meeting

February 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: January 27, 2026

ISSUE(S): Acknowledgement of Standing Committee Report

SUMMARY: 1. Bicycle and Pedestrian Advisory Committee - January 21

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. 2026.01.21 BPAC Meeting Minutes #85.pdf



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

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

DATE: Wednesday, January 21, 2026
TIME: 2:01 PM to 3:30 PM
LOCATION: 65th Street Public Works Campus
Procurement Conference Room
214 65th Street, Ocean City, MD 21842
RE: OC BPAC Meeting #85

OC BPAC MEMBERS:

<input checked="" type="checkbox"/>	Sergeant Nathan Kutz (President / Police)
<input checked="" type="checkbox"/>	Mary Wiedorfer (Vice President / Resident)
<input checked="" type="checkbox"/>	Tony DeLuca (Chair, Council Liaison)
	Hal Adkins (Public Works)
<input checked="" type="checkbox"/>	Joe Marx (Business Owner)
<input checked="" type="checkbox"/>	Lisa Stashak (Resident)

	George Bendler (Planning & Zoning)
<input checked="" type="checkbox"/>	Zach Bankert (OCDC)
<input checked="" type="checkbox"/>	Dan Wilson (SHA Member)
<input checked="" type="checkbox"/>	Mike Steinen (Resident)
<input checked="" type="checkbox"/>	Joe Kurtz (Engineering)

Note: Quorum is majority of members present. X = In attendance at meeting

OC BPAC GENERAL ATTENDEES:

<input checked="" type="checkbox"/>	Leah Dyson (Town Grant Coordinator)
<input checked="" type="checkbox"/>	Michael Shriver (ABC Bike Program)
<input checked="" type="checkbox"/>	David Sykes (ABC Bike Program)
<input checked="" type="checkbox"/>	Larry Shuchart (ABC Bike Program)
<input checked="" type="checkbox"/>	John Cusson (Holy Savior/St Marys Church)

ACTION ITEMS:

#:	Name:	Action Item:	Due By:
1	Nathan, George	Evaluate bikes on sidewalks signage south of RT 50/bayside/inlet	2/18/26
2	Zach	Continue research into implementation of OC-area "ABC" bike share program	2/18/26
3	Zach	Consider a payment option on OCDC website for bike light donations	2/18/26
4	Joe Kurtz	Connect Rob Shearman to MDOT Quick Build Project Coordinator (counting device)	2/18/26

ANNOUNCEMENTS:

- ✓ Nathan attended the Maryland State MBPAC Committee meeting
- ✓ Nathan attended the Maryland Highway Safety Office Ped/Bike Emphasis Area Team Meeting
- ✓ Nathan distributed the updated 2026 bike light program donation flyer
- ✓ Welcome ABC Program volunteers Michael, Dave, Larry and John

DISCUSSION ITEMS:

Motion by Mr. Tony DeLuca to start the meeting with 85.5. Second by Joe Kurtz. None opposed. Motion passed.

85.1 Review of 2025.12.17 Meeting Minutes and Action Items:



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

- a. Committee reviewed meeting minutes and action items with the Committee.
- b. Tony motioned to approve. Motion seconded by Mike S. None opposed. Motion passed.

85.2 SHA Pedestrian Safety Committee:

- a. Dan reported there was a Quick Build meeting to discuss a test location for the repurposing of the bus lane
- b. The goal is to provide an example of how the repurposed bike lane would work
 - (a) Location: 17th to 26th Street on Philadelphia Avenue
 - (b) Deadlines:
 - i. MAR 20, 2026 - Tentative concept approval
 - ii. MAY 01, 2026 - Installation
 - iii. FALL 2026 - Removal
- c. Mary asked about private entrances and access, which would be evaluated.
- d. Action Item (Joe Kurtz): Connect the Town of Ocean City's Rob Shearman to MDOT Quick Build Project Coordinator to discuss counting device(s)

85.3 Boardwalk Bike Rack Dedication Program

- a. No comments

85.4 Oceanside Street End Bike Racks

- a. Joe Kurtz reported this project was forwarded to the Town's construction division

85.5 Bike Light, Donations, and Promotional Items

- a. "Assisted Bicycle Commuters" (ABC) program presentation (Michael Shriver, Larry Shuchart, David Sykes, John Cusson)
 - (a) The organization started in 2004 with the former mayor of Bethany Beach
 - (b) The group started by collecting bicycles, fixing the bikes, and distributing the bikes
 - (c) The group's mission is to provide access to reliable basic transportation
 - (d) The program's audience are J1 students, usually representing about 35 countries
 - (e) The program uses the SignUpGenius App for registration, to collect audience data, and to select a registration date/time
 - (f) The group will issue equipment, issue a bicycle; conduct a 1.5 hour training that includes classroom and bike rodeo taught by League of American Bicyclist instructors
 - (g) The group has a bike shop location at Mariners Bethel Global Methodist Church in Ocean View, DE
 - (h) There is an inventory of about 200-300 bikes
 - (i) The program's biggest challenge is riders failing to wear helmets
 - (j) There are mechanics to fix bicycles
 - (k) The ABC program partners with local Police departments
 - (l) The program is self-funded through grants, donations, and sales of bicycles
 - (m) The group's motto is "Helping lives two wheels at time"
 - (n) The service area covers 35% of J1s in Fenwick, South Bethany, Bethany to Indian River bridge, inland to Frankford, Millville, and Ocean View (roughly)
 - (o) This area has about 600 J1 students, about 35% use the ABC program



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

- (p) The group's focus is on traditional bicycles, not electronic devices such as e-scooters
- b. For an Ocean City program to be successful...
 - (a) BPAC can assist with logistics
 - (b) Zach has conducted research on this proposal, and suggests three priorities:
 - i. **A facility**, options include:
 - 1. Seaside Christian Academy behind OC outlets
 - 2. St Mary's Holy Savior church at 1705 Philadelphia Avenue
 - 3. Town property on Keyser Point Road for storage only
 - ii. **People** to run the program
 - iii. **Money** to fund the program
 - (c) Ad-Hoc break out group, suggested members: Zach, Mary, Leah, John, Lisa Stevens
[Discussed in Open Session]
 - (d) Action Item: Zach (et. al.) to continue research into implementation of OC-area "ABC" bike share program
 - c. Leah Dyson reported Bike Lane Uprising (BLU) opportunity for bike light funding
 - (a) BLU is a Chicago based organization
 - (b) BLU obtains donations through crowdfunding
 - (c) BPAC would not handle money in any way
 - (d) This option allows donations by credit cards
 - (e) The lights cost \$18 which is more than double the ones we buy (less than \$9)
 - (f) As an alternative to BLUE, Zach suggests a payment link for OCDC
 - (g) Action Item: Zach to consider a payment option on OCDC website for electronic payments
- 85.6 Atlantic Avenue Emergency Access Easement
 - a. Mary suggests a test section from 94th to 118th Street
 - b. Joe Kurtz to discuss with Joe Theobald
- 85.7 St. Louis Ave Bike Lane / Paint Markings
 - a. Approved by the City Council
 - b. Green bike lane markings (treatments) on St. Louis Avenue at specific locations
- 85.8 Bicycles on Sidewalks
 - a. Approved by City Council for two locations
 - b. Joe Kurtz states signs along inlet are confusing
 - c. Joe Kurtz asks BPAC for feedback
 - d. Action Item: Nathan to evaluate signage south of N. Division Street/Rt 50 bayside/inlet
 - e. Action Item: Nathan to connect with George on signage
- 85.9 E-Devices/Micromobility Devices/Low Speed Scooters
 - a. No comments
- 85.10 2025 Accomplishments and 2026 Goals
 - a. **2025 Accomplishments**



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

- BPAC coordinated the distribution of 833 bike and scooter lights
- BPAC provided input for the PSAP
- BPAC initiated discussions on green bike lane markings
- BPAC initiated discussions to evaluate bicycle riding on sidewalks
- BPAC coordinated with HMRA and the community for bike light donations, totaling about \$4700
- BPAC initiated a bylaw change to allow honorary membership
- BPAC participated in the Walk/Bike/Drive Smart and Cheswick safety campaigns
- BPAC and PD created the 2025 Vehicle Chart
- BPAC made wayfinding recommendations to Planning and Zoning
- BPAC referred the Boardwalk Bike Rack Dedication Program to Public Works
- BPAC referred several ocean side bike rack locations to Public Works
- BPAC recommended extended boardwalk bike riding hours (12AM to 12PM)
- BPAC evaluated bike lane options on Baltimore Avenue
- BPAC initiated discussion on Atlantic Avenue Emergency Access Easement
- BPAC provided feedback to the Worcester County Greenway Trails Master Plan
- BPAC presented at Roadway Management Conference and bike rodeo
- BPAC encouraged MDOT to paint continental (piano key) crosswalks
- MDOT repaved and repainted continental crosswalks at 94th & 130th intersections
- BPAC recommended to MDOT to evaluate 94th and 144th areas for pedestrian safety
- MDOT initiated impact studies at 94th and 144th areas for pedestrian safety

b. 2026 Goals

- Tony reminded us that BPAC's #1 goal as a committee is bike and pedestrian safety
- Tony suggested seven (7) goals:
 - 1) Increase bike light distribution by 10%
 - 2) Attack the speed limit on the boardwalk
 - 3) Test the bus/bike lane
 - 4) Evaluate the results of the green bike lane markings on St. Louis Avenue
 - 5) Reduce e-device crashes
 - 6) Develop an ABC program
 - 7) Finish the continental crosswalks with help from SHA

85.11 Open Session

- a. Zach suggested an OC-Area ABC Program break out group (Mary, Zach, Leah, Lisa Stevens TBA, John Cusson TBA)
- b. Bike/Scooter Light, Bicycle Collision, Pedestrian Collision, Scooter Collision Data:



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

Bicycle/Scooter Light Distribution

	January	February	March	April	May	June	July	August	September	October	November	December	Total* (includes OC Smiley)	OC Smiley (from total)
2018	0	0	0	2	33	3	17	88	35	30	0	0	208	0
2019	0	4	7	10	34	123	142	516	10	0	0	0	846	0
2020	0	0	0	0	0	54	17	18	0	0	0	0	89	0
2021	0	0	0	0	34	40	236	69	26	0	0	0	405	0
2022	0	0	0	0	0	50	119	120	0	0	0	50	339	0
2023	16	17	15	10	52	41	57	135	0	0	51	16	410	0
2024	32	20	21	0	37	132	135	98	37	0	29	0	541	0
2025	6	26	40	34	110	274	82	181	0	20	0	0	833	500
2026	0												0	
Avg.	6	8	10	15	38	90	101	153	14	6	10	8	458	63

*Total Lights Issued Column includes OC Smiley Lights

Bicycle Collisions (including E-Bikes)

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Fatal	E-Bikes
2026	0												0	0	0
2025	0	0	1	1	3	6	5	5	1	1	0	0	23	0	6
2024	0	0	0	2	1	3	5	10	6	1	0	0	28	1	
2023	0	1	0	0	0	7	4	2	2	3	0	0	19	0	
2022	0	1	0	1	1	2	5	4	0	0	0	0	14	0	
2021	0	0	0	0	2	1	8	3	1	0	1	0	16	0	
2020	0	0	0	0	0	2	1	1	2	1	0	1	8	0	
2019	0	0	0	1	1	4	11	4	9	1	1	0	32	0	
2018	0	0	0	1	3	4	9	5	3	1	0	0	26	0	
2017	0	0	1	0	2	8	9	9	1	0	0	0	30	1	
2016	0	0	2	0	1	2	12	7	3	0	1	0	28	0	
2015	0	0	0	0	0	1	8	12	1	0	1	0	23	0	
Avg.	0.0	0.2	0.4	0.5	1.3	3.6	7.0	5.6	2.6	0.7	0.4	0.1	20.6	0.2	3.0

Pedestrian Collisions

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Fatal
2026	0												0	
2025	0	0	0	0	0	4	7	5	5	2	0	0	23	1
2024	0	0	1	1	0	3	9	6	5	0	0	1	26	2
2023	0	0	0	0	2	4	13	2	3	3	1	0	28	0
2022	0	2	2	1	3	8	6	4	0	1	0	0	27	2
2021	0	0	0	2	1	4	5	3	5	2	0	0	22	0
2020	1	0	0	0	2	3	6	6	5	2	0	0	25	1
2019	0	0	0	0	3	6	3	4	5	0	0	0	21	1
2018	1	1	0	0	0	6	6	7	6	2	0	2	31	1
2017	0	0	0	0	3	5	13	3	0	2	0	0	26	2
2016	1	0	0	0	2	2	8	8	3	0	0	1	25	1
2015	0	0	0	0	2	4	4	1	6	0	0	0	17	0
Avg.	0.3	0.3	0.3	0.4	1.6	4.5	7.3	4.5	3.9	1.3	0.1	0.4	22.6	1.0

Scooter Collisions (including E-Scooters)

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Fatal
2026	0												0	
2025	0	0	0	0	4	12	13	15	5	0	0	0	49	0
2024	0	1	0	0	2	5	11	6	3	1	0	2	31	0
2023	0	0	0	0	2	1	2	1	3	2	0	0	11	0
Avg.	0.00	0.33	0.00	0.00	2.67	6.00	8.67	7.33	3.67	1.00	0.00	0.67	22.75	0.00

MEETING ADJOURNMENT:

There being no further business to discuss, a motion was made by Tony to adjourn the meeting. Seconded by Joe Marx. None opposed. The meeting was adjourned at 3:30PM.

If there are any corrections to the Meeting Minutes, please notify the author within seven (7) calendar days. The next meeting is planned to be held on Wednesday, February 18, 2026.

Best Regards,



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

Nathan Kutz

President, Town of Ocean City BPAC
Sergeant, Ocean City Police Department
6501 Coastal Highway
Ocean City, Maryland 21842
(410) 723-6610 Headquarters
nkutz@oceancitymd.gov



TOWN OF **OCEAN CITY**

The White Marlin Capital of the World

Agenda Item #	<u>5.D</u>
Council Meeting	<u>February 2, 2026</u>

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Brenda Moore, Acting Special Events Director
RE: We Build You Play Beach Volleyball Tournaments
DATE: November 24, 2025

ISSUE(S): Joshua Carter, representing We Build You Play, requests Council approve the We Build You Play Volleyball Tournaments, tentatively scheduled from 8 am-4 pm on May 23-24, June 6-7 and June 20-21, 2026.

SUMMARY: While Mr. Carter has requested the beach between Talbot and N. Division Streets as the event footprint, there are date conflicts with two (2) large, beach soccer tournaments on June 6-7 and June 20-21. Staff recommends Mr. Carter move these events north between 1st and 3rd Streets. This conflict arises annually and has been relocated with no issues.

Public Works stated they can unlock the gate at Dorchester St. or N. Division St. to provide Mr. Carter vehicular access to the beach.

Beach Patrol (OCBP) stated the following:

- Mr. Carter must set-up a meeting with the OCBP area supervisor and make all necessary adjustments to the event footprint the supervisor requests.
- Before set-up, Mr. Carter must ensure OCBP has emergency access through the event footprint.
- In the event of lightning, or for any other reason OCBP calls for the public to exit the beach, all event participants, officials and supporters must also exit the beach until OCBP states it safe to return.
- OCBP is not in favor of granting vehicular access to the beach. However, in previous years, Mr. Carter was provided this access until 8 am and then allowed to return after 7 pm.

Risk Management stated the minimum insurance required is \$1M/\$3M Aggregate. The Town will also need evidence of Workers Compensation coverage, evidencing statutory limits, and \$100K/\$500K/\$100K Employers Liability limits. As for vehicular access to the Beach, Risk Management requires Mr. Carter to be guided by OCBP or the Police. Lastly, the Mayor and City Council of Ocean City are to be designated Additional Insured on a primary and noncontributory basis with waiver in the Town's favor.

FISCAL IMPACT: Mr. Carter is responsible to pay the Town \$1,550 in private event fees for the entire event series.

RECOMMENDATION: Approve the event series as presented.



1st Class Resort and Tourist Destination

ALTERNATIVES: No staff alternatives suggested.

RESPONSIBLE STAFF: Lisa Mitchell, Private Events Coordinator
Butch Arbin, Beach Patrol Captain
Matt Thompson, Acting Public Works Maintenance Manager

COORDINATED WITH: Joshua Carter, We Build You Play

ATTACHMENT(S):

1. Draft Permit
2. Processing Costs and Fees
3. Event Impact Calculation May 23-24
4. Event Impact Calculation June 6-7
5. Event Impact Calculation June 20-21
6. May 2026 Calendar
7. June 2026 Calendar
8. Application
9. Event Footprint
10. Event Set-Up and Teardown



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
JOSHUA CARTER FOR WE BUILD YOU PLAY**

SUBJECT: WBYP BEACH VOLLEYBALL TOURNAMENTS 2026

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

PURPOSE: Beach volleyball tournament series

PLACE, DATE, TIME: On the beach from 8:00 am until 4:00 pm on the days noted and at the following locations:

- May 23-24 – Between Talbot-N. Division Streets
- June 6-7 – Between 1st-3rd Streets
- June 20-21 – Between 1st-3rd Streets

SET-UP: Day before and morning of, for each event in the series

BREAKDOWN: Last night of each event in the series, from 5:00-10:00 pm

RESPONSIBILITIES OF EACH PARTY:

Joshua Carter for We Build You Play:

1. Act as the event manager.
2. Coordinate the event series.
3. Set-up footprint, at minimum, 30-feet from the easternmost edge of the Boardwalk/concrete lane/Caroline Street Stage, as well as the wooden walkways that run perpendicular to the Boardwalk, and keep this area open and free from stationary spectators.
4. Set-up a meeting with the Beach Patrol (OCBP) area supervisor, and make all necessary adjustments needed for OCBP to be able to perform their duties. The meeting shall take place on the first day of event set-up for each event in the series.
5. Shall utilize a tractor on the beach during set-up and teardown of each event. Tractor use is permitted on the beach before 8 am and after 7 pm.
6. The tractor shall be guided on and off the beach by OCBP. Times to be confirmed no later than the Monday prior to each event week.
7. Keep the emergency access lanes within the event footprint open and free from stationary spectators.
8. The easternmost fields shall allow for a buffer zone between the event and those beach patrons not affiliated with the event.
9. Set-up volleyball courts on the beach no further east than the wooden walkways that run perpendicular to the Boardwalk.
10. May set-up 10'x10' tents within the event footprint.
11. Maintain the cleanliness of the beach within the event footprint during the entire event, including set-up and breakdown.
12. Be easily accessible during all events.
13. Shall not interfere with the OCBPs ability to patrol the beach.
14. In the event of lightning, or if the beach is cleared for any other reason, event staff, participants and

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

Somewhere to Smile About  **Ocean City** MD

MAYOR
Richard W. Meehan

CITY COUNCIL
Matthew M. James
President

Anthony J. DeLuca
Secretary

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

CITY MANAGER
Terence J. McGean, PE

CITY CLERK
Diana L. Chavis, MMC

Town of Ocean City, Maryland

Page 2

spectators must leave the beach until OCBP deems it safe to return.

14. Provide the Certificate of Insurance to include coverage for personal injury, at minimum, in the amount of \$1,000,000.00 per occurrence, \$3,000,000.00 aggregate, provide Workers Compensation coverage evidencing statutory limits and \$100K/\$500K/\$100K Employers Liability limits. Mayor and City Council of Ocean City must be named as additional insured and certificate holder. Provided coverage shall be primary and non-contributory, with waiver in the Town's favor.
15. Abide by all Guidelines and Obligations listed in the Private Event Application, unless otherwise noted in this permit.

The Town of Ocean City, Maryland

2. OCBP shall meet with the event coordinator to ensure all necessary adjustments are made to the event site for the OCBP to be able to perform their duties. The meeting shall take place on the first day of event set-up for each event in the series.
3. OCBP shall ensure they have emergency access running east/west within the event site.
4. OCBP shall guide the promoter's tractor on and off the beach. Times to be confirmed no later than the Monday prior to each event week.
5. Public Works shall provide Town electric at the Caroline Street Stage for the May event. All June events will access electric at the 3rd Street beach.
6. 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.**

Joshua Carter
On behalf of We Build You Play

Date: _____

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

Date: _____

Ocean City's Private Event at a Glance

rev. 240415

Event Name:	WBYP Beach Tournament Series
Start Date:	Saturday, May 23, 2026
Set Start:	Friday, May 22, 2026
Strike End:	Sunday, May 24, 2026
Location(s):	Beach at Caroline St. Beach at 2nd St.

Contact:	Joshua Carter
Organization:	We Build You Play

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

EVENT DETAILS

Alcohol?	NO
Food Sales?	NO
Parking Req?	YES
Entry Fee?	YES
Estimated # of Vendors:	
# of 10x10s:	1
#>100sf:	0

Duration:	6 Days	Est. Ttl. Attend:	3,233
	9 Days	Spectators:	30
		Participants:	80
		Vendors:	-

ASSIGNED TIER:

Tier 2

Assigned via standardized calculation

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

Participant Registration Fee

EXECUTIVE SUMMARY

Beach volleyball tournament series for children and adults.

Dates for the event:

- May 23-24, 2026
- June 6-7, 2026
- June 20-21, 2026

Set-up is the Friday before each event.

Teardown is after the last game on Sunday.

Key Details & Other Events:

Due to large sand beach soccer tournaments on the beach, two (2) events

in this series will have to move north, between 1st and 3rd Streets.

Conveyed Fees:	If annual: Previous Year's Cost:
Application Fee: \$ 50.00	\$ 1,550.00
Late Fee Applied: \$ -	
Other Initial Credit/Fee: \$ -	
Applied Assessment Fee: \$ -	Cost/Event: \$ 500.00
Estimated Space Fee: \$ 500.00	# of Events: 3
Estimated Vendor Fee: \$ -	TOTAL COST DUE:
Departmental Costs: \$ -	\$ 1,500.00
Equipment & Labor Charges: \$ -	
IPL Lost Revenue Assessment: \$ -	
Other Fees/Charges/Credits: \$ -	


EVENT IMPACT CALCULATOR DETAIL - WE BUILD YOU PLAY BEACH VOLLEYBALL TOURNAMENTS - 01/21/2026
Event Summary

Key Parameters		Key Results	
Event Name	We build You Play Beach Volleyball Tournaments	Business Sales (Direct)	\$43,210.33
Organization	We Build You Play	Business Sales (Total)	\$61,193.41
Event Type	Sports: Youth Amateur	Jobs Supported (Direct)	24
Start Date	05/23/2026	Jobs Supported (Total)	27
End Date	05/24/2026	Local Taxes (Total)	\$978.60
Overnight Attendees	98	Net Direct Local Tax ROI	\$907.62
Day Attendees	14	Est. Room Nights Demand	78

Direct Business Sales

Sales by Source				
Attendees Spending	\$40,600.70	Exhibitor Spending	\$6.47	
Organizer Spending	\$2,603.16	Total Event Spending	\$43,210.33	
Business Sales by Sector				
Industry	Attendees	Organizer	Media/Sponsors	Total
Lodging	\$13,189.04	\$0.00*	\$0.00	\$13,189.04
Transportation	\$3,274.41	\$31.44*	\$4.14	\$3,309.99
Food & Beverage	\$13,862.56	\$1,351.00*	\$0.00	\$15,213.56
Retail	\$6,845.02	\$0.00	\$0.00	\$6,845.02
Recreation	\$3,429.68	\$0.00	\$0.00	\$3,429.68
Space Rental	\$0.00	\$524.00*	\$0.00	\$524.00
Business Services	\$0.00	\$696.72*	\$2.33	\$699.05
Totals	\$40,600.70	\$2,603.16	\$6.47	\$43,210.33

* indicates that the calculator's model defaults were used

Economic Impact Details

	Direct	Indirect/Induced	Total
Business Sales	\$43,210.33	\$17,983.08	\$61,193.41
Personal Income	\$14,564.31	\$4,658.44	\$19,222.75
Jobs Supported			
Persons	24	3	27
Annual FTEs	0	0	0
Taxes And Assessments			
<u>Federal Total</u>	<u>\$3,920.23</u>	<u>\$1,471.58</u>	<u>\$5,391.81</u>
<u>State Total</u>	<u>\$2,795.54</u>	<u>\$441.79</u>	<u>\$3,237.33</u>
Sales	\$2,335.62	\$269.75	\$2,605.36
Income	\$201.00	\$64.29	\$265.30
Bed	\$0.00		\$0.00
Other	\$258.92	\$107.76	\$366.67
<u>Local Total</u>	<u>\$907.62</u>	<u>\$70.98</u>	<u>\$978.60</u>
Sales	\$0.00	\$0.00	\$0.00
Income	\$162.07	\$51.84	\$213.91
Bed	\$659.45		\$659.45
Per Room Charge	\$0.00		\$0.00
Tourism District	\$0.00		\$0.00
Restaurant	\$51.98	\$4.95	\$56.93
Other	\$34.11	\$14.20	\$48.31
Property Tax	\$814.75	\$210.88	\$1,025.62

Event Return On Investment (ROI)

Direct Total Tax ROI	
Direct Tax Receipts	\$907.62
DMO Hosting Costs	\$0.00
Direct ROI	\$907.62
Net Present Value	\$907.62
Direct ROI (%)	-
Total	
Total Local Tax Receipts	\$978.60
Total ROI	\$978.60
Net Present Value	\$978.60
Total ROI (%)	-

Estimated Room Demand Metrics

Room Nights Sold	78
Room Pickup (block only)	0
Peak Room Nights	36
Total Visitor Days	221



EVENT IMPACT CALCULATOR DETAIL - WE BUILD YOU PLAY BEACH VOLLEYBALL TOURNAMENTS - 01/21/2026

Event Summary

Key Parameters		Key Results	
Event Name	We build You Play Beach Volleyball Tournaments	Business Sales (Direct)	\$49,352.77
Organization	We Build You Play	Business Sales (Total)	\$69,559.22
Event Type	Sports: Youth Amateur	Jobs Supported (Direct)	27
Start Date	06/06/2026	Jobs Supported (Total)	30
End Date	06/07/2026	Local Taxes (Total)	\$1,321.31
Overnight Attendees	98	Net Direct Local Tax ROI	\$1,239.78
Day Attendees	14	Est. Room Nights Demand	78

Direct Business Sales

Sales by Source			
Attendees Spending	\$46,743.13	Exhibitor Spending	\$6.47
Organizer Spending	\$2,603.16	Total Event Spending	\$49,352.77

Business Sales by Sector

Industry	Attendees	Organizer	Media/Sponsors	Total
Lodging	\$19,331.47	\$0.00*	\$0.00	\$19,331.47
Transportation	\$3,274.41	\$31.44*	\$4.14	\$3,309.99
Food & Beverage	\$13,862.56	\$1,351.00*	\$0.00	\$15,213.56
Retail	\$6,845.02	\$0.00	\$0.00	\$6,845.02
Recreation	\$3,429.68	\$0.00	\$0.00	\$3,429.68
Space Rental	\$0.00	\$524.00*	\$0.00	\$524.00
Business Services	\$0.00	\$696.72*	\$2.33	\$699.05
Totals	\$46,743.13	\$2,603.16	\$6.47	\$49,352.77

* indicates that the calculator's model defaults were used

Economic Impact Details

	Direct	Indirect/Induced	Total
Business Sales	\$49,352.77	\$20,206.45	\$69,559.22
Personal Income	\$16,379.00	\$5,393.78	\$21,772.78
Jobs Supported			
Persons	27	3	30
Annual FTEs	0	0	1
Taxes And Assessments			
<u>Federal Total</u>	<u>\$4,448.36</u>	<u>\$1,671.69</u>	<u>\$6,120.04</u>
<u>State Total</u>	<u>\$3,207.51</u>	<u>\$498.62</u>	<u>\$3,706.12</u>
Sales	\$2,685.74	\$303.10	\$2,988.83
Income	\$226.05	\$74.44	\$300.49
Bed	\$0.00		\$0.00
Other	\$295.72	\$121.08	\$416.80
<u>Local Total</u>	<u>\$1,239.78</u>	<u>\$81.53</u>	<u>\$1,321.31</u>
Sales	\$0.00	\$0.00	\$0.00
Income	\$182.26	\$60.02	\$242.28
Bed	\$966.57		\$966.57
Per Room Charge	\$0.00		\$0.00
Tourism District	\$0.00		\$0.00
Restaurant	\$51.98	\$5.56	\$57.54
Other	\$38.96	\$15.95	\$54.91
Property Tax	\$930.57	\$235.27	\$1,165.84

Event Return On Investment (ROI)

Direct Total Tax ROI	
Direct Tax Receipts	\$1,239.78
DMO Hosting Costs	\$0.00
Direct ROI	\$1,239.78
Net Present Value	\$1,239.78
Direct ROI (%)	-
Total	
Total Local Tax Receipts	\$1,321.31
Total ROI	\$1,321.31
Net Present Value	\$1,321.31
Total ROI (%)	-

Estimated Room Demand Metrics

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Room Pickup (block only)	0
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EVENT IMPACT CALCULATOR DETAIL - WE BUILD YOU PLAY BEACH VOLLEYBALL TOURNAMENTS - 01/21/2026

Event Summary

Key Parameters		Key Results	
Event Name	We build You Play Beach Volleyball Tournaments	Business Sales (Direct)	\$49,352.77
Organization	We Build You Play	Business Sales (Total)	\$69,559.22
Event Type	Sports: Youth Amateur	Jobs Supported (Direct)	27
Start Date	06/20/2026	Jobs Supported (Total)	30
End Date	06/21/2026	Local Taxes (Total)	\$1,321.31
Overnight Attendees	98	Net Direct Local Tax ROI	\$1,239.78
Day Attendees	14	Est. Room Nights Demand	78

Direct Business Sales

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Food & Beverage	\$13,862.56	\$1,351.00*	\$0.00	\$15,213.56
Retail	\$6,845.02	\$0.00	\$0.00	\$6,845.02
Recreation	\$3,429.68	\$0.00	\$0.00	\$3,429.68
Space Rental	\$0.00	\$524.00*	\$0.00	\$524.00
Business Services	\$0.00	\$696.72*	\$2.33	\$699.05
Totals	\$46,743.13	\$2,603.16	\$6.47	\$49,352.77

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Property Tax	\$930.57	\$235.27	\$1,165.84

Event Return On Investment (ROI)

Direct Total Tax ROI	
Direct Tax Receipts	\$1,239.78
DMO Hosting Costs	\$0.00
Direct ROI	\$1,239.78
Net Present Value	\$1,239.78
Direct ROI (%)	-
Total	
Total Local Tax Receipts	\$1,321.31
Total ROI	\$1,321.31
Net Present Value	\$1,321.31
Total ROI (%)	-

Estimated Room Demand Metrics

Room Nights Sold	78
Room Pickup (block only)	0
Peak Room Nights	36
Total Visitor Days	221

2026

MAY

CALENDAR YEAR

CALENDAR MONTH

SUNDAY

FIRST DAY OF WEEK

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

2026

JUNE

CALENDAR YEAR

CALENDAR MONTH

SUNDAY

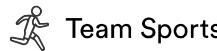
FIRST DAY OF WEEK

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	01	02	03	04	05	06 PE - Sand Duels PE - We Build You Play Beach Volleyball - TENTATIVE
07 PE - Sand Duels PE - We Build You Play Beach Volleyball - TENTATIVE	08	09	10	11	12	13 PE - Air Show
14 PE - Air Show	15	16	17	18	19	20 PE - Beach 5 Sand Soccer PE - We Build You Play Beach Volleyball
21 PE - We Build You Play Beach Volleyball - TENTATIVE	22	23	24	25	26	27 PE - Summer Sports Safari - TENTATIVE
28 PE - Summer Sports Safari - TENTATIVE	29	30	01	02	03	04
05	06	07	08	09	10	11

Private Event Permit Application

#618574

We Build You Play Beach Volleyball Tournaments



Team Sports

APPLICANT

Joshua Carter @ josh@webuildyouplay.com

(302) 500-0056

DATES AND TIMES

Event date and time:

05/23/2026 12:00am — 05/24/2026 8:00pm

Event date and time:

06/06/2026 12:00am — 06/07/2026 8:00pm

Event date and time:

06/20/2026 12:00am — 06/21/2026 8:00pm

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 American Express-1050 on 11/21/2025	-\$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

We Build You Play Beach Volleyball Tournaments

Event Locations

📍 Caroline St. Beach to end of walkway

Event Times

📅 **Event date and time:**

05/23/2026 12:00am — 05/24/2026 8:00pm

📅 **Event date and time:**

06/06/2026 12:00am — 06/07/2026 8:00pm

📅 **Event date and time:**

06/20/2026 12:00am — 06/21/2026 8:00pm

Event Summary

Series of Beach Volleyball tournaments for youth clubs

Applicant Organization

We Build You Play

Organization Phone

(302) 500-0056

Organization Website

<https://webuildyouplay.com>

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

Beach Access for use of setup and takedown with a tractor

Who will be the beneficiary of the event?

We Build You Play

Who will sponsor the event?

We Build You Play

What type of marketing will be done for the event?

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).

[📄 Setting up and Tearing Down for Beach Events .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).

[📄 Screenshot 2025-11-21 110326.png](#)

Does your event require police support?

No

CONTACT

Contact Name

Joshua Carter

Contact Email

@ josh@webuildyouplay.com

Contact Mobile Number

(302) 500-0056

ARRIVAL AND DEPARTURE DATES

Provide the date that staff departs the event

 May 24, 2026

Participant/Spectator Arrival

 May 23, 2026

Vendor Arrival

 May 22, 2026

Participant/Spectator Departure

 May 24, 2026

Vendor Departure

 May 24, 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

2

% Staying Overnight

N/A

% Traveling Alone

N/A

Exhibitor Estimates

Total Exhibitors

N/A

Exhibitors Staying Overnight

N/A

Exhibitors Traveling Alone

N/A

Participant Estimates

Total Participants

80

Participants Staying Overnight

25

Average Guests

20

Spectator Estimates

Total Spectators

30

Spectators Staying Overnight

20

Average Party Size

3

Total Overnight Guests

% Lodge in Ocean City

N/A

% Use Condos

N/A

% Camp

N/A

ENTERTAINMENT/OFFERINGS

Will you charge any entry fees?

Registration Fee

Will your event include live music?

No

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?

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

100

Will you have special parking requests?

No

% Parking at Hotels

N/A

Will you need vehicular beach access?

Yes

% That Will Use Bus Service

N/A

Will you need vehicular access to the Boardwalk?

No

% That will Use Town Lot

N/A

Please explain access requirements.

ACCESS FOR TRACTOR USE ON BEACH

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 submision 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 submitted 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.

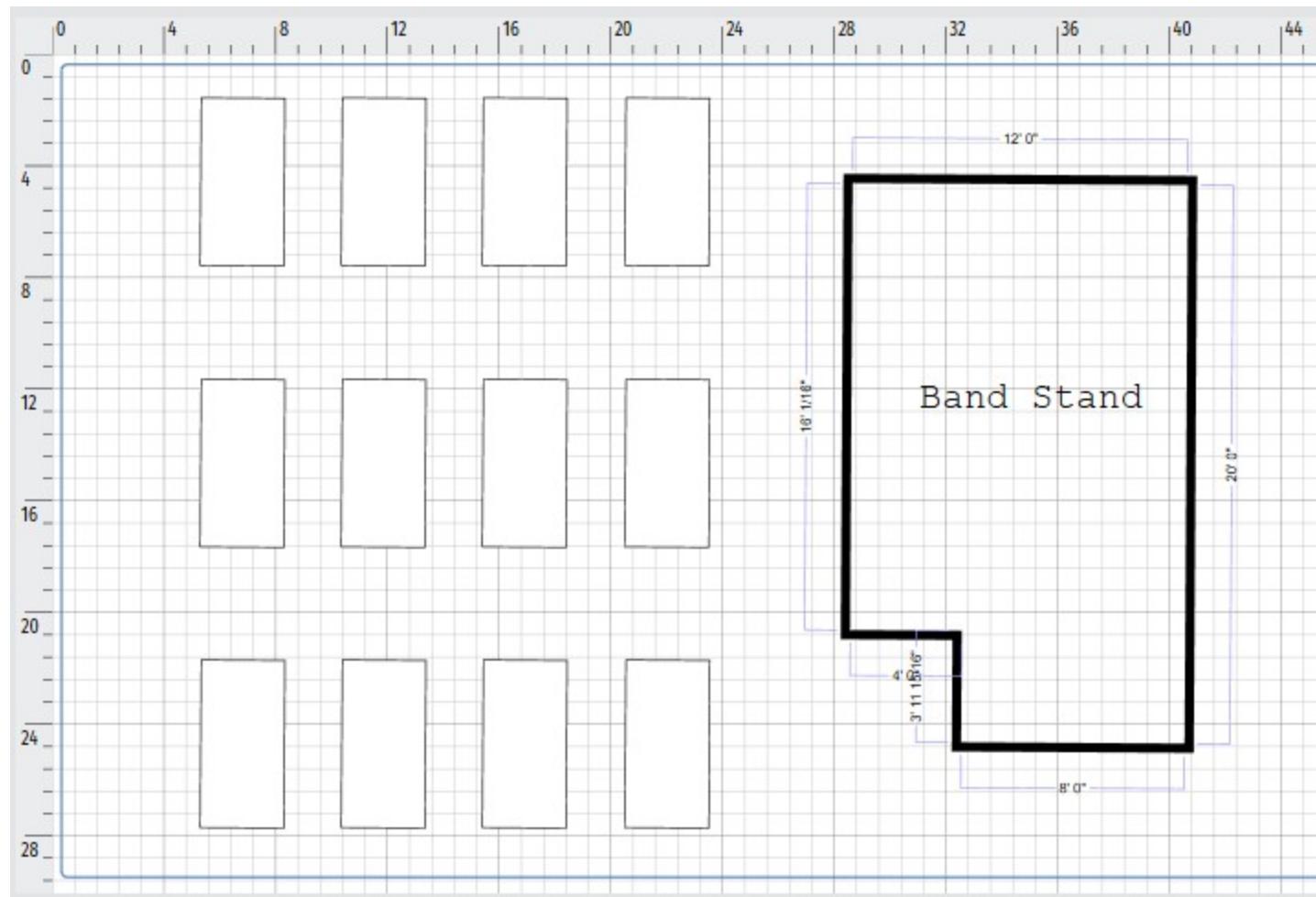
The applicant agrees to take full responsibility for all city-owned property, whether existing within the event footprint, add-ons thereto, borrowed, leased or rented. Applicant further agrees that they are responsible for the proper behavior of their crowd base and that damage or defacement caused to 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.



Setting up and Tearing Down for Beach Events

Set Up Day:

1. Pack up the truck or boxes by using the checklist
2. Drive to the beach and begin unloading by the street where the event will take place
3. Place each bag with the nets and equipment laid out in the way you want the nets to be placed
4. Empty the bag and begin by placing the lines
5. Unravel the set of lines and get the stakes together
6. Take one corner of the lines and dig a hole around 1 foot deep where it is to be placed and hook the stake to the lines
7. Put the stake in the sand at a 45 degree angle and then bury it
8. Repeat this making sure that the lines are straight and are pulled tight before placing the other corners
9. Where the clips are in the lines is where the net poles are to be placed
10. Net poles need to be connected on the second hole
11. Place a wooden block down around a few inches away from the block
12. Drill in the augers six feet away from the block each at a 45 degree angle as well
13. Set up one pole and connect the adjusting lines to it and then to the augers
14. Tighten one pole until it stands up straight
15. Go to the other pole and set up the same way
16. The poles may need to be pushed out or adjusted based on the set up

Tournament Day:

1. Unload the rest of the stuff from the truck
2. Set up tables and tent
3. Set up score flips and score sheets on clipboards with pens at each court
4. Make sure each ball is pumped up and put two at each court
5. Be sure to set up hotspots and ipads
6. Have extra medical forms out on the table for check in



TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item #	<u>5.E</u>
Council Meeting	<u>February 2, 2026</u>

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Brenda Moore, Acting Special Events Director
RE: White Marlin Open Marlin Fest
DATE: October 29, 2025

ISSUE(S): Kelly Curcio, representing the White Marlin Open, requests Council approve the White Marlin Open Marlin Fest, tentatively scheduled to take place August 3-8, 2026 on the beach at the Inlet, a portion of the parking spaces that run along the jetty, and the south east corner of the Inlet Lot, Monday through Friday, August 3-7 from 11 am-9 pm, and with a rain date of Saturday, August 8, 2026.

SUMMARY: The White Marlin Open Marlin Fest is held in conjunction with the White Marlin Open fishing tournament. It is a free event that will feature daily live streaming of the tournament weigh-ins with sponsor and vendor tents, music, and food and drink, including alcohol.

Assets and support requested are for both the Inlet Lot footprint as well as the privately owned Harbour Island location:

- Plastic traffic baracades
- Traffic cones
- Trash cans
- Sand fencing and cable ties

Public Works will provide items, emphasizing they no longer provide trash bags. Ms. Curcio will have to provide the 55-gallon liners.

Beach Patrol (OCBP) stated this event's set-up the past two (2) years has been perfect. As long as they leave a large area between the east fence and the high-water line, OCBP will be fine. Ms. Curcio will need to monitor the eastern fence line to make sure it is not being threatened by the incoming tide.

Risk Management stated required insurance limits are as follows:

- General Liability \$1M/\$2M Aggregate
- Umbrella/Excess Liability \$4M/\$4M Aggregate Limit
- Evidence of Liquor Liability Coverage with \$1M/\$2M Aggregate Limit
- If Ms. Curcio is not providing insurance on the behalf of

Security and Traffic Control Companies, both Companies will need to provide General Liability with \$1M/\$2M Aggregate and Workers Compensation Statutory Coverage with Employers Liability of \$100K/\$500/\$100K.

-If Ms. Curcio is not providing insurance on the behalf of the Food Truck Vendors, she will need to collect and provide the Town with copies of their Certificates of Insurance with \$1M/\$2M Aggregate limits along with confirmation they have met state/county/local health department requirements.

- Mayor and City Council are to be designated Additional Insured on a primary and non-contributory basis with waiver of subrogation in the Town's favor on all coverage.

FISCAL IMPACT: Ms. Curcio is responsible for paying the Town \$3,400 in private event fees, and estimated \$8,777.40 in asset and support fees and Inlet Lot lost revenue of \$3,116.60, for a total of \$15,294.00.

RECOMMENDATION: Approve the event as presented.



1st Class Resort and Tourist Destination

ALTERNATIVES: No staff alternatives suggested.

RESPONSIBLE STAFF: Lisa Mitchell, Private Events Coordinator
Matt Thompson, Acting Public Works Maintenance Manager
Butch Arbin, Beach Patrol Captain

COORDINATED WITH: Kelly Curcio, White Marlin Open

ATTACHMENT(S):

1. Draft Permit
2. Processing Costs and Fees
3. Event Impact Calculation Detail
4. August 2026 Calendar
5. Application
6. Event Schedule
7. Event Footprint



TOWN OF OCEAN CITY

The White Marlin Capital of the World

MAYOR

Richard W. Meehan

CITY COUNCIL

Matthew M. James
President

Anthony J. DeLuca
Secretary

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

CITY MANAGER

Terence J. McGean, PE

CITY CLERK
Diana L. Chavis, MMC

SUBJECT: MARLIN FEST 2026

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

PURPOSE: Festival with the audience able to watch boats on route to Harbour Island, and view the weigh-ins from the White Marlin Open live on a large video monitor. There is also a vendor village with sponsor tents, White Marlin Open and Marlin Fest retail tents, and live entertainment all free of charge. In addition, there will be food and beverage sales, including alcohol sales.

Place, Date, Time: Monday through Friday, August 3-7, from 11:00 am-9:00 pm on the beach at the Inlet, a portion of the parking spaces that run along the jetty, and the south east corner of the Inlet Lot. There is a rain date of Saturday, August 8.

SET-UP: Friday through Sunday, July 31-August 2

BREAKDOWN: Saturday and Sunday, August 8-9

RESPONSIBILITIES OF EACH PARTY:

Kelly Curcio for the White Marlin Open, Inc.

1. Serve as event manager.
2. Coordinate the event.
3. Establish east/west lanes within the event footprint for emergency access.
4. Hire a Town-approved, third-party traffic control company to create and staff a new traffic pattern in the Inlet Lot. The traffic pattern shall be monitored 24 hours per day from set-up to breakdown to ensure no unauthorized changes are made to the pattern.
5. Vehicles, including ATVs, used to unload/load on the beach must be off the beach by 8:00 am, and may not return until after 7:00 pm, unless they are being used within the fenced portion of the event footprint.
6. Notify the appropriate beach stand vendor(s) located within and next to the event footprint of the dates and times of the event, including set-up and breakdown.
7. Shall be easily accessible throughout the event, including set-up and breakdown.
8. Comply with Ocean City Beach Patrol (OCBP), if they close the beach for lightning or any other reason, and not return until OCBP allows.
9. Maintain the cleanliness of the beach within the event footprint during the entire event, including set-up and breakdown.
10. Will make the decision to use Town assets no later than Monday, July 6.
11. If used, may move the Town provided assets within the footprint during set-up and return to where they originated during breakdown.
12. Other items may be requested, which are unknown as of now, and the event manager shall be charged accordingly. These items shall be added to the full list of Town assets used at both the Inlet and Harbour Island locations.
13. Provide liners for 55-gallon trash receptacles located within the event footprint.
14. Empty trash cans within the event footprint when they become full, place them into the dumpsters located in the Inlet Lot, and reline the cans.
15. Obtain all necessary city, county and state permits, including any tent or air inflated structure permits required by the Ocean City Office of the Fire Marshal.
16. May secure sponsorships so long as they comply with the Town's beverage and sun care product sponsorships. Sponsorships shall not include drugs, sex, tobacco, cannabis, CBD or vaping. Alcohol or gambling sponsorships are permissible, provided no message encourages the act of gambling or promotes the consumption of alcohol.

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

Somewhere to Smile About  **Ocean City** MD

Town of Ocean City, Maryland

Page 2

17. All sponsors shall be kept within the approved event footprint.
18. May utilize a PA system.
19. Provide a list of sponsors to the Town's Private Event Coordinator no later than Monday, July 27.
20. May hang sponsor banners on the beach fencing and crowd control equipment.
21. May install an internet connection and point to point equipment on the Coast Guard Tower.
22. Provide a detailed layout, including food truck and tent locations no later than July 13.
23. May have food trucks within the event footprint, provided approvals from the Worcester County Health Department and the Ocean City Office of the Fire Marshal have been obtained.
24. Subject to the approval of the Worcester County Board of License Commissioners for the sale of alcohol by a non-profit organization and all conditions and requirements of any license issued thereunder, the Event may have beer, wine, malt liquor and alcohol. It is the event manager's responsibility to age identify and obtain the necessary permits from the Worcester County Board of License Commissioners.
25. Shall have contracted security for all days/nights of the event, including set-up and teardown.
26. Provide portolets for the expected attendance with daily servicing.
27. Ensure OCBP has access to the ocean and jetty during the event, including set-up and teardown, including the ability to get emergency personnel and vehicles through the event fencing.
28. Insurance requirements are as follows:
 - a. General Liability \$1M/\$2M Aggregate
 - b. Umbrella/Excess Liability \$4M/\$4M Aggregate Limit
 - c. Evidence of Liquor Liability Coverage with \$1M/\$2M Aggregate Limit
 - d. If Ms. Curcio is not providing insurance on the behalf of the Security and Traffic Control Companies, the Companies will need to provide General Liability with \$1M/\$2M Aggregate and Workers Compensation Statutory Coverage with Employers Liability of \$100K/\$500/\$100K.
 - e. If Ms. Curcio is not providing insurance on the behalf of the Food Truck Vendors, she will need to collect and provide the Town with copies of their Certificates of Insurance with \$1M/\$2M Aggregate limits along with confirmation they have met state/county/local health department requirements.
 - f. Mayor and City Council are to be designated Additional Insured on a primary and non-contributory basis with waiver of subrogation in the Town's favor on all coverage
29. Abide by all Guidelines and Obligations listed on the Private Event Application, unless otherwise noted in this permit.

Town of Ocean City, Maryland

1. If requested by July 6, Department of Public Works (DPW) shall:
 - a. Install sand fencing around the beach event footprint the morning of Monday, August 3
 - b. Provide plastic traffic barricades, special event fencing, trash cans, sand fencing and large cable ties.
 - c. Other items may be requested which are unknown as of now, and the event manager shall be charged accordingly. These items shall be added to the full list of Town assets used at both the Inlet and Harbour Island locations.
2. The Special Events Department shall provide Inlet Lot parking codes for event use July 31-August 9. These will be provided no later than July 20.
3. The Private Events 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.

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

Kelly Curcio
On behalf of White Marlin Open, Inc.

Date: _____

Frank C. Miller
On behalf of the Mayor and City Council of Ocean City, Maryland

Date: _____

Ocean City's Private Event at a Glance

EXECUTIVE SUMMARY

rev. 240415

Event Name:	Marlin Fest
Start Date:	Monday, August 3, 2026
Set Start:	Friday, July 31, 2026
Strike End:	Monday, August 10, 2026
Location(s):	Beach and partial IPL

Duration:	
	6 Days
	11 Days
Est. Ttl. Attend:	66,170
Spectators:	-
Participants:	42,000
Vendors:	45

ASSIGNED TIER: **Tier 2**

Assigned via standardized calculation

Contact:	Kelly Curcio
Organization:	White Marlin Open

New Event?	NO
Event Type:	Other
In-Season?	YES
Non-Profit?	YES
Crowd Draw:	Balanced
Annual Event?	YES

	Internal Est. Costs:	Billable Costs:
DPW-M:	\$ 17,872.96	\$ 8,777.40
DPW-TRANS:	\$ -	
DPW-CON:	\$ -	
DPW-ELECT:	\$ -	
FIRE:	\$ -	
EMS:	\$ -	
OCPD:	\$ -	
OCBP:	\$ -	
FM:	\$ -	
PARKS:	\$ -	
P&Z:	\$ -	
Other:	\$ -	

EVENT DETAILS

Alcohol?	YES
Food Sales?	YES
Parking Req?	YES
Entry Fee?	NO
Estimated # of Vendors:	
# of 10x10s:	27
#>100sf:	15

Vendor Space Rental Fee

Satellite location of the White Marlin Open, where spectators can watch boats on route to Harbour Island and view the weigh-ins live on a big screen video monitor. There are also sponsor and vendor tents, entertainment, and food and beverages for sale, including alcohol. Cost below includes Town assets and support provided at both the IPL and Harbour Island.

Key Details & Other Events:

Will hire a Town-approved, third party traffic control company to create and staff a new traffic pattern in the IPL.
Obtain tent permits from the Office of the Fire Marshal.
Receive approval from the Worcester County Board of License Commissioners for the sale of alcohol by a non-profit organization.
Provide security, including for set-up and tear down.

Conveyed Fees:	If annual: Previous Year's Cost:
Application Fee: \$ 250.00	\$ 14,794.00
Late Fee Applied: \$ -	
Other Initial Credit/Fee: \$ -	
Applied Assessment Fee: \$ -	Cost/Event: \$ 15,044.00
Estimated Space Fee: \$ 3,000.00	# of Events: 1
Estimated Vendor Fee: \$ 150.00	TOTAL COST DUE: \$ 15,044.00
Departmental Costs: \$ -	
Equipment & Labor Charges: \$ 8,777.40	
IPL Lost Revenue Assessment: \$ 3,116.60	
Other Fees/Charges/Credits: \$ -	



EVENT IMPACT CALCULATOR DETAIL - MARLIN FEST - 01/23/2026

Event Summary

Key Parameters		Key Results	
Event Name	Marlin Fest	Business Sales (Direct)	\$7,405,465.47
Organization	White Marlin Open	Business Sales (Total)	\$10,221,767.84
Event Type	FCE: Performing arts	Jobs Supported (Direct)	1,371
Start Date	08/03/2026	Jobs Supported (Total)	1,654
End Date	08/08/2026	Local Taxes (Total)	\$284,111.21
Overnight Attendees	6314	Net Direct Local Tax ROI	\$271,571.99
Day Attendees	14733	Est. Room Nights Demand	15,656

Direct Business Sales

Sales by Source				
Industry	Attendees	Organizer	Media/Sponsors	Total
Lodging	\$4,732,569.42	\$23,162.89*	\$0.00	\$4,755,732.31
Transportation	\$328,975.26	\$7,720.96*	\$1,036.75	\$337,732.97
Food & Beverage	\$1,112,516.78	\$18,298.00*	\$0.00	\$1,130,814.78
Retail	\$556,502.64	\$0.00	\$0.00	\$556,502.64
Recreation	\$219,863.29	\$0.00	\$0.00	\$219,863.29
Space Rental	\$0.00	\$34,608.00*	\$2,924.58	\$37,532.58
Business Services	\$0.00	\$136,830.01*	\$230,456.88	\$367,286.89
Totals	\$6,950,427.39	\$220,619.87	\$234,418.21	\$7,405,465.47

* indicates that the calculator's model defaults were used

Economic Impact Details

	Direct	Indirect/Induced	Total
Business Sales	\$7,405,465.47	\$2,816,302.37	\$10,221,767.84
Personal Income	\$2,239,941.88	\$857,449.00	\$3,097,390.88
Jobs Supported			
Persons	1,371	282	1,654
Annual FTEs	57	12	69
Taxes And Assessments			
<u>Federal Total</u>	<u>\$642,659.22</u>	<u>\$245,041.80</u>	<u>\$887,701.02</u>
<u>State Total</u>	<u>\$475,189.60</u>	<u>\$70,953.73</u>	<u>\$546,143.33</u>
Sales	\$399,901.94	\$42,244.54	\$442,146.48
Income	\$30,913.82	\$11,833.80	\$42,747.61
Bed	\$0.00		\$0.00
Other	\$44,373.84	\$16,875.40	\$61,249.24
<u>Local Total</u>	<u>\$271,571.99</u>	<u>\$12,539.22</u>	<u>\$284,111.21</u>
Sales	\$0.00	\$0.00	\$0.00
Income	\$24,925.81	\$9,541.59	\$34,467.40
Bed	\$236,628.47		\$236,628.47
Per Room Charge	\$0.00		\$0.00
Tourism District	\$0.00		\$0.00
Restaurant	\$4,171.94	\$774.48	\$4,946.42
Other	\$5,845.77	\$2,223.15	\$8,068.92
Property Tax	\$139,633.02	\$31,687.45	\$171,320.47

Event Return On Investment (ROI)

Direct Total Tax ROI	
Direct Tax Receipts	\$271,571.99
DMO Hosting Costs	\$0.00
Direct ROI	\$271,571.99
Net Present Value	\$271,571.99
Direct ROI (%)	-
Total	
Total Local Tax Receipts	\$284,111.21
Total ROI	\$284,111.21
Net Present Value	\$284,111.21
Total ROI (%)	-

Estimated Room Demand Metrics

Room Nights Sold	15,656	
Room Pickup (block only)	0	
Peak Room Nights	3,714	
Total Visitor Days	37,665	

2026

AUGUST

CALENDAR YEAR

CALENDAR MONTH

SUNDAY

FIRST DAY OF WEEK

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	01 PE - Beach 5 Sand Soccer
02 <i>PE - Marlin Fest - TENTATIVE</i>	03 <i>PE - Marlin Fest - TENTATIVE</i>	04 <i>PE - Marlin Fest - TENTATIVE</i>	05 <i>PE - Marlin Fest - TENTATIVE</i>	06 <i>PE - Marlin Fest - TENTATIVE</i>	07 <i>PE - Marlin Fest - TENTATIVE</i>	08 <i>PE - Marlin Fest - TENTATIVE</i>
09	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26 <i>PE - OC Jeep Fest - TENTATIVE</i> <i>Hot Air Balloon Glow</i>	27 <i>PE - OC Jeep Fest - TENTATIVE</i> <i>Hot Air Balloon Glow</i>	28 <i>PE - OC Jeep Fest - TENTATIVE</i> <i>Hot Air Balloon Glow</i>	29 <i>PE - OC Jeep Fest - TENTATIVE</i> <i>Hot Air Balloon Glow</i>
30 <i>PE - OC Jeep Fest - TENTATIVE</i> <i>Hot Air Balloon Glow</i>	31	01	02	03	04	05

Private Event Permit Application

#608217

White Marlin Open Marlin Fest Other

APPLICANT

Kelly Curcio @ kelly@whitemarlinopen.com  (302) 519-3176

DATES AND TIMES

 **Event date and time:**

08/03/2026 11:00am — 08/08/2026 9:00pm

 **Setup date and time:**

07/31/2026 7:00am — 08/02/2026 9:00pm

 **Breakdown date and time:**

08/08/2026 9:30pm — 08/10/2026 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	\$250.00
Application Addendum Fee	\$0.00
Concession Fee	\$0.00
Application Late Fee	\$0.00
Asset and Support Fee	\$0.00
Total:	\$250.00

Total paid with Master Card-6363 on 10/28/2025 -\$250.00

Due: \$0.00

FEE SCOPING

Which type of event organization will run your event?

For-Profit

GENERAL INFORMATION

Event Name

White Marlin Open Marlin Fest

Who will be the beneficiary of the event?

White Marlin Open

Event Locations

Inlet Parking Lot (with fire lanes)

Who will sponsor the event?

Maryland Army National Guard, Ocean City Reef Foundation, Local Businesses, Fishing Industry, Deep Eddy Vodka, and others.

Event Times

Event date and time:

08/03/2026 11:00am — 08/08/2026 9:00pm

What type of marketing will be done for the event?

Local print ads, social media, Boardwalk banners, local radio, digital billboards on the Boardwalk and Convention Center.

Setup date and time:

07/31/2026 7:00am — 08/02/2026 9:00pm

Have you chosen a rain date?

No

Breakdown date and time:

08/08/2026 9:30pm — 08/10/2026 5:00pm

Event Summary

White Marlin Open Marlin Fest is a unique way to experience the White Marlin Open. Held in conjunction with the White Marlin Open fishing tournament, Marlin Fest features daily live streaming of the tournament weigh ins, music, food & drink, and vendors. We will utilize the southeast corner of the Inlet Parking Lot and Beach as in previous years.

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

 [White Marlin Open Marlin Fest Event Schedule.docx](#)

Applicant Organization

White Marlin Open

Organization Phone

(410) 289-9229

Organization Website

WhiteMarlinOpen.com and MarlinFest.com

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

Trash cans, sand fencing, and crowd control barriers.

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).

 [Marlin Fest Footprint IPL.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).

 [Marlin Fest IPL.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).

 [Inlet Layout.jpg](#)

CONTACT

Contact Name

Madelyne and Sasha Motsko

Contact Office Number

(410) 289-9229

Contact Address

PO Box 737
Ocean City, MD 21943

Contact Mobile Number

(410) 251-4125

Contact Email

@ madelyne@whitemarlinopen.com

Does your event require police support?

No

ARRIVAL AND DEPARTURE DATES

Provide the date that staff departs the event

 Aug 10, 2026

Participant/Spectator Arrival

 Aug 3, 2026

Vendor Arrival

 Aug 2, 2026

Participant/Spectator Departure

 Aug 8, 2026

Vendor Departure

 Aug 9, 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

50

% Staying Overnight

N/A

% Traveling Alone

N/A

Exhibitor Estimates

Total Exhibitors

45

Exhibitors Staying Overnight

N/A

Exhibitors Traveling Alone

N/A

Participant Estimates

Total Participants

N/A

Participants Staying Overnight

N/A

Average Guests

N/A

Spectator Estimates

Total Spectators

42000

Spectators Staying Overnight

N/A

Average Party Size

N/A

Total Overnight Guests

% Lodge in Ocean City

50

% Use Condos

20

% 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?

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)

Tents over 14 x 14

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

Yes

Describe your street/private parking closure.

A temporary drive lane will need to be created to divert traffic entering the Inlet Parking Lot around the Marlin Fest Footprint. In 2025 we used TCR Event Management and plan to use them again in 2026. They will provide crossing guards to help attendees cross the traffic lane to get to the Marlin Fest entrance. 2025 layouts and maps are being submitted with this application to show the drive lane and crosswalk.

Will you sell items within the footprint of the event?

Yes

Please describe the items you will sell.

We will sell White Marlin Open and Marlin Fest event t-shirts, hoodies, etc.

Will you provide sampling of products?

No

Will you serve or distribute alcohol?

Yes

Please explain what types of alcohol you will offer.

Mixed cocktails, draft beer, canned seltzers.

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.

Marlin Fest will have 8 portolets in the northeast corner of the event footprint where the pavement meets the sand.

PARKING/ACCESS

Parking Information

% Utilizing Public Parking	Please explain your special parking requests
40	See attachments showing parking space we will use for the event footprint and drive lane. We will request parking codes for vendors to use while they are working the event. We also request that oversized vendor trailers be allowed to park in the West OC Park and Ride at no charge.
% Parking at Hotels	Will you need vehicular beach access?
20	Yes
% That Will Use Bus Service	Will you need vehicular access to the Boardwalk?
N/A	No
% That will Use Town Lot	Please explain access requirements.
40	We will pull the big screen onto the beach from inside our footprint.

Will you have special parking requests?

Yes

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 submision 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 submitted 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

M Motsko

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.



White Marlin Open Marlin Fest

2026 Event Schedule

Monday August 3 – Saturday August 8

11:00 am Gates Open

4:00 pm live stream of weigh ins begins on the big screen

9:00 pm Gates Close

INLET PARKING LOT

809 S. ATLANTIC AVENUE, OCEAN CITY, MARYLAND 21811



40x40

20x20

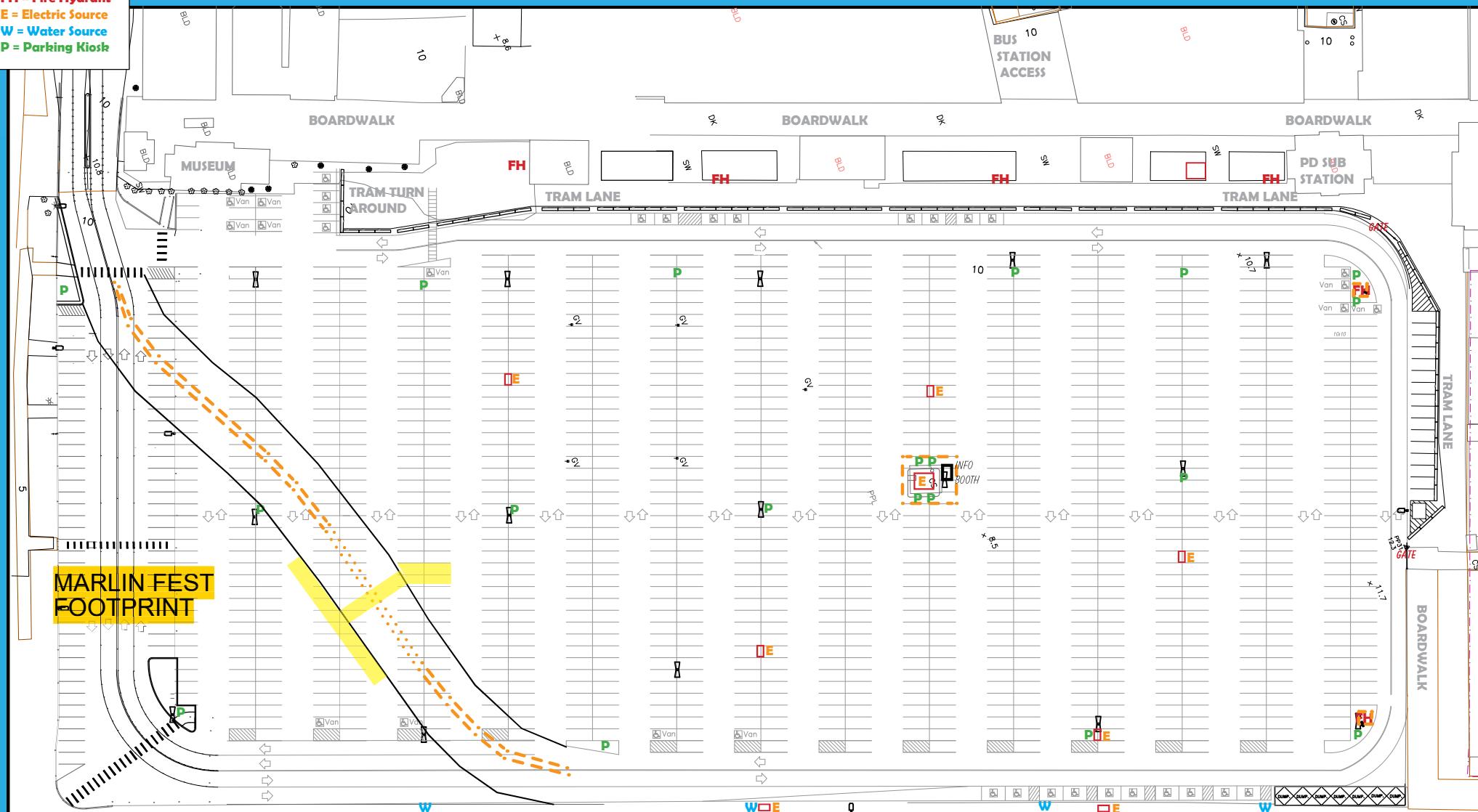
10x10

10x8

10x6

REVISED: 12/20/21

DC
FH = Fire Hydrant
E = Electric Source
W = Water Source
P = Parking Kiosk





TOWN OF **OCEAN CITY**

The White Marlin Capital of the World

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

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Brenda Moore, Acting Special Events Director
RE: Ocean City Jeep Fest
DATE: November 14, 2025

ISSUE(S): Brad Hoffman, representing Live Wire Media and Events, requests Council approve the Ocean City Jeep Fest, tentatively scheduled for Thursday-Sunday, August 27-30, 2026.

SUMMARY: This event is twofold:
1. Daily beach parades of no more than 400 Jeeps, 7:45-10 am from the Inlet to 30th St.
2. Jeep sand course north of the pier, between Dorchester and N. Division Streets. Three (3) shifts Thursday through Saturday: 10 am-12 pm, 1-3 pm and 3:30-5:30 pm. One (1) shift Sunday: 10 am-12 pm. Each shift will have no more than 150 Jeeps participating.

Mr. Hoffman requests the following from the Town:

1. Beach Patrol (OCBP) support for the daily parades
2. Rows AA-A in the Inlet Lot for event use
3. Free parking in the Inlet Lot for event staff
4. Free parking in the Inlet Lot for sand course participants, with time limited to 3-1/2 hours
5. Public Works provide water access

Mr. Hoffman is responsible for creating, maintaining and securing the closed sand course, as well as inspecting all participating Jeeps in both sub-events for fluid leaks, and not allowing beach access to a vehicle if a leak is detected. Mr. Hoffman must also place signs to tell the public about the events at each affected beach entrance, as well as make the affected beach franchise vendor(s) aware of the events. Lastly, Mr. Hoffman is responsible for confirming pier clearance for Jeep access.

Mr. Hoffman must ensure participants do not throw anything from their vehicles during the events. He must also maintain a driving lane with barriers and a monitor as the Jeeps move between the Inlet Lot and the sand course, including releasing the Jeeps in groups to enter and exit the beach. There is not to be a constant flow of vehicles on the beach throughout the entire event. Mr. Hoffman must also provide adequate safety and security for beach patrols, which include strong barriers in

case a vehicle loses control on the course.

Risk Management requires minimum General Liability Insurance limits of \$1M/\$2M Aggregate and \$5M Umbrella/Excess. Also, in light of the number of staff Mr. Hoffman employs for this event, he will have to supply evidence of Statutory Workers Compensation coverage with Employers Liability limits of \$100K/\$500K/\$100K. Mr. Hoffman should also secure waivers from participants in advance of the event. If a drone is to be used, evidence of UAV Liability Coverage with \$1M/\$2M will be required from the pilot. Lastly, the Mayor and City Council must be designated Additional Insured on a primary and non-contributory basis with waiver in the Town's favor.

FISCAL IMPACT:

Mr. Hoffman is responsible for paying the Town \$6,400 in private event fees and \$1,440 in asset and support fees, for a total of \$7,840.

RECOMMENDATION:

Approve the event as presented.



1st Class Resort and Tourist Destination

ALTERNATIVES:

No staff alternatives suggested.

RESPONSIBLE STAFF:

Lisa Mitchell, Private Events Coordinator
Butch Arbin, Beach Patrol Captain
Matt Thompson, Acting Public Works Maintenance Manager

COORDINATED WITH:

Brad Hoffman, Live Wire Media and Events

ATTACHMENT(S):

1. Draft Permit
2. Processing Costs and Fees
3. Event Impact Calculation
4. August 2026 Calendar
5. Application
6. Event Timeline
7. Beach Parade Map
8. Sand Course Map



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
BRAD HOFFMAN FOR LIVE WIRE MEDIA AND EVENTS**

SUBJECT: OCEAN CITY JEEP FEST 2026

Having received approval and having paid all fees, this permit defines the terms by which this event shall occur.

PURPOSE: Daily Jeep beach parade and sand course

PLACE, DATE, TIME:

Parade: Thursday through Sunday, August 27-30, from 7:45-10:00 am on the beach between the trashcans and beach patrol stands, from the Inlet to 30th Street, staging in the northeast section of the Inlet Lot (Rows AA-A). No more than 400 jeeps per day.

Beach Course: Thursday through Sunday, August 27-30, on the beach, north of the pier, between Dorchester and N. Division Streets. Thursday through Saturday there are three (3) shifts of no more than 150 jeeps each; the first from 10 am-12 pm, the second from 1-3 pm, and the third from 3:30-5:30 pm. On Sunday there is one (1) shift of no more than 150 jeeps from 10 am-12 pm.

SET-UP: Parade: 7:00 am daily
Sand Course: Tuesday and Wednesday, August 25-26

TEARDOWN: Parade: Immediately following each event
Sand Course: Sunday, August 30 beginning at 1 pm

RESPONSIBILITIES OF EACH PARTY:

Brad Hoffman for Live Wire Media

1. Serve as events manager.
2. Coordinate the events.
3. Participating Jeeps must not throw anything out of their vehicles to spectators in either sub-event.
4. Ensure each participating Jeep has valid insurance coverage.
5. Ensure clearance is high enough that all participants can traverse under the pier.
6. Post informational signs at each beach entrance of the parade route 24-hours in advance of the event.
7. Create, maintain and secure a Jeep sand course.
8. Design the beach course with the safety of the drivers and the public as primary design factors.
9. Return the beach to the same condition it was provided, prior to the creation of the sand course, and the inflation/deflation and inspection area.
10. Ensure the area around "Wally Whale" is monitored and kept clear to prevent damage to the structure during staging for the sand course as well as the actual events.
11. Inspect all Jeeps participating for fluid leaks, and not allowing them access to the beach if one is found.
12. Provide a hazardous spill procedure to the Town's Private Event Coordinator.

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

Somewhere to Smile About  **Ocean City** MD

13. Work closely with the Town in regard to the sand course, and make any necessary safety modifications the Town deems necessary.
14. Contact the affected Beach Stand Operators twice, advising about the event: Once after the event is approved by Council and a second time one (1) week prior to the event.
15. Mark the entire beach drive path for the sand course.
16. Have dedicated staff monitor the entire beach drive path and the sand course for the entirety of the events.
17. Release Jeeps in the sand course in groups to both enter and exit the beach. There is not to be a constant flow of vehicles on the beach.
18. If the beach is cleared, event staff, participants and spectators must leave the beach until Beach Patrol (OCBP) deems it safe to return.
19. Provide minimum General Liability Insurance limits of \$1M/\$2M Aggregate and \$5M Umbrella/Excess. Also, supply evidence of Statutory Workers Compensation coverage with Employer's Liability limits of \$100K/\$500K/\$100K. If a drone is to be used, evidence of UAV Liability Coverage with \$1M/\$2M will be required from the pilot. Lastly, the Mayor and City Council must be designated Additional Insured on a primary and non-contributory basis with waiver in the Town's favor.
20. Secure waivers from participants in advance of the event.
21. 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. OCBP shall provide personnel on ATVs spaced within the participants to ensure no Jeeps leave the parade route, as well as two (2) members in SUVs to lead and follow each parade.
2. Public Works (DPW) shall block off rows AA and A in the Inlet Lot. This area is designated for Jeep tire inflation/deflation and inspection.
3. DPW shall provide 100 parking cones for event use. Delivery shall be coordinated with the event promoter no later than Tuesday, August 25.
4. Approve the beach course prior to it being open to participating Jeeps.
5. Provide daily Inlet Lot parking pass codes to the event promoter for event staff and Jeep sand course participant use.
6. 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 443-235-7329, LMitchell@oceancitymd.gov, 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.**

Brad Hoffman
On Behalf of Live Wire Media

Date: _____

Tom Perrollozo
On Behalf of the Mayor and City Council of Ocean City, Maryland

Date: _____

Ocean City's Private Event at a Glance

rev. 240415

Event Name:	Ocean City Jeep Fest
Start Date:	Thursday, August 27, 2026
Set Start:	Monday, August 24, 2026
Strike End:	Monday, August 31, 2026
Location(s):	Beach Inlet to 30th St. IPL rows AA-A Beach Dorchester-N. Division Sts.

Contact:	Brad Hoffman
Organization:	Live Wire Media

New Event?	NO
Event Type:	Vehicular
In-Season?	YES
Non-Profit?	YES
Crowd Draw:	Primarily Out of Town
Annual Event?	YES

EVENT DETAILS

Alcohol?	NO
Food Sales?	NO
Parking Req?	YES
Entry Fee?	YES
Estimated # of Vendors:	
# of 10x10s:	5
#>100sf:	0

Duration:	4 Days	Est. Ttl. Attend:	10,320
	8 Days	Spectators:	6,000

Participants:	4,200
Vendors:	60

ASSIGNED TIER: Tier 2

Assigned via standardized calculation

	Internal Est. Costs:	Billable Costs:
DPW-M:	\$ 3,656.31	\$ 1,440.00
DPW-TRANS:	\$ -	
DPW-CON:	\$ -	
DPW-ELECT:	\$ -	
FIRE:	\$ -	
EMS:	\$ -	
OCPD:	\$ -	
OCBP:	\$ -	
FM:	\$ -	
PARKS:	\$ -	
P&Z:	\$ -	
Other:	\$ -	

DPW to deliver 100 cones to the north end of the IPL for event use.

EXECUTIVE SUMMARY

This event is twofold:
First, it is a daily parade of no more than 400 Jeeps on the beach from the Inlet to 30th St., Thursday through Sunday, 8-9:30 am.
Secondly, it is a Jeep beach obstacle course north of the pier, between Dorchester and N. Division Streets:
* Thursday through Saturday 9:30 am-5:30 pm - 3 shifts of no more than 150 Jeeps each
* Sunday, 10 am-1 pm - 1 shift of no more than 150 Jeeps.

Key Details & Other Events:

DPW to deliver 100 cones to the north end of the IPL for event use.

Conveyed Fees:	If annual: Previous Year's Cost:
Application Fee: \$ 250.00	\$ 5,840.00
Late Fee Applied: \$ -	
Other Initial Credit/Fee: \$ -	
Applied Assessment Fee: \$ -	Cost/Event: \$ 7,590.00
Estimated Space Fee: \$ 6,000.00	# of Events: 1
Estimated Vendor Fee: \$ 150.00	
Departmental Costs: \$ -	
Equipment & Labor Charges: \$ 1,440.00	
IPL Lost Revenue Assessment: \$ -	
Other Fees/Charges/Credits: \$ -	

Participant Registration Fee
Non-Music Event Admission
Multi-Day Ticket/Pass
Single-Day Ticket/Pass
Vendor Space Rental Fee



EVENT IMPACT CALCULATOR DETAIL - OCEAN CITY JEEP FEST - 01/22/2026

Event Summary

Key Parameters		Key Results	
Event Name	Ocean City Jeep Fest	Business Sales (Direct)	\$3,974,582.19
Organization	Live Wire Media	Business Sales (Total)	\$5,475,327.90
Event Type	FCE: Performing arts	Jobs Supported (Direct)	908
Start Date	08/27/2026	Jobs Supported (Total)	1,103
End Date	08/30/2026	Local Taxes (Total)	\$161,630.88
Overnight Attendees	5488	Net Direct Local Tax ROI	\$154,893.37
Day Attendees	3658	Est. Room Nights Demand	9,027

Direct Business Sales

Sales by Source				
Industry	Attendees	Organizer	Media/Sponsors	Total
Lodging	\$2,728,612.50	\$6,710.31*	\$0.00	\$2,735,322.81
Transportation	\$154,798.41	\$2,236.77*	\$504.61	\$157,539.79
Food & Beverage	\$527,207.18	\$8,906.00*	\$0.00	\$536,113.18
Retail	\$261,824.61	\$0.00	\$0.00	\$261,824.61
Recreation	\$101,403.92	\$0.00	\$0.00	\$101,403.92
Space Rental	\$0.00	\$16,845.00*	\$1,423.47	\$18,268.47
Business Services	\$0.00	\$51,940.32*	\$112,169.08	\$164,109.40
Totals	\$3,773,846.62	\$86,638.40	\$114,097.16	\$3,974,582.19

* indicates that the calculator's model defaults were used

Economic Impact Details

	Direct	Indirect/Induced	Total
Business Sales	\$3,974,582.19	\$1,500,745.71	\$5,475,327.90
Personal Income	\$1,199,531.14	\$461,914.99	\$1,661,446.13
Jobs Supported			
Persons	908	194	1,103
Annual FTEs	30	6	37
Taxes And Assessments			
<u>Federal Total</u>	<u>\$344,617.20</u>	<u>\$131,147.31</u>	<u>\$475,764.51</u>
<u>State Total</u>	<u>\$257,124.43</u>	<u>\$37,878.68</u>	<u>\$295,003.11</u>
Sales	\$216,753.64	\$22,511.19	\$239,264.83
Income	\$16,554.93	\$6,374.97	\$22,929.90
Bed	\$0.00		\$0.00
Other	\$23,815.85	\$8,992.53	\$32,808.38
<u>Local Total</u>	<u>\$154,893.37</u>	<u>\$6,737.51</u>	<u>\$161,630.88</u>
Sales	\$0.00	\$0.00	\$0.00
Income	\$13,348.24	\$5,140.14	\$18,488.38
Bed	\$136,430.62		\$136,430.62
Per Room Charge	\$0.00		\$0.00
Tourism District	\$0.00		\$0.00
Restaurant	\$1,977.03	\$412.71	\$2,389.73
Other	\$3,137.48	\$1,184.67	\$4,322.15
Property Tax	\$74,942.34	\$16,826.11	\$91,768.45

Event Return On Investment (ROI)

Direct Total Tax ROI	
Direct Tax Receipts	\$154,893.37
DMO Hosting Costs	\$0.00
Direct ROI	\$154,893.37
Net Present Value	\$154,893.37
Direct ROI (%)	-
Total	
Total Local Tax Receipts	\$161,630.88
Total ROI	\$161,630.88
Net Present Value	\$161,630.88
Total ROI (%)	-

Estimated Room Demand Metrics

Room Nights Sold	9,027
Room Pickup (block only)	0
Peak Room Nights	3,228
Total Visitor Days	18,089

2026

AUGUST

CALENDAR YEAR

CALENDAR MONTH

SUNDAY

FIRST DAY OF WEEK

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	01 PE - Beach 5 Sand Soccer
02 <i>PE - Marlin Fest - TENTATIVE</i>	03 <i>PE - Marlin Fest - TENTATIVE</i>	04 <i>PE - Marlin Fest - TENTATIVE</i>	05 <i>PE - Marlin Fest - TENTATIVE</i>	06 <i>PE - Marlin Fest - TENTATIVE</i>	07 <i>PE - Marlin Fest - TENTATIVE</i>	08 <i>PE - Marlin Fest - TENTATIVE</i>
09	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26 <i>PE - OC Jeep Fest - TENTATIVE</i> <i>Hot Air Balloon Glow</i>	27 <i>PE - OC Jeep Fest - TENTATIVE</i> <i>Hot Air Balloon Glow</i>	28 <i>PE - OC Jeep Fest - TENTATIVE</i> <i>Hot Air Balloon Glow</i>	29 <i>PE - OC Jeep Fest - TENTATIVE</i> <i>Hot Air Balloon Glow</i>
30 <i>PE - OC Jeep Fest - TENTATIVE</i> <i>Hot Air Balloon Glow</i>	31	01	02	03	04	05

Private Event Permit Application

#616039

Ocean City Jeep Fest 2026  Vehicle

APPLICANT

Brad Hoffman @ hardwarestudiosocmd@gmail.com  (443) 366-5944

DATES AND TIMES

 **Event date and time:**

08/27/2026 6:00am — 08/30/2026 5:00pm

 **Setup date and time:**

08/24/2026 6:00am — 08/26/2026 8:00pm

 **Breakdown date and time:**

08/30/2026 5:00pm — 08/31/2026 4:00pm

FEES

Banner Fee	\$0.00
City Space Use Fee	\$0.00
IPL Lost Revenue Fee	\$0.00
Miscellaneous Fee	\$0.00
Application Fee	\$250.00
Application Addendum Fee	\$0.00
Concession Fee	\$0.00
Application Late Fee	\$0.00
Asset and Support Fee	\$0.00
Total:	\$250.00
Total paid with Visa-3522 on 11/14/2025	-\$250.00
Due:	\$0.00

FEE SCOPING

Which type of event organization will run your event?

For-Profit

GENERAL INFORMATION

Event Name

Ocean City Jeep Fest 2026

Event Locations

- Inlet Parking Lot (with fire lanes)
- Caroline St. Beach
- Talbot St. Beach
- Dorchester St. Beach
- Caroline St. Beach to end of walkway
- Talbot St. Beach to end of walkway
- Dorchester St. Beach to end of walkway

Event Times

Event date and time:

08/27/2026 6:00am — 08/30/2026 5:00pm

Setup date and time:

08/24/2026 6:00am — 08/26/2026 8:00pm

Breakdown date and time:

08/30/2026 5:00pm — 08/31/2026 4:00pm

Event Summary

This is the 11th year we have produced Ocean City's Premier Jeep Event. Ocean City Jeep Fest has upwards of 1200-1400 registered Jeeps each and every year- 3000-4000 participants as each Jeep has multiple riders. We have a morning beach cruise every morning from Thursday to Sunday, we have a sand course, 3 sand course shifts each day of the event- Delmarva Jeep Events designs and builds an exciting and safe course for participants to take part in. We work with professional teams to manage, Delmarva Jeep Events and Ocean City Jeep Club, the sand course through the event.

The event will be laid out similar to the 2025 event. We have worked closely with city staff- Public Works, Ocean City Beach Patrol, Ocean City Police to minimize impact on city staff year in and year out.

We stage the Jeeps in the northern end of the inlet parking lot for the morning beach cruises and daily sand courses. We work with the special events team on all details of the event as in the past. We take pride in a smooth, safe and successful event as we do with our other events, year after year up and down the east coast. Live Wire Media & Events produces, manages, and markets events on the east coast and throughout the country. Brad Hoffman is the event director and has a long history running events in Ocean City and with city staff.

This event brings significant economic impact at a time of the season where tourism and general business begins to slow for the year. Our participants are long stays, usually getting in to town Tuesday and Wednesday to enjoy the city as well as the event. The event has national recognition with participants coming in from all over the country and even some from Canada.

We are looking forward to a successful event in 2026 and appreciate the opportunity.

Applicant Organization

Live Wire Media and Events

Organization Phone

(443) 366-5944

Organization Website

www.ocjeepfest.com

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

The inlet parking lot (just the northern portion of the lot, not the whole parking lot). We work with the Ocean City Beach Patrol to escort us on the morning beach cruises. We need cones to section off our staging area in the parking lot.

Who will be the beneficiary of the event?

Live Wire Media & Events

Who will sponsor the event?

Kicker Audio, Audio Works, BWT Off-Road, Joe's Jeep Jungle, Treetop Designs, Wild Child Customs, 12th St Embroidery, Ocean City Jeep Club, Equipment Share, 717, Distinction Applied, QUAKELED, Vision Wheel, Monster Energy, ig Burton Jeep, ASAP Screenprinting, Ocean 98 Radio, Seacrets, Gears Garage, Maryland's jeep Club, River City Wranglers, Lucky 13 Motorsportz, Marine Recruiting, Coast TV, Bartact, Fan Fam, EZ 4x4, Castle in The Sand, Coconuts, Papis Tacos, ABC Offroad, Rausch Creek Offroad Park, OC Today-Dispatch.

What type of marketing will be done for the event?

TV, Radio, Newspaper, targeted social media campaigns east coast wide, Youtube. Street Team (poster and marketing card placement), out of state marketing at other events by the Live Wire Media Team. Targeted email campaigns (eblast). Live Wire Media & Events is a full service media marketing company that produces in-house content and marketing strategies and execution, distribution.

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).

 [Jeep Fest 2026 Prelim Schedule.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).

 [BEACH SAND COURSE 2026 OCJF.new proposal.png](#)

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).

 [beach cruise map.pdf](#)

Does your event require police support?

No

CONTACT

Contact Name

Brad Hoffman

Contact Mobile Number

(443) 366-5944

Contact Address

510 146th St, Suite 3, Ocean City, MD

Contact Email

@ brad@live-wire-media.com

Contact Office Number

(443) 366-5944

ARRIVAL AND DEPARTURE DATES

Provide the date that staff arrives onsite for the event

 Aug 24, 2026

Vendor Departure

 Aug 31, 2026

Provide the date that staff departs the event

 Aug 31, 2026

Participant/Spectator Arrival

 Aug 24, 2026

Vendor Arrival

 Aug 25, 2026

Participant/Spectator Departure

 Aug 30, 2026

ROOM BLOCKS

Will you have an HQ hotel?

Yes

Will you establish hotel room blocks?

No

Hotel name

Hotel name

Castle in The Sand

Hotel name

Beach Bum OC

Hotel name

Harrison Group

EVENT ATTENDANCE ESTIMATES

Geographic Reach

Primarily Out of Town

Staff Estimates

Total Staff

160

% Staying Overnight

75

% Traveling Alone

10

Exhibitor Estimates

Total Exhibitors

450

Exhibitors Staying Overnight

400

Exhibitors Traveling Alone

N/A

Participant Estimates

Total Participants

4200

Participants Staying Overnight

4000

Average Guests

3

Spectator Estimates

Total Spectators

6000

Spectators Staying Overnight

4000

Average Party Size

4

Total Overnight Guests

% Lodge in Ocean City

90

% Use Condos

20

% Camp

5

ENTERTAINMENT/OFFERINGS

Will you charge any entry fees?

Registration Fee

Non-Music Event Gate Admission Fee

Multi-Day Ticket/Pass

Single-Day Ticket/Pass

Vendor Fee

Will your event include live music?

No

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?

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

	Will you have special parking requests?
% Utilizing Public Parking	No
40	Will you need vehicular beach access?
% Parking at Hotels	Yes
40	Will you need vehicular access to the Boardwalk?
% That Will Use Bus Service	No
N/A	Please explain access requirements.
% That will Use Town Lot	beach cruises and sand course. please refer to the maps thank you
40	

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 submision 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 submitted 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



A handwritten signature in black ink, appearing to read "Brian J. Hoffer", is placed over a horizontal line. To the left of the line is a small 'x' mark.

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.

Thursday Aug 27, 2026

Staging for Beach Crawl

6:45 – 7:45 AM

Inlet Parking Lot, 809 S. Atlantic Ave.

Parking code provided by event staff. Must enter parking code to avoid ticket.

Please note: to ease traffic and make event smooth for all, participants are urged to bring their own air compressor to air-up after the Beach Crawl. All Jeeps must air down to 17 PSI and lock-in 4WD.

Beach Crawl

7:45 – 9:15 AM

Inlet Parking Lot, 809 S. Atlantic Ave.

Parade will now travel northbound, under the Pier and up the beach. Exit point will be 30th Street beach access. Changes made per Ocean City Police Department.

KICKER Sand Course (Shift 1 of 3)

10 AM - 12 PM

Inlet Parking Lot, 809 S. Atlantic Ave.

See staff on-site for parking code. Meet at north end of Inlet Lot for staging. Air down to 17 PSI and lock-in 4WD. Staff will instruct Jeeps to enter course area. Exit back into Inlet Lot when completed. Please note, bring your own air compressor to air-up.

Packet Pickup

10 AM – 5 PM

OC Convention Center, 4001 Coastal Highway

Meet inside in the Exhibit Hall A. Please present ID or registration confirmation.

Vendor Village

10 AM - 5 PM

OC Convention Center, 4001 Coastal Highway

Open to vendors, participants, and the general public. Public tickets available at front gate. Featuring music by DJ Hook.

KICKER Sand Course (Shift 2 of 3)

12:30 – 2:30 PM

Inlet Parking Lot, 809 S. Atlantic Ave.

See staff on-site for parking code.

Meet at north end of Inlet Lot for staging. Air down to 17 PSI and lock-in 4WD. Staff will instruct Jeeps to enter course area. Exit back into Inlet Lot when completed. Please note, bring your own air compressor.

KICKER Sand Course (Shift 3 of 3)

3 – 5 PM

Inlet Parking Lot, 809 S. Atlantic Ave.

See staff on-site for parking code.

Meet at north end of Inlet Lot for staging. Air down to 17 PSI and lock-in 4WD. Staff will instruct Jeeps to enter course area. Exit back into Inlet Lot when completed. Please note, bring your own air compressor.

Friday Aug 28, 2026

Staging for Beach Crawl

6:45 – 7:45 AM

Inlet Parking Lot, 809 S. Atlantic Ave.

Parking code provided by event staff. Must enter parking code to avoid ticket.

Please note: to ease traffic and make event smooth for all, participants are urged to bring their own air compressor to air-up after the Beach Crawl. All Jeeps must air down to 17 PSI and lock-in 4WD.

Beach Crawl

7:45 – 9:15 AM

Inlet Parking Lot, 809 S. Atlantic Ave.

Parade will now travel northbound, under the Pier and up the beach. Exit point will be 30th Street beach access. Changes made per Ocean City Police Department.

KICKER Sand Course (Shift 1 of 3)

10 AM - 12 PM Inlet Parking Lot, 809 S. Atlantic Ave.

See staff on-site for parking code. Meet at north end of Inlet Lot for staging. Air down to 17 PSI and lock-in 4WD. Staff will instruct Jeeps to enter course area. Exit back into Inlet Lot when completed. Please note, bring your own air compressor to air-up.

Packet Pickup

10 AM – 5 PM OC Convention Center, 4001 Coastal Highway

Meet inside in the Exhibit Hall A. Please present ID or registration confirmation.

Vendor Village

10 AM - 5 PM

OC Convention Center, 4001 Coastal Highway

Open to vendors, participants, and the general public. Public tickets available at front gate. Featuring music by DJ Hook.

Show and Shine

11 AM - 2 PM
OC Convention Center, 4001 Coastal Highway

Judged competition + awards. Must have Window Sheet to enter. All participants welcome.

KICKER Sand Course (Shift 2 of 3)

12:30 – 2:30 PM
Inlet Parking Lot, 809 S. Atlantic Ave.

See staff on-site for parking code. Meet at north end of Inlet Lot for staging. Air down to 17 PSI and lock-in 4WD. Staff will instruct Jeeps to enter course area. Exit back into Inlet Lot when completed. Please note, bring your own air compressor.

KICKER Sand Course (Shift 3 of 3)

3 – 5 PM
Inlet Parking Lot, 809 S. Atlantic Ave.

See staff on-site for parking code. Meet at north end of Inlet Lot for staging. Air down to 17 PSI and lock-in 4WD. Staff will instruct Jeeps to enter course area. Exit back into Inlet Lot when completed. Please note, bring your own air compressor.

Saturday Aug 29, 2026

Staging for Beach Crawl

6:45 – 7:45 AM
Inlet Parking Lot, 809 S. Atlantic Ave.

Parking code provided by event staff. Must enter parking code to avoid ticket.

Please note: to ease traffic and make event smooth for all, participants are urged to bring their own air compressor to air-up after the Beach Crawl. All Jeeps must air down to 17 PSI and lock-in 4WD.

Beach Crawl

7:45 – 9:15 AM

Inlet Parking Lot, 809 S. Atlantic Ave.

Staging in inlet lot by 7:10 am the parade will go under the pier head north and exit at 30st beach access.

KICKER Sand Course (Shift 1 of 3)

10 AM - 12 PM

Inlet Parking Lot, 809 S. Atlantic Ave.

See staff on-site for parking code. Meet at north end of Inlet Lot for staging. Air down to 17 PSI and lock-in 4WD. Staff will instruct Jeeps to enter course area. Exit back into Inlet Lot when completed. Please note, bring your own air compressor to air-up.

Packet Pickup

10 AM – 5 PM

OC Convention Center, 4001 Coastal Highway

Meet inside in the Exhibit Hall A. Please present ID or registration confirmation.

Vendor Village

10 AM - 5 PM

OC Convention Center, 4001 Coastal Highway

Open to vendors, participants, and the general public. Public tickets available at front gate. Featuring music by DJ Hook.

Show and Shine

11 AM - 2 PM
OC Convention Center, 4001 Coastal Highway

Judged competition and awards. Must have Window Sheet to enter. All participants welcome.

KICKER Sand Course (Shift 2 of 3)

12:30 – 2:30 PM
Inlet Parking Lot, 809 S. Atlantic Ave.

See staff on-site for parking code. Meet at north end of Inlet Lot for staging. Air down to 17 PSI and lock-in 4WD. Staff will instruct Jeeps to enter course area. Exit back into Inlet Lot when completed. Please note, bring your own air compressor.

KICKER Sand Course (Shift 3 of 3)

3 – 5 PM
Inlet Parking Lot, 809 S. Atlantic Ave.

See staff on-site for parking code. Meet at north end of Inlet Lot for staging. Air down to 17 PSI and lock-in 4WD. Staff will instruct Jeeps to enter course area. Exit back into Inlet Lot when completed. Please note, bring your own air compressor.

Sunday, Aug 30, 2026

Staging for Beach Crawl

6:45 – 7:45 AM
Inlet Parking Lot, 809 S. Atlantic Ave.

Parking code provided by event staff. Must enter parking code to avoid ticket.

Please note: to ease traffic and make event smooth for all, participants are urged to bring their own air compressor to air-up after the Beach Crawl. All Jeeps must air down to 17 PSI and lock-in 4WD.

Beach Crawl

7:45 – 9:15 AM

Inlet Parking Lot, 809 S. Atlantic Ave.

Parade will now travel northbound, under the Pier and up the beach. Exit point will be 30th Street beach access. Changes made per Ocean City Police Department.

New and Exciting for 2025: Convention Center is STILL Open!

10 AM - 1:30 PM

OC Convention Center, 4001 Coastal Highway

Last year, we had an overwhelming request to have Sunday still be a vendor day from 10am - 1:30pm, so here it is! Show up and hang out with us, you'll have one more chance for show specials, installations, parts and services.

Quake LED, BWT Off-Road and Gears Garage Presents "Pimp My Jeep Competition

10 AM - 1 PM

OC Convention Center, 4001 Coastal Highway

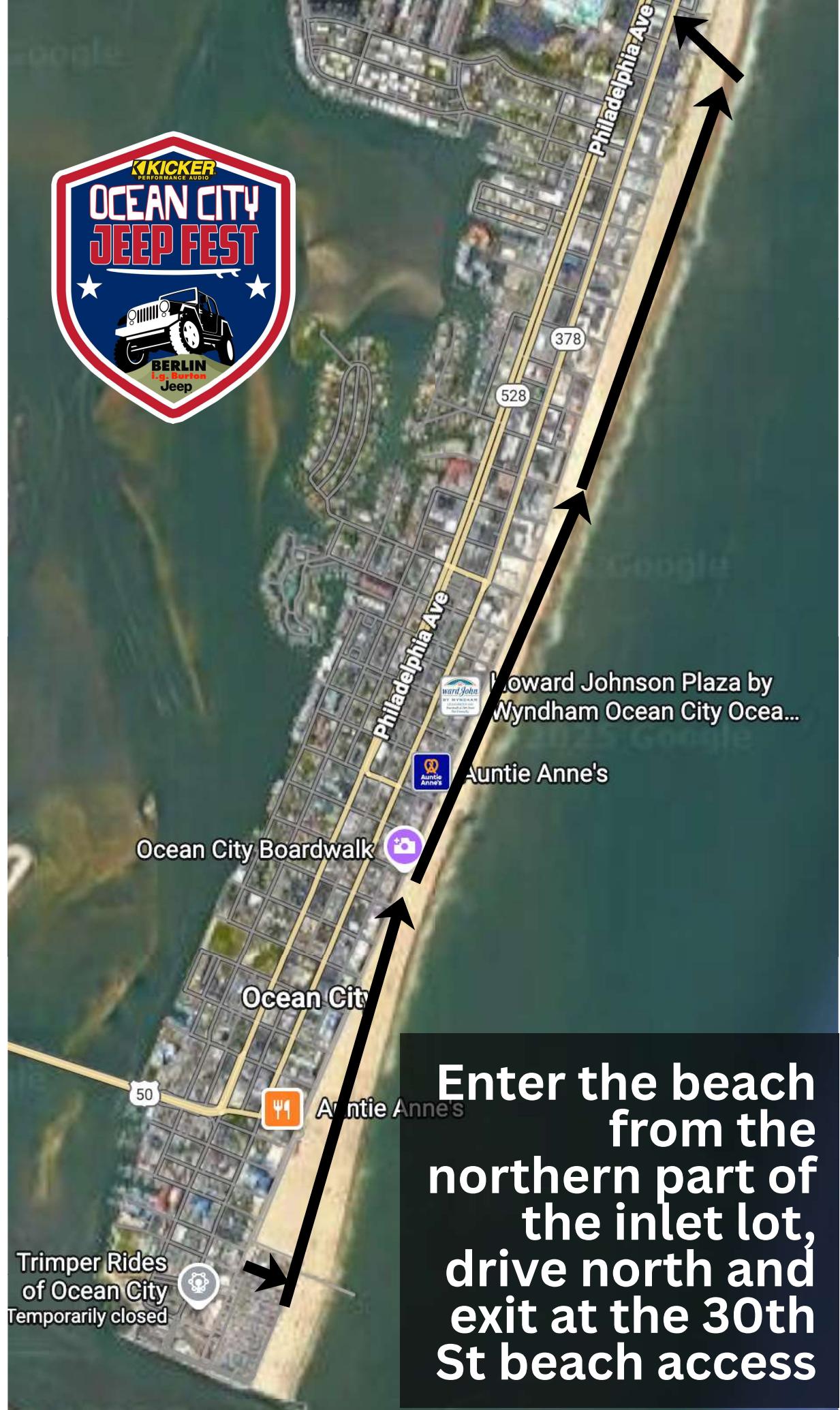
Prizes and free registrations for 2026. Tell us why your Jeep should get upgraded by Ocean City Jeep Fest- your story, your Jeep journey is our lifeblood, we can't wait to see you there!

KICKER Sand Course (Shift 1 of 1)

10 AM - 12 PM

Inlet Parking Lot, 809 S. Atlantic Ave.

See staff on-site for parking code. Meet at north end of Inlet Lot for staging. Air down to 17 PSI and lock-in 4WD. Staff will instruct Jeeps to enter course area. Exit back into Inlet Lot when completed. Please note, bring your own air compressor to air-up.



**Enter the beach
from the
northern part of
the inlet lot,
drive north and
exit at the 30th
St beach access**

Jeep Staging Area



With this layout we have to
drive Jeeps further up the
beach increasing the
interaction with
beachgoers

- Crossing Guard Stations
- OCBP Beach Access From Dorchester
- Protective berm around course





TOWN OF **OCEAN CITY**

The White Marlin Capital of the World

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

TO: The Honorable Mayor, Council President and Members of Council
THRU: Terence J. McGean, PE, City Manager
FROM: Brenda Moore, Acting Special Events Director
RE: The Ocean City Running Festival
DATE: November 12, 2025

ISSUE(S): The Ocean City Running Festival November 14, 2026. Also included is a five (5) year term through 2030.

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

FISCAL IMPACT: Mr. Corrigan is responsible for paying the Town an estimated \$8,522.00 in private event fees and an estimated \$3,340.00 in asset and support fees, for a total of \$11,862.00.

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, Police Department
Matt Thompson, Acting Public Works Maintenance Manager

COORDINATED WITH: Ryan Corrigan, Corrigan Sports Enterprises

ATTACHMENT(S):

1. Term Sheet
2. Processing Costs and Fees
3. Event Impact Calculation Detail
4. November 2026 Calendar
5. Application
6. Attachment
7. Event Footprint
8. 2026-2030 Event Dates

Ocean City Running Festival AGREEMENT ADDENDUM - TERMS

- A. Running Events: **November 14, 2026 (as part of a larger overall event, November 13-15, 2026)**
 - a. Alternate date of November 21, 2026. Final decision on the event date to be no later than April 1, 2026
- B. Five Year Agreement: Includes overall event dates as follows:
 - a. November 6, 2027, with an alternate date of November 20, 2027
 - b. November 4, 2028, with an alternate date of November 18, 2028
 - c. November 3, 2029, with an alternate date of November 17, 2029
 - d. November 2, 2030, with an alternate date of November 16, 2030
 - e. Final decision on the event date to be no later than April 1 of each event year
- C. Race Site(s):
 - a. Inlet Parking Lot – 1/3 Village, 2/3 Public & Participant Parking
 - i. Thursday and Friday prior to event date – Setup (north 1/3 of IPL)
 - ii. Saturday/event day – Races and teardown
 - b. Boardwalk – South end as far north as 27th Street
 - c. Ocean City Roads – [Full & Half Marathons]
 - i. Philadelphia Avenue (south of Route 50)
 - ii. Baltimore Avenue (south of North Division Street)
 - iii. South 2nd Street
 - iv. North Division Street (east of Baltimore Avenue)
- D. Race Times:
 - a. 7:30 am Full Marathon (Inlet Parking Lot to Assateague Island and back)
 - b. 8:10 am 5K race (Inlet Parking Lot and Boardwalk)
 - c. 8:30 am 8K race (Inlet Parking Lot and Boardwalk)
 - d. 9:15 am Half Marathon (Assateague Island to Inlet Parking Lot)
- E. SPONSOR AGREEMENT
 - a. **Town Co-Sponsored Event toward creation of new 3-day weekend**
 - b. Town to provide Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) annual Sponsorship Fee
 - c. "Ocean City, MD" receives all provisions as a Presenting Sponsor; included in all Event media assets; CSE to provide Donation to Ocean City PD-related charity at press-conference/luncheon
- F. Town to provide [general provisions]:
 - a. Use of OC brand logo(s), name, slogans
 - b. Special Event Fencing and any other Town-owned assets (if needed); CSE pays all appropriate costs
- G. Course Maps [ATTACHMENTS]
 - a. OCPD and partnering agencies have reviewed
 - b. Town/OCPD approval; CSE pays OCPD costs
 - c. County/State permissions required [in process by CSE]
 - i. Sheriff
 - ii. State Police
 - iii. Assateague Island State Park, Assateague National Park, DNR
 - iv. SHA
 - v. Health Dept
 - vi. Liquor Board of Commissioners
 - vii. Others [Draw Bridge should not be an issue but letter may be required]
- H. Fees and Costs
 - a. Special Event Application Fee: Two Hundred Fifty and 00/100 Dollars (\$250.00)
 - b. Applied Assessment Fee: Two Thousand Six Hundred Twenty-Two and 00/100 Dollars (\$2,622.00)
 - c. Event Space/Use Fee of One and 50/100 Dollars (\$1.50) per Participant/Estimated Three

Thousand Six Hundred Participants (3,600): Five Thousand Four Hundred and 00/100 Dollars (\$5,400):

- d. Event Space Use Fee of Fifty and 00/100 Dollars (\$50.00) per Vendor/Estimated Five (5) Vendors: Two Hundred Fifty and 00/100 Dollars (\$250.00)
- e. Estimated Asset and Support Fee: Five Hundred Forty and 00/100 Dollars (\$540.00)
- f. Estimated Departmental Costs: Two Thousand Eight Hundred and 00/100 Dollars (\$2,800.00) (OCPD costs)

I. Insurance

- a. CSE shall be required to have General Liability Insurance limits of \$1M/\$3M, Umbrella/Excess \$5M, proof of Workers Compensation coverage with statutory limits and employers' liability limits of \$100K/\$500K/\$100K.
- b. If pyrotechnics or CO2 Cannons are to be used, CSE shall be required to have evidence of Fireworks coverage with limits of \$5M/\$5M Aggregate per event.
- c. CSE shall be required to have evidence of liquor liability coverage with \$1M/\$2M limits for CSE or entity hired to serve the public.
- d. The Town shall be named as additional insured and certificate holder.

J. Submission of Plans

- a. Producer shall submit a timely Medical Plan, Security Plan, Overall Operations Plan, Preliminary Site Plan and a Final Site Plan as required by the Town.

K. Contract

- a. The Event shall be subject to the execution of a Special Events Contract with the Town and all provisions therein. The terms of the Contract shall take precedence over this Term Sheet.

Ocean City's Private Event at a Glance

EXECUTIVE SUMMARY

rev. 240415

Event Name: **The Ocean City Running Festival**
 Start Date: **Saturday, November 14, 2026**
 Set Start: **Thursday, November 12, 2026**
 Strike End: **Saturday, November 14, 2026**
 Location(s): **IPL**
Downtown Streets
Boardwalk

Duration:
1 Days
3 Days

Est. Ttl. Attend: **9,005**
 Spectators: **2,500**
 Participants: **3,600**
 Vendors: **5**

ASSIGNED TIER: **Tier 3**

Assigned via standardized calculation

	Internal Est. Costs:	Billable Costs:
DPW-M:	\$ 1,375.00	\$ 540.00
DPW-TRANS:	\$ -	
DPW-CON:	\$ -	
DPW-ELECT:	\$ -	
FIRE:	\$ -	
EMS:	\$ -	
OCPD:	\$ 2,800.00	
OCBP:	\$ -	
FM:	\$ -	
PARKS:	\$ -	
P&Z:	\$ -	
Other:	\$ -	

Annual endurance event that brings thousands of runners to the Eastern Shore for a full marathon, half marathon, 8K and 5K distances.

Contact: **Ryan Corrigan**
 Organization: **Corrigan Sports Enterprises**

 New Event? **NO**
 Event Type: **Athletic Competition**
 In-Season? **NO**
 Non-Profit? **YES**
 Crowd Draw: **Primarily Out of Town**
 Annual Event? **NO**

EVENT DETAILS

Alcohol? **YES**
 Food Sales? **NO**
 Parking Req? **YES**
 Entry Fee? **YES**
 Estimated # of Vendors:
 # of 10x10s: **5**
 #>100sf: **0**

Participant Registration Fee

 Vendor Space Rental Fee

Key Details & Other Events:

All races start and finish in the Inlet Lot.
 Downtown roads (below Rte. 50) and the Boardwalk will be affected.
 Promoter works with MDOT, SHA, State Police, National Park Service, Natural Resources Police and Worcester County Sheriffs Office to produce this event.

Conveyed Fees:	If annual: Previous Year's Cost:
Application Fee: \$ 250.00	\$ 3,754.11
Late Fee Applied: \$ -	
Other Initial Credit/Fee: \$ -	
Applied Assessment Fee: \$ 2,622.00	
Estimated Space Fee: \$ 5,400.00	
Estimated Vendor Fee: \$ 250.00	
Departmental Costs: \$ 2,800.00	
Equipment & Labor Charges: \$ 540.00	
IPL Lost Revenue Assessment: \$ -	
Other Fees/Charges/Credits: \$ -	

Cost/Event: \$ 11,612.00

of Events: 1

TOTAL COST DUE:

\$ 11,612.00



EVENT IMPACT CALCULATOR DETAIL - 2026 OC RUNNING FESTIVAL - 01/23/2026

Event Summary

Key Parameters		Key Results	
Event Name	2026 OC Running Festival	Business Sales (Direct)	\$1,935,344.57
Organization	Corrigan Sports Enterprises, Inc	Business Sales (Total)	\$2,747,395.41
Event Type	Sports: Adult Amateur	Jobs Supported (Direct)	1,424
Start Date	11/14/2026	Jobs Supported (Total)	1,583
End Date	11/14/2026	Local Taxes (Total)	\$40,196.56
Overnight Attendees	5508	Net Direct Local Tax ROI	\$37,086.86
Day Attendees	612	Est. Room Nights Demand	5,105

Direct Business Sales

Sales by Source			
Attendees Spending	\$1,858,264.10	Exhibitor Spending	\$188.62
Organizer Spending	\$76,891.85	Total Event Spending	\$1,935,344.57

Business Sales by Sector

Industry	Attendees	Organizer	Media/Sponsors	Total
Lodging	\$531,792.96	\$0.00*	\$0.00	\$531,792.96
Transportation	\$54,975.51	\$1,771.69*	\$120.59	\$56,867.79
Food & Beverage	\$545,843.48	\$39,374.00*	\$0.00	\$585,217.48
Retail	\$509,392.35	\$0.00	\$0.00	\$509,392.35
Recreation	\$216,259.81	\$0.00	\$0.00	\$216,259.81
Space Rental	\$0.00	\$15,272.00*	\$0.00	\$15,272.00
Business Services	\$0.00	\$20,474.16*	\$68.03	\$20,542.19
Totals	\$1,858,264.10	\$76,891.85	\$188.62	\$1,935,344.57

* indicates that the calculator's model defaults were used

Economic Impact Details

	Direct	Indirect/Induced	Total
Business Sales	\$1,935,344.57	\$812,050.84	\$2,747,395.41
Personal Income	\$622,092.15	\$201,777.75	\$823,869.90
Jobs Supported			
Persons	1,424	159	1,583
Annual FTEs	18	2	20
Taxes And Assessments			
<u>Federal Total</u>	<u>\$172,137.03</u>	<u>\$65,472.92</u>	<u>\$237,609.95</u>
<u>State Total</u>	<u>\$126,734.74</u>	<u>\$19,831.37</u>	<u>\$146,566.11</u>
Sales	\$106,552.48	\$12,180.76	\$118,733.24
Income	\$8,585.60	\$2,784.77	\$11,370.37
Bed	\$0.00		\$0.00
Other	\$11,596.66	\$4,865.84	\$16,462.50
<u>Local Total</u>	<u>\$37,086.86</u>	<u>\$3,109.69</u>	<u>\$40,196.56</u>
Sales	\$0.00	\$0.00	\$0.00
Income	\$6,922.57	\$2,245.36	\$9,167.93
Bed	\$26,589.65		\$26,589.65
Per Room Charge	\$0.00		\$0.00
Tourism District	\$0.00		\$0.00
Restaurant	\$2,046.91	\$223.31	\$2,270.23
Other	\$1,527.73	\$641.02	\$2,168.76
Property Tax	\$36,491.70	\$9,555.63	\$46,047.33

Event Return On Investment (ROI)

Direct Total Tax ROI	
Direct Tax Receipts	\$37,086.86
DMO Hosting Costs	\$0.00
Direct ROI	\$37,086.86
Net Present Value	\$37,086.86
Direct ROI (%)	-
Total	
Total Local Tax Receipts	\$40,196.56
Total ROI	\$40,196.56
Net Present Value	\$40,196.56
Total ROI (%)	-

Estimated Room Demand Metrics

Room Nights Sold	5,105	
Room Pickup (block only)	0	
Peak Room Nights	2,899	
Total Visitor Days	10,158	

2026

NOVEMBER

SUNDAY

CALENDAR YEAR

CALENDAR MONTH

FIRST DAY OF WEEK

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
01	02	03	04	05	06	07
08	09	10	11	12	13	14 <i>PE - Ocean City Running Festival - TENTATIVE</i>
15	16	17	18 <i>Winterfest Opens</i>	19	20	21
22	23	24	25	26	27	28
29	30	01	02	03	04	05
06	07	08	09	10	11	12

Private Event Permit Application

#614336

The Ocean City Running Festival



Open Athletic Competition

APPLICANT

Ryan Corrigan @ ryan.corrigan@corrigansports.com

(410) 528-3778

DATES AND TIMES

Event date and time:

11/14/2026 5:00am — 11/14/2026 4:00pm

Setup date and time:

11/12/2026 9:00am — 11/14/2026 12:00am

Breakdown date and time:

11/14/2026 12:00pm — 11/14/2026 4:00pm

FEES

Banner Fee	\$0.00
City Space Use Fee	\$0.00
IPL Lost Revenue Fee	\$0.00
Miscellaneous Fee	\$0.00
Application Fee	\$250.00
Application Addendum Fee	\$0.00
Concession Fee	\$0.00
Application Late Fee	\$0.00
Asset and Support Fee	\$0.00
Total:	\$250.00
Total paid with Visa-2012 on 11/11/2025	-\$250.00
Due:	\$0.00

FEE SCOPING

Which type of event organization will run your event?

For-Profit

GENERAL INFORMATION

Event Name

The Ocean City Running Festival

Event Locations

📍 Inlet Parking Lot (with fire lanes)

Event Times

📅 Event date and time:

11/14/2026 5:00am — 11/14/2026 4:00pm

🕒 Setup date and time:

11/12/2026 9:00am — 11/14/2026 12:00am

🕒 Breakdown date and time:

11/14/2026 12:00pm — 11/14/2026 4:00pm

Event Summary

The Ocean City Running Festival is an annual endurance event that brings thousands of runners to the Eastern Shore to participate in (4) unique distances. A full marathon, half marathon, 8k and 5k. In 2026, all races would start & finish in the Inlet park and ride – Full and half marathoners will travel across the Rt 50 bridge and down rt 611. Half Marathoners will be turned around and run back to Ocean City Proper, while the full marathon will continue to Assateague Island. They'll loop back to Ocean City and finish their race on the iconic boardwalk, pass the ferris wheel and cross the finish line in the inlet parking lot. Here, runners will enjoy a great and authentic Ocean City party!

Applicant Organization

Corrigan Sports Enterprises

Organization Phone

(410) 528-3778

Organization Website

CorriganSports.com

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

2026 will mark the 4th year that CSE would work cohesively with OCPD, MDOT, SHA, MD State Police, The National Park Service, MD Natural Resources Police, Worcester County Sheriffs Office to execute a safe and unique race course. As all other years previously, CSE would request the inlet parking lot fees be waived

Who will be the beneficiary of the event?

CSE would like to work with OCPD on making their philanthropic arm a charitable financial beneficiary of the event. CSE plans to implement some form of a PR charity chaser concept to generate revenue for this organization.

Who will sponsor the event?

CSE works out sponsors each year as they: local restaurants, beer distributors, food partner (Food Lion, Safeway, Walmart) and others

What type of marketing will be done for the event?

CSE markets this event year round to our robust email database of endurance enthusiasts. Corrigan Sports hosts many other Mid Atlantic based runs: The Baltimore Running Festival, Frederick Running Festival, Baltimore 10 Miler, Bay Bridge Run, Annapolis Running Festival, Delaware Running Festival and others. We also utilize our social media channels to promote the event each year – Based off of sponsorship support, CSE will also work with area radio stations, TV stations on AD buys promoting the event to the masses.

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).

📄 [OC Run Fest Meeting.\(FINAL\).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).

 [Finish_Start.jpg](#)

Does your event require police support?

Yes

Describe the police support you need in details

2026 will mark the 4th year that CSE would work cohesively with OCPD, MDOT, SHA, MD State Police, The National Park Service, MD Natural Resources Police, Worcester County Sheriffs Office to execute a safe and unique race course. As all other years previously, CSE would request the inlet parking lot fees be waived

CONTACT

Contact Name

Ryan Corrigan

Contact Email

@ ryan.corrigan@corrigansports.com

Contact Mobile Number

(410) 528-3778

ARRIVAL AND DEPARTURE DATES

Provide the date that staff arrives onsite for the event

 Nov 12, 2026

Vendor Departure

 Nov 14, 2026

Provide the date that staff departs the event

 Nov 14, 2026

Participant/Spectator Arrival

 Nov 13, 2026

Vendor Arrival

 Nov 13, 2026

Participant/Spectator Departure

 Nov 14, 2026

ROOM BLOCKS

Will you have an HQ hotel?

Yes

Hotel name

Hotel name

The Cambria

Will you establish hotel room blocks?

Yes

Hotel Location(s)

The Cambria + Harrison Group properties

Block Size/Occupants per Room

CSE has sold out the Cambria hotel the last 3 years

EVENT ATTENDANCE ESTIMATES

Geographic Reach

Primarily Out of Town

Staff Estimates

Total Staff

15

% Staying Overnight

100

% Traveling Alone

100

Exhibitor Estimates

Total Exhibitors

5

Exhibitors Staying Overnight

5

Exhibitors Traveling Alone

100

Participant Estimates

Total Participants

3600

Participants Staying Overnight

2900

Average Guests

3600

Spectator Estimates

Total Spectators

2500

Spectators Staying Overnight

1000

Average Party Size

2

Total Overnight Guests

% Lodge in Ocean City

90

% Use Condos

10

% Camp

N/A

ENTERTAINMENT/OFFERINGS

Will you charge any entry fees?

Registration Fee

Vendor Fee

Free Entry

Will your event include live music?

Yes

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

Yes

Where will your entertainers come from?

Primarily Local

What is your expected average ticket price?

Ⓐ 0.00

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

Yes

Select the special effects that will be at the event

Other Special Effects

Fireworks/Pyrotechnics

Explain what type of other special effects will be used

We'd like to do CO2 cannons in 2026 or fireworks

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

Stages

Tents 14x14 or smaller (under 200 sq ft)

Tents over 14 x 14

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

Yes

Describe your street/private parking closure.

We'll close half of the inlet parking lot closest to the ferris wheel, as seen in the attached map. Other half of the lot is open for runners & spectators. CSE works with OCPD on the closure of roads for the race route – we utilize designated lanes to safely run vehicular traffic and participants at the same time. OCPD does a great job of keeping cars moving when possible

Will you sell items within the footprint of the event?

Yes

Please describe the items you will sell.

CSE sells event merchandise on site: shirts, sweatshirts, cups, etc. (our event logo)

Will you provide sampling of products?

No

Will you serve or distribute alcohol?

Yes

Please explain what types of alcohol you will offer.

CSE works with Easter Shore Distributing, where each runner over the age of 21 can receive (2) celebratory Anheuser Busch beers if they choose. Corrigan Sports works to acquire a temporary liquor license to do this through the Worcester County Board of License Commissioners.

Will you have onsite cooking or food trucks?

No

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

CSE brings in portable restrooms for the post-race finish-line area (30) for runners and spectators to utilize. We also have roughly (20) portable restrooms on the race route in designated locations for participants to access to during their run.

Will you provide portolets?

Yes

PARKING/ACCESS

Parking Information

% Utilizing Public Parking	95
% Parking at Hotels	5
% That Will Use Bus Service	N/A
% 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.

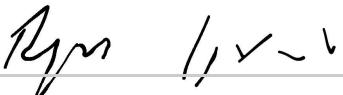
PRIVATE EVENT APPLICATION COMPLIANCE REQUIREMENT: The applicant for the private event described in this application agrees to follow guidelines provided and submit a complete application including submision of all required materials. The applicant agrees to take full responsibility for all city-owned 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 submitted 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



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.

POLICE & EMERGENCY SERVICES

Running Festival



CORRIGAN SPORTS ENTERPRISES

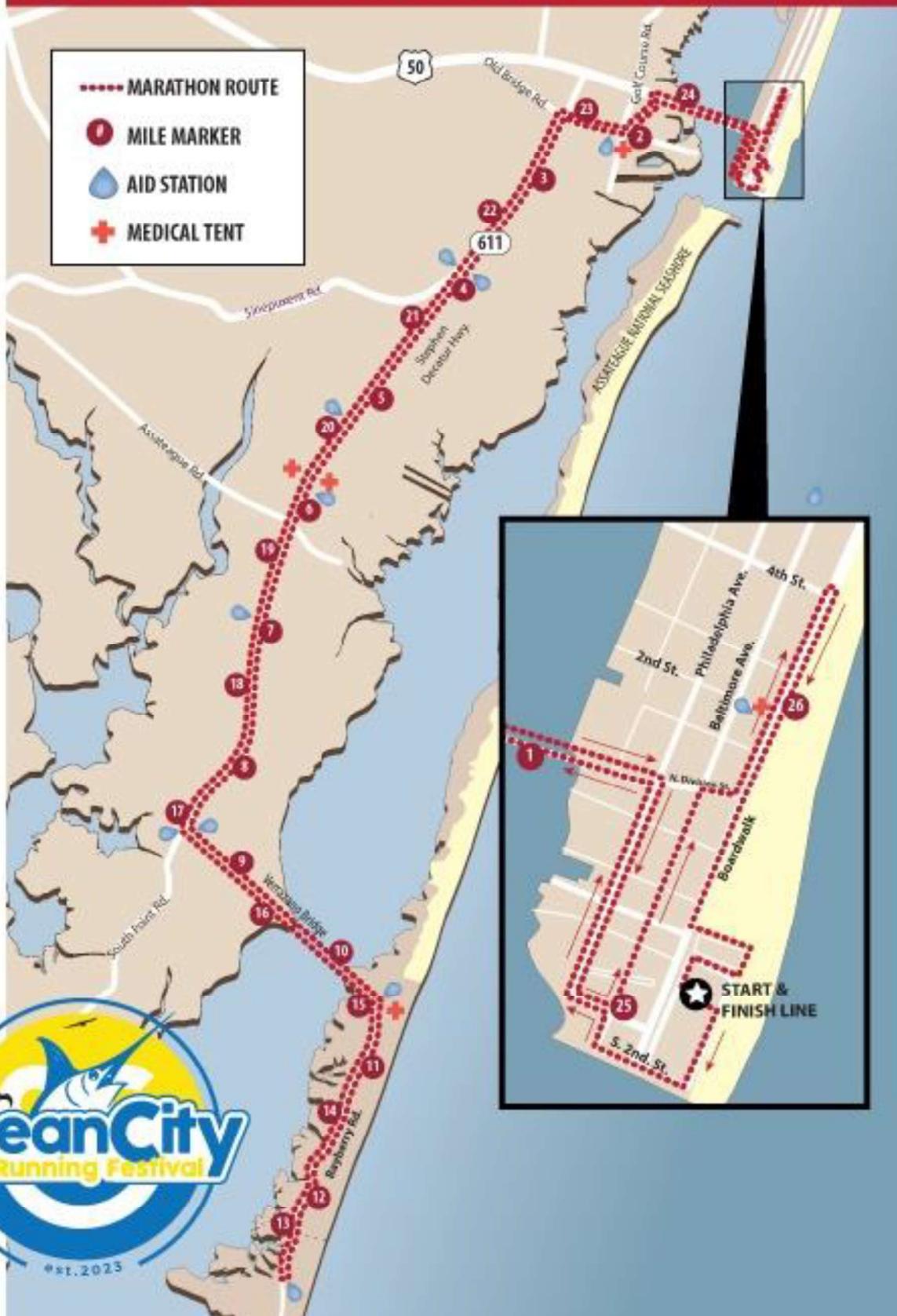
POST RACE VILLAGE

INLET PARKING LOT



OCEAN CITY MARATHON

- MARATHON ROUTE
- MILE MARKER
- AID STATION
- MEDICAL TENT



MAP VIRTUAL COURSE



FULL MARATHON



TURN BY TURN

FULL MARATHON

FULL MARATHON: 7:30AM START

Virtual Course Map - <https://www.plotaroute.com/route/2185024>

1. Start: Inlet parking lot – center of 5th row from the Ferris Wheel (**38.326714, -75.086380**)
2. Head east through the parking lot and turn RIGHT onto S. 2nd St.
3. Turn RIGHT to stay on S. 2nd St. (Against traffic)
4. Turn RIGHT to continue onto S. Baltimore Ave. (Against traffic)
5. Turn LEFT on S. 1st St. (Lane 3)
6. Continue RIGHT around bend onto S. Philadelphia Ave. (Lane 3)
7. Turn LEFT onto US 50/Ocean Gateway (Lane 2)
8. Exit US 50/Ocean Gateway LEFT onto path across from Hooper's
9. Continue on the path and exit LEFT onto Inlet Isle Ln. (Against traffic)
10. Follow Inlet Isle south and turn RIGHT to stay on Inlet Isle Ln. (Against traffic)
11. Turn LEFT into Park & Ride lot and under the *Covered Bridge*
12. Turn LEFT immediately after crossing the bridge and follow course markings around the lot along the marsh
13. Exit the Park & Ride lot RIGHT onto Old Bridge Rd. (Against traffic)
14. Turn LEFT on SB 611/Stephen Decatur Hwy (Shoulder Lane against traffic)
15. Continue south on 611/Stephen Decatur Hwy for approximately 6 miles (Shoulder Lane against traffic)
16. Stay LEFT at South Point Rd. to continue on 611 towards Assateague State Park (Shoulder lane against traffic)
17. Crossover to the RIGHT side of 611 near the Assateague State Park Headquarters & Maintenance Shop entrance (Shoulder lane with traffic)
18. Continue on 611 using the Verrazano pedestrian bridge
19. Turn RIGHT on Bayberry Rd. (onto shoulder/pedestrian path against traffic)
20. Continue on the Bayberry Rd. shoulder/path and TURNAROUND counter clock-wise before entering the National Seashore parking lot
21. Head back to the Verrazano bridge (in shoulder/path with traffic) and turn LEFT on 611
22. Continue in the bike path and cross the Verrazano pedestrian bridge
23. After crossing the bridge, stay in the left shoulder heading northbound (Against traffic)
24. Follow the shoulder lane RIGHT at the South Point Rd. bend (Against traffic)
25. Continue north onto 611/Stephen Decatur Hwy. (Shoulder Lane against traffic)



TURN BY TURN

FULL MARATHON

26. Cross 611/Stephen Decatur Hwy. RIGHT onto Old Bridge Rd. (Against traffic)
27. Turn LEFT into the Park & Ride Lot
28. Follow course markings through the lot along the marsh and under the *Covered Bridge*
29. After crossing the bridge, turn RIGHT on Inlet Isle Ln.
30. Turn LEFT to stay on Inlet Isle Ln.
31. Turn RIGHT (before reaching US 50) onto the path
32. Follow the path east and exit onto US 50/Ocean Gateway (Lane 2)
33. Turn RIGHT on S. Philadelphia Ave. (Lane 3)
34. Turn LEFT on S. 1st St. (Lane 3)
35. Turn LEFT on S. Baltimore Ave. (Lane 3)
36. Turn RIGHT on N. Division St. crossing under the “Boardwalk” archway
37. Turn LEFT onto the Boardwalk
38. TURNAROUND clockwise at 5th St.
39. Head south on the Boardwalk and turn LEFT at the Ferris Wheel
40. Continue around *Jolly Roger at the Pier* and exit onto S. 2nd St.
41. Continue around on S. 2nd St. and turn LEFT through the FINISH LINE!

Notes:

- Runners are restricted to Lane 3 of Philadelphia Ave. in both directions
- Runners are restricted to Lane 3 of 1st St. in both directions
- Runners are restricted to Lane 3 of Baltimore Ave.
- Runners are restricted to Lane 2 on US 50/Ocean Gateway in both directions
- Runners are restricted to “shoulder lanes” against traffic on 611/Stephen Decatur Hwy in both directions (except when crossing 611 at the Assateague State Park HQ/Maintenance Shop)
- Runners are restricted to the Verrazano pedestrian bridge in both directions
- Runners are restricted to the eastern shoulder/path on Bayberry Rd. in both directions
- Runners are restricted to the oncoming traffic lanes on Old Bridge Rd. and Inlet Isle Ln. in both directions
- 611/Stephen Decatur Hwy shall maintain at least a 10 ft. wide lane in both directions for vehicles
- Areas of 611/Stephen Decatur Hwy without a shoulder – Runners shall continue in the right turning lane until shoulder is available.
- Areas of 611/Stephen Decatur Hwy without a shoulder or right turning lane – A lane shift shall be created using the left turning lane for vehicles and traffic lane for runners



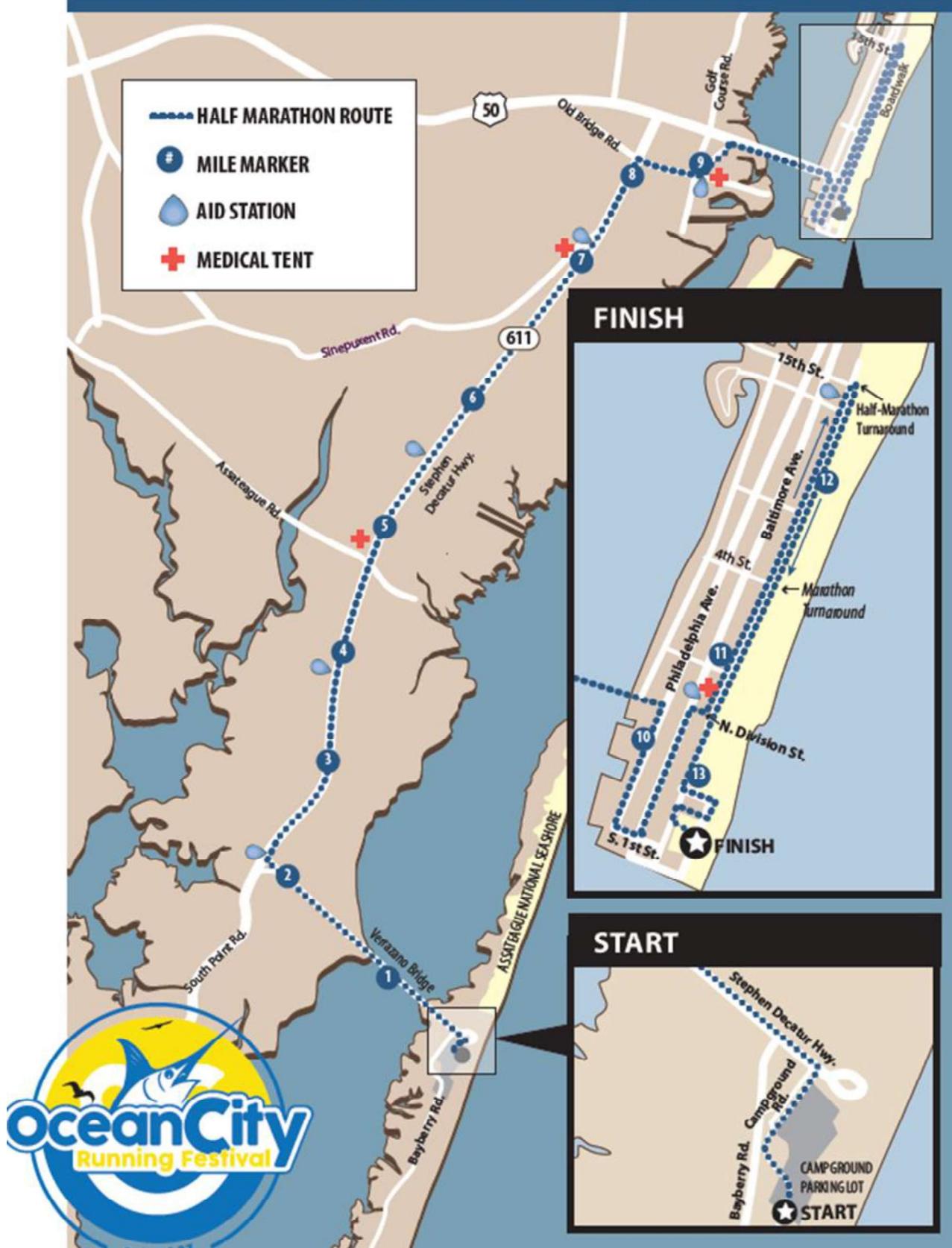
FULL MARATHON

TIME CHEAT SHEET

Pace	Five	Six	Seven	Eight	Nine	Ten	Eleven	Twelve	Thirteen	Fourteen	Fifteen	Sixteen
per mile	min/mile											
Mile 1	7:35 AM	7:36 AM	7:37 AM	7:38 AM	7:39 AM	7:40 AM	7:41 AM	7:42 AM	7:43 AM	7:44 AM	7:45 AM	7:46 AM
Mile 2	7:40 AM	7:42 AM	7:44 AM	7:46 AM	7:48 AM	7:50 AM	7:52 AM	7:54 AM	7:56 AM	7:58 AM	8:00 AM	8:02 AM
Mile 3	7:45 AM	7:48 AM	7:51 AM	7:54 AM	7:57 AM	8:00 AM	8:03 AM	8:06 AM	8:09 AM	8:12 AM	8:15 AM	8:18 AM
Mile 4	7:50 AM	7:54 AM	7:58 AM	8:02 AM	8:06 AM	8:10 AM	8:14 AM	8:18 AM	8:22 AM	8:26 AM	8:30 AM	8:34 AM
Mile 5	7:55 AM	8:00 AM	8:05 AM	8:10 AM	8:15 AM	8:20 AM	8:25 AM	8:30 AM	8:35 AM	8:40 AM	8:45 AM	8:50 AM
Mile 6	8:00 AM	8:06 AM	8:12 AM	8:18 AM	8:24 AM	8:30 AM	8:36 AM	8:42 AM	8:48 AM	8:54 AM	9:00 AM	9:06 AM
Mile 7	8:05 AM	8:12 AM	8:19 AM	8:26 AM	8:33 AM	8:40 AM	8:47 AM	8:54 AM	9:01 AM	9:08 AM	9:15 AM	9:22 AM
Mile 8	8:10 AM	8:18 AM	8:26 AM	8:34 AM	8:42 AM	8:50 AM	8:58 AM	9:06 AM	9:14 AM	9:22 AM	9:30 AM	9:38 AM
Mile 9	8:15 AM	8:24 AM	8:33 AM	8:42 AM	8:51 AM	9:00 AM	9:09 AM	9:18 AM	9:27 AM	9:36 AM	9:45 AM	9:54 AM
Mile 10	8:20 AM	8:30 AM	8:40 AM	8:50 AM	9:00 AM	9:10 AM	9:20 AM	9:30 AM	9:40 AM	9:50 AM	10:00 AM	10:10 AM
Mile 11	8:25 AM	8:36 AM	8:47 AM	8:58 AM	9:09 AM	9:20 AM	9:31 AM	9:42 AM	9:53 AM	10:04 AM	10:15 AM	10:26 AM
Mile 12	8:30 AM	8:42 AM	8:54 AM	9:06 AM	9:18 AM	9:30 AM	9:42 AM	9:54 AM	10:06 AM	10:18 AM	10:30 AM	10:42 AM
Mile 13	8:35 AM	8:48 AM	9:01 AM	9:14 AM	9:27 AM	9:40 AM	9:53 AM	10:06 AM	10:19 AM	10:32 AM	10:45 AM	10:58 AM
Mile 14	8:40 AM	8:54 AM	9:08 AM	9:22 AM	9:36 AM	9:50 AM	10:04 AM	10:18 AM	10:32 AM	10:46 AM	11:00 AM	11:14 AM
Mile 15	8:45 AM	9:00 AM	9:15 AM	9:30 AM	9:45 AM	10:00 AM	10:15 AM	10:30 AM	10:45 AM	11:00 AM	11:15 AM	11:30 AM
Mile 16	8:50 AM	9:06 AM	9:22 AM	9:38 AM	9:54 AM	10:10 AM	10:26 AM	10:42 AM	10:58 AM	11:14 AM	11:30 AM	11:46 AM
Mile 17	8:55 AM	9:12 AM	9:29 AM	9:46 AM	10:03 AM	10:20 AM	10:37 AM	10:54 AM	11:11 AM	11:28 AM	11:45 AM	12:02 PM
Mile 18	9:00 AM	9:18 AM	9:36 AM	9:54 AM	10:12 AM	10:30 AM	10:48 AM	11:06 AM	11:24 AM	11:42 AM	12:00 PM	12:18 PM
Mile 19	9:05 AM	9:24 AM	9:43 AM	10:02 AM	10:21 AM	10:40 AM	10:59 AM	11:18 AM	11:37 AM	11:56 AM	12:15 PM	12:34 PM
Mile 20	9:10 AM	9:30 AM	9:50 AM	10:10 AM	10:30 AM	10:50 AM	11:10 AM	11:30 AM	11:50 AM	12:10 PM	12:30 PM	12:50 PM
Mile 21	9:15 AM	9:36 AM	9:57 AM	10:18 AM	10:39 AM	11:00 AM	11:21 AM	11:42 AM	12:03 PM	12:24 PM	12:45 PM	1:06 PM
Mile 22	9:20 AM	9:42 AM	10:04 AM	10:26 AM	10:48 AM	11:10 AM	11:32 AM	11:54 AM	12:16 PM	12:38 PM	1:00 PM	1:22 PM
Mile 23	9:25 AM	9:48 AM	10:11 AM	10:34 AM	10:57 AM	11:20 AM	11:43 AM	12:06 PM	12:29 PM	12:52 PM	1:15 PM	1:38 PM
Mile 24	9:30 AM	9:54 AM	10:18 AM	10:42 AM	11:06 AM	11:30 AM	11:54 AM	12:18 PM	12:42 PM	1:06 PM	1:30 PM	1:54 PM
Mile 25	9:35 AM	10:00 AM	10:25 AM	10:50 AM	11:15 AM	11:40 AM	12:05 PM	12:30 PM	12:55 PM	1:20 PM	1:45 PM	2:10 PM
Mile 26	9:40 AM	10:06 AM	10:32 AM	10:58 AM	11:24 AM	11:50 AM	12:16 PM	12:42 PM	1:08 PM	1:34 PM	2:00 PM	2:26 PM



OCEAN CITY HALF MARATHON



HALF MARATHON

START LINE & SHUTTLE DROP OFF



TURN BY TURN

HALF MARATHON

HALF MARATHON: 9:15AM START

****All runners will be shuttled to Assateague from the Inlet Parking Lot**

Virtual Course Map - <https://www.plotaroute.com/route/2185033>

1. Start: Assateague State Park Campground Lot ([38.235930, -75.138869](https://www.plotaroute.com/route/2185033))
2. Exit the lot on Campground Rd. and turn LEFT on 611 (Left lane against traffic)
3. After crossing the bridge, veer LEFT onto the shoulder heading northbound (Against traffic – Caution: Full Marathon runners will be crossing 611 inbound, and merging with Half Marathon on the shoulder outbound)
4. Follow the shoulder lane RIGHT at the South Point Rd. bend (Against traffic)
5. Continue north onto 611/Stephen Decatur Hwy. (Shoulder Lane against traffic)
6. Cross 611/Stephen Decatur Hwy. RIGHT onto Old Bridge Rd. (Against traffic)
7. Turn LEFT into the Park & Ride Lot
8. Follow course markings through the lot along the marsh and under the *Covered Bridge*
9. After crossing the bridge, turn RIGHT on Inlet Isle Ln.
10. Turn LEFT to stay on Inlet Isle Ln.
11. Turn RIGHT (before reaching US 50) onto the path
12. Follow the path east and exit onto US 50/Ocean Gateway (Lane 2)
13. Turn RIGHT on S. Philadelphia Ave. (Lane 3)
14. Turn LEFT on S. 1st St. (Lane 3)
15. Turn LEFT on S. Baltimore Ave. (Lane 3)
16. Turn RIGHT on N. Division St. crossing under the “Boardwalk” archway
17. Turn LEFT onto the Boardwalk
18. TURNAROUND clockwise at 15th St.
19. Head south on the Boardwalk and turn LEFT at the Ferris Wheel
20. Continue around *Jolly Roger at the Pier* and exit onto S. 2nd St.
21. Continue around on S. 2nd St. and turn LEFT through the FINISH LINE!

Notes:

- Runners are restricted to the Left Lane against traffic exiting the Assateague State Park until after they cross the Verrazano Bridge. Will move left onto the shoulder at the Full Marathon crossing point.
- Half Marathon runners will then follow all returning Full Marathon course restrictions



HALF MARATHON

TIME CHEAT SHEET

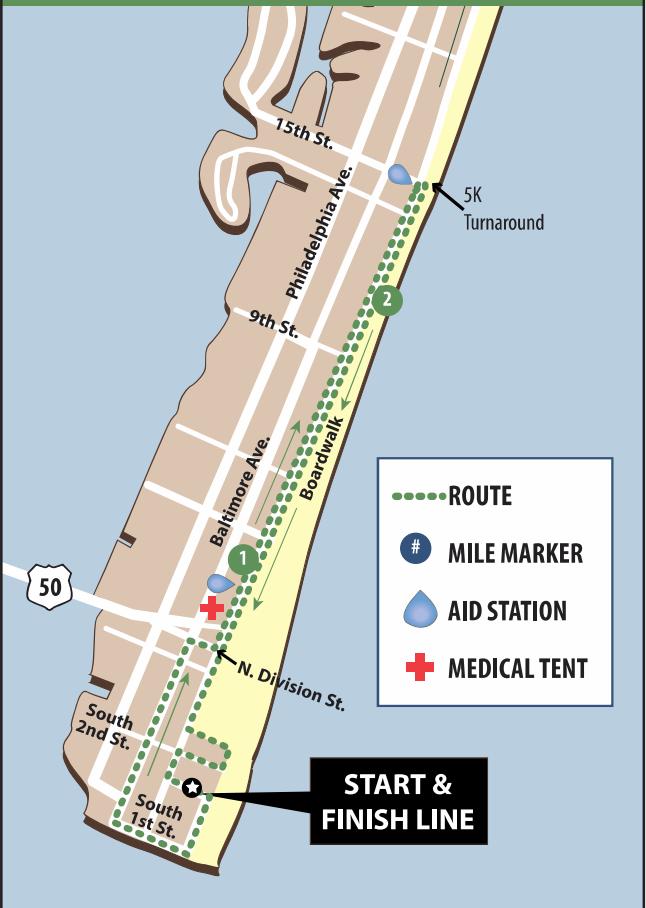
Pace	Five	Six	Seven	Eight	Nine	Ten	Eleven	Twelve	Thirteen	Fourteen	Fifteen	Sixteen
per mile	min/mile											
Mile 1	9:20 AM	9:21 AM	9:22 AM	9:23 AM	9:24 AM	9:25 AM	9:26 AM	9:27 AM	9:28 AM	9:29 AM	9:30 AM	9:31 AM
Mile 2	9:25 AM	9:27 AM	9:29 AM	9:31 AM	9:33 AM	9:35 AM	9:37 AM	9:39 AM	9:41 AM	9:43 AM	9:45 AM	9:47 AM
Mile 3	9:30 AM	9:33 AM	9:36 AM	9:39 AM	9:42 AM	9:45 AM	9:48 AM	9:51 AM	9:54 AM	9:57 AM	10:00 AM	10:03 AM
Mile 4	9:35 AM	9:39 AM	9:43 AM	9:47 AM	9:51 AM	9:55 AM	9:59 AM	10:03 AM	10:07 AM	10:11 AM	10:15 AM	10:19 AM
Mile 5	9:40 AM	9:45 AM	9:50 AM	9:55 AM	10:00 AM	10:05 AM	10:10 AM	10:15 AM	10:20 AM	10:25 AM	10:30 AM	10:35 AM
Mile 6	9:45 AM	9:51 AM	9:57 AM	10:03 AM	10:09 AM	10:15 AM	10:21 AM	10:27 AM	10:33 AM	10:39 AM	10:45 AM	10:51 AM
Mile 7	9:50 AM	9:57 AM	10:04 AM	10:11 AM	10:18 AM	10:25 AM	10:32 AM	10:39 AM	10:46 AM	10:53 AM	11:00 AM	11:07 AM
Mile 8	9:55 AM	10:03 AM	10:11 AM	10:19 AM	10:27 AM	10:35 AM	10:43 AM	10:51 AM	10:59 AM	11:07 AM	11:15 AM	11:23 AM
Mile 9	10:00 AM	10:09 AM	10:18 AM	10:27 AM	10:36 AM	10:45 AM	10:54 AM	11:03 AM	11:12 AM	11:21 AM	11:30 AM	11:39 AM
Mile 10	10:05 AM	10:15 AM	10:25 AM	10:35 AM	10:45 AM	10:55 AM	11:05 AM	11:15 AM	11:25 AM	11:35 AM	11:45 AM	11:55 AM
Mile 11	10:10 AM	10:21 AM	10:32 AM	10:43 AM	10:54 AM	11:05 AM	11:16 AM	11:27 AM	11:38 AM	11:49 AM	12:00 PM	12:11 PM
Mile 12	10:15 AM	10:27 AM	10:39 AM	10:51 AM	11:03 AM	11:15 AM	11:27 AM	11:39 AM	11:51 AM	12:03 PM	12:15 PM	12:27 PM
Mile 13	10:20 AM	10:33 AM	10:46 AM	10:59 AM	11:12 AM	11:25 AM	11:38 AM	11:51 AM	12:04 PM	12:17 PM	12:30 PM	12:43 PM



OCEAN CITY 8K



OCEAN CITY 5K



HOOP TEA 8K & 5K

TIME CHEAT SHEET

5K - 8:10 AM START TIME														
Pace	Five	Six	Seven	Eight	Nine	Ten	Eleven	Twelve	Thirteen	Fourteen	Fifteen	Sixteen	15-min	
per mile	min/mile	Lag Group												
Mile 1	8:15 AM	8:16 AM	8:17 AM	8:18 AM	8:19 AM	8:20 AM	8:21 AM	8:22 AM	8:23 AM	8:24 AM	8:25 AM	8:26 AM	8:41 AM	
Mile 2	8:20 AM	8:22 AM	8:24 AM	8:26 AM	8:28 AM	8:30 AM	8:32 AM	8:34 AM	8:36 AM	8:38 AM	8:40 AM	8:42 AM	8:57 AM	
Mile 3	8:25 AM	8:28 AM	8:31 AM	8:34 AM	8:37 AM	8:40 AM	8:43 AM	8:46 AM	8:49 AM	8:52 AM	8:55 AM	8:58 AM	9:13 AM	
8K - 8:30 AM START TIME														
Pace	Five	Six	Seven	Eight	Nine	Ten	Eleven	Twelve	Thirteen	Fourteen	Fifteen	Sixteen	15-min	
per mile	min/mile	Lag Group												
Mile 1	8:35 AM	8:36 AM	8:37 AM	8:38 AM	8:39 AM	8:40 AM	8:41 AM	8:42 AM	8:43 AM	8:44 AM	8:45 AM	8:46 AM	9:01 AM	
Mile 2	8:40 AM	8:42 AM	8:44 AM	8:46 AM	8:48 AM	8:50 AM	8:52 AM	8:54 AM	8:56 AM	8:58 AM	9:00 AM	9:02 AM	9:17 AM	
Mile 3	8:45 AM	8:48 AM	8:51 AM	8:54 AM	8:57 AM	9:00 AM	9:03 AM	9:06 AM	9:09 AM	9:12 AM	9:15 AM	9:18 AM	9:33 AM	
Mile 4	8:50 AM	8:54 AM	8:58 AM	9:02 AM	9:06 AM	9:10 AM	9:14 AM	9:18 AM	9:22 AM	9:26 AM	9:30 AM	9:34 AM	9:49 AM	
Mile 4.97	8:55 AM	9:00 AM	9:05 AM	9:10 AM	9:15 AM	9:20 AM	9:25 AM	9:30 AM	9:35 AM	9:40 AM	9:45 AM	9:50 AM	10:05 AM	
Lag Group - Due to staging at the start line, it may take up to 15 minutes for the 16 min/mile group to cross the start line														





KEYS TO SUCCESS

VENDOR TIMES

- Set up on **FRIDAY** (2pm-7pm)
- Arrive on race AM: 6:30am
Finished by 2pm at the latest

GREEN ARROWS
END OF THE RACE

YELLOW ARROWS
START OF THE RACE

RACE START TIMES

- Full - 7:30AM - winner will arrive around 9:45
- HALF - 9:15AM - winner will arrive around 10:25
SHUTTLE BUS LEAVE AT 7:50AM
- 8K - 8:30AM
- 5K - 8:10AM

Lisa Mitchell

From: Ryan Corrigan <ryan.corrigan@corrigansports.com>
Sent: Tuesday, November 11, 2025 3:59 PM
To: Lisa Mitchell
Cc: Derek Wilson
Subject: Re: CSE x OC Run Fest

Hey Lisa,

Thanks for hitting me back here - knocked out the application earlier today. Let me know if I missed anything on there

The Half Marathon course, we'd have to take a deeper dive, but would most likely run out of the inlet across Rt.50 on to 611 and then turn around somewhere near Frontier Town within those neighborhoods so we don't need to do a straight up U turn. (So still using the full marathon route, there would be no other added road closures)

In regards to dates - that would be great. I know we'd want to try and stay away from the 10/31 weekend moving forwards with Halloween + Assateague still being open. I think this would be preferred - I know you guys have other events I'm sure that are trying to stay away from our weekend as well because of the traffic we create.

2026: Nov 14 OR ALTERNATE DATE Nov 21

2027: Nov 6 OR ALTERNATE DATE Nov 20

2028: Nov 4 OR ALTERNATE DATE Nov 18

2029: Nov 3 OR ALTERNATE DATE Nov 17

2030: Nov 2 OR ALTERNATE DATE Nov 16

Ryan Corrigan

Director of Sales

Corrigan Sports Enterprises

6725 Santa Barbara Ct, Suite 114

Elkridge, MD, 21075

410-528-3778

ryan.corrigan@corrigansports.com

On Nov 11, 2025, at 11:20 AM, Lisa Mitchell <LMitchell@oceancitymd.gov> wrote:

Let's start by getting everything into our system for staff to review. Please complete the Town's private event application at https://events.oceancitymd.gov/permits/special_events/private-event-application. We will need you to do this annually, regardless of the contract specs. This is for our internal needs.

Seacrets is synonymous with Ocean City, as are Salt Water Taffy, Thrashers and crabs, so great ideas moving forward.

What would the new ½ marathon route look like?

Yes, you could provide 2 dates with one being designated as primary and the other as secondary with a hard decision date.

Thanks,

Lisa



TOWN OF **OCEAN CITY**

The White Marlin Capital of the World

Agenda Item # 7.A
Council Meeting February 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: Public Hearing - 2025 Comprehensive Plan 10-Year Review Update
DATE: January 27, 2026

ISSUE(S): A 10-year review of the existing 2017 Ocean City Comprehensive Plan was completed and approved by the Planning and Zoning Commission on December 16, 2025. The Mayor and Council approved the plan at the January 13, 2026, work session and voted to schedule a public hearing with the intent to adopt the recommended Plan within 90 days.

SUMMARY: The Planning and Zoning Commission completed a mandatory review of the 2017 Town of Ocean City, MD Comprehensive Plan, held public hearings on October 21, 2025, and December 2, 2025, and has incorporated public and state agency comments into the 2025 Comprehensive Plan Update.

A full copy of the Plan is available on the Town website, along with a revision document that highlights proposed changes and reorganization as redline corrections.

FISCAL IMPACT: Not Applicable

RECOMMENDATION: Open hearing to consider public comments. First reading of Ordinance 2026-01 is scheduled this evening should Council decide to move forward with adopting the Plan.



Revitalized Ocean City: Development and Redevelopment

ALTERNATIVES: Further modifications.

RESPONSIBLE STAFF: Director of Planning and Community Development George Bendler

COORDINATED WITH: Various Town Departments, Worcester County Planning, MDP

ATTACHMENT(S): 1. Public Hearing Legal Ad Comprehensive Plan.pdf

claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the **23rd day of JUNE, 2026**.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the **23rd day of JUNE, 2026**.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it 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) Two months 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 claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

Dawn Berry

Personal Representative

True Test Copy

TERRI WESTCOTT

Register of Wills

for WORCESTER COUNTY
ONE W MARKET STREET

ROOM 102 - COURT HOUSE

SNOW HILL, MD 21863-1074

OCB-1/1/3t

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 claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

Aimee Reese

Personal Representative

True Test Copy

Terri Westcott

Register of Wills for

Worcester County

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:

January 8, 2026

OCB-1/8/3t



NOTICE OF PUBLIC HEARING

FEBRUARY 2, 2026 AT 6:00 P.M.
TOWN OF OCEAN CITY, MD

RE: ADOPTION OF 2025
COMPREHENSIVE PLAN

A Public Hearing is scheduled on Monday, February 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 hear public comment on the 2025 Comprehensive Plan Update for the Town of Ocean City, MD. The Mayor and City Council will consider the recommendation for adoption of the Comprehensive Plan by the Planning and Zoning Commission and act pursuant to Maryland Land Use Code Sec. 3-202, 3-204 and 3-301. Additional information can be obtained by accessing the January 13, 2026, Mayor and Council agenda packet at <https://oceancitymd.gov/oc/meeting-portal/>, by contacting the City Clerk at dchavis@oceancity.gov or by calling 410-289-8842.

OCB-1/15/1t

BID SOLICITATION

Ocean Pines WWTP-Emergency
Storage Lagoon Vertical
Expansion

Worcester County is seeking Bids from qualified vendors to contract for the furnishing of all labor, materials, transportation, tools, supplies, equipment, electrical work, and appurtenances necessary for the complete, and in-place, satisfactory construction, and testing of all work

shown on the Contract Drawings and requirement by the Contract for Worcester County Department of Public Works' Ocean Pines Wastewater Treatment Plant Emergency Storage Lagoon Vertical Expansion project in conformity with the requirements contained herein Bid Documents.

Bid Documents for the above referenced project may be obtained from the Worcester County Commissioner's Office by either e-mailing the Procurement Officer at purchasing@worcestermd.gov or by calling 410-632-1194 during normal business hours, or via the County's Bids page on the County's website. Vendors are responsible for checking this website for addenda prior to submitting their bids. Worcester County is not responsible for the content of any Bid Document received through any third party bid service. It is the sole responsibility of the vendor to ensure the completeness and accuracy of their Completed Bid Documents.

A pre-bid conference will be held at 3:00 pm on Friday, January 23, 2026, at the Ocean Pines Wastewater Treatment Plant Operations Building located at 1000 Shore Lane, Ocean Pines, Maryland 21811.

The last day for questions will be 4:00 pm EST on Friday, February 6, 2026. Sealed Bid Documents are due no later than Friday, February 20, 2026, at 2:00 pm and will be opened and read aloud in the Office of the County Commissioners, Worcester County Government Center - Room 1103, One West Market Street, Snow Hill, Maryland 21863.

Late Bid Documents will not be accepted.

Envelopes shall be marked "Bid Solicitation - Ocean Pines WWTP-Emergency Storage Lagoon Vertical Expansion" in the lower left-hand corner.

Minority vendors are encouraged to compete for the award of the solicitation.

OCB-1/15/3t

Hunter C. Piel, Esquire
Piel Law Firm, LLC
502 Washington Avenue, Suite 730
Towson, Maryland 21204

HUNTER C. PIEL, et al.,
Substitute Trustees,

v.
R-LUXURY RENTALS LIMITED
LIABILITY COMPANY,
A/K/A R-LUXURY RENTALS, LLC
Defendant.

Subject Property:
400 Second Street
Pocomoke City, Maryland 21851
(Tax ID No.: 01-017969)

IN THE CIRCUIT COURT
FOR WORCESTER COUNTY
Case No.: C-23-CV-25-000213

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given this 9th day of January, 2026, by the Circuit Court for Worcester County, Maryland, that the sale of the property mentioned in the above-captioned proceeding, described as 400 2nd Street, a/r/t/a 400 Second Street, Pocomoke City, Maryland 21851 (the "Property"), and reported by Hunter

C. Piel, Substitute Trustee, shall be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of February, 2026, provided that a copy of this NOTICE be published at least once a week in each of three (3) successive weeks in some newspaper of general circulation published in Worcester County, Maryland, before the 2nd day of February 2026.

The Report of Sale states the amount of the sale of the Property to be \$70,000.00.

Susan Branicki

CLERK, CIRCUIT COURT FOR

WORCESTER COUNTY

True Copy

Test: Susan R. Branicki

Clerk of the Circuit Court

Worcester County, MD

OCB-1/15/3t

REQUEST FOR QUALIFICATIONS FOR COUNTY-WIDE HOUSING REHABILITATION PROGRAM QUALIFIED CONTRACTOR LIST

The Worcester County Commissioners are requesting qualifications from licensed contractors to establish a list that will be used for bidding on Requests for Proposals associated with the rehabilitation or renovation of dwellings funded under the Community Development Block Grant and managed by the Worcester County Housing Rehabilitation Program. This program provides grant and loan funding to owner-occupied properties for general rehabilitation, septic and well installation, HVAC, and lead abatement services.

The following Maryland licensed contractors are requested:

General rehabilitation - MHIC

Lead Abatement - MDE

HVAC Installers

Septic Installers

Well Installers

Bidders may quote to fulfill any of the listed functions with the appropriate license. Worcester County's review process, selection criteria, and award and proposal format guidelines are also described in this Request for Qualifications (RFQ).

Proposal submission deadline is **Monday, February 2, 2026**. The County's Housing Program Coordinator and the Worcester County Commissioners will review Proposals. Two (2) copies of the Proposal must be received in the Worcester County Commissioners Office at the address shown below no later than **1:00 p.m. on Monday, February 2, 2026**. Envelopes shall be marked "County-Wide Housing Rehabilitation Program Qualified Contractor List" in the lower left-hand corner. Handwritten, email and facsimile transmissions, as well as proposals received after the deadline, will not be considered.

Address all submissions to:
Worcester County Commissioners
Office
Worcester County Government
Center
One W. Market Street, Room 146;



TOWN OF **OCEAN CITY**

The White Marlin Capital of the World

Agenda Item # 9.A
Council Meeting February 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 Adopt the 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 Mayor and Council approved moving forward with next steps to adopt the updated Plan within 90 days.

SUMMARY: 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 2026 -Comprehensive Plan Amendment.pdf
2. 2025 Comprehensive Plan Summary 1.13.pdf
3. 1 2025_Comprehensive_Plan_Presentation (1).pdf
4. Signed PZC Resolution 12.16.25.pdf
5. 12.2.25 Public Hearing Transcript.pdf
6. Comp10year_Letter.pdf
7. 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 _____, 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

ANTHONY J. DELUCA, Secretary



2025 Draft Comprehensive Plan Update

Overview

The Town of Ocean City regularly prepares and updates a master land use plan [the Comprehensive Plan] based on an established framework of ways to manage growth and change over time. Each chapter describes an element of this management tool and includes recommendations for the future. This plan builds on the values and guidance of previous Comprehensive Plans adopted in 1969, 1989, 1997, 2005, 2009 and 2017.

Why does the Comprehensive Plan need to be updated?

- The Plan must comply with State Code requirements for Maryland's municipalities and counties to exercise three basic powers to control land use within their boundaries: a comprehensive plan, a zoning ordinance, and subdivision regulations. Together these documents direct how land will be developed and managed by local government.
- The Comprehensive Plan 10-year Update responds to new trends or changes
 - Strategic Plan priorities directed by the Mayor and City Council
 - Expanded tourism marketing and rebranding
 - Prioritized special events planning
 - Infrastructure investment for economic development
 - Offshore Energy challenges
 - Housing transition to more short-term rentals
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 - Private investment in redevelopment
- The Plan incorporates new information such as 2020 Census data (resident population)
 - Increase in senior population up 4% since 2010 (+8.5% previous decade)
 - Decrease in family population down 5% since 2010 (-2.5% previous decade)
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 - No significant change in minority population since 2010
 - Other data on jobs and income, infrastructure improvements
 - Visitor population data from destination tourism marketing research (transient population)

- The Plan aligns with County, State or National priorities, and other Town planning documents
 - Strategic Plan, Tourism Master Plan, Capital Improvement Program
 - Hazard Mitigation Plan, FEMA National Flood Insurance Program, Transportation Master Plan, Water and Sewer Master Plan, Recreation and Parks Master Plan, Regional Sports Partnership

What is the Comprehensive Plan 10-Year Update?

The Ocean City, MD Comprehensive Plan guides the general arrangement and management of land uses within the community such as: housing, commercial, recreation and public facilities. The Comprehensive Plan provides a way to communicate a shared vision of the community, and to establish a common set of objectives for managing growth and change. The Comprehensive Plan provides continuity of land use policy and strategies to encourage reinvestment and to manage changing conditions.

The 10-year Update process begins with an evaluation of whether the existing adopted Comprehensive Plan needs to be revised. New information and State legislative requirements have been incorporated in the 2025 Update. Evaluation by the Planning Commission, and incorporating public hearing comments, may modify recommendations for implementation actions. Once adopted, these guidelines and recommendations are implemented through the Zoning Ordinance, Subdivision Ordinance and other City codes or public infrastructure investments.

- Comprehensive Plan was last updated in 2017
- Reviewed by the Planning and Zoning Commission over several years, with a Draft Update scheduled for presentation and public hearing on October 21, 2025, and December 2, 2025
- Following consideration of public hearing comment, Planning Commission approves and forwards the Plan to Mayor and City Council for adoption
- Next update is scheduled for 2035 following release of the 2030 Census data

Once adopted by the Mayor and City Council, the 2025 Comprehensive Plan Update will amend and replace the adopted 2017 Comprehensive Plan. The current 10-year review and update of the Comprehensive Plan is intended to comply with all applicable State of Maryland requirements as amended.

What is New in the Plan?

The Town of Ocean City, MD is a complex interaction of many moving parts. As an established coastal community, celebrating a 150-year history, Ocean City's Comprehensive Plan provides a snapshot view of a strong town and a successful tourism-based economy. This 10-year review incorporates new information since the last update, and new State legislative requirements. The following 25 items highlight some of the additions and edits contained in the 2025 Draft Comprehensive Plan Update.

- **Maryland Sustainable Growth Principles** – Each chapter/element of the Comprehensive Plan aligns with 8 Maryland Planning Principles adopted in 2025 with the goal to create

sustainable communities, protect the environment, and advance sustainable economic growth while utilizing active public participation. [Introduction]

- **Census Data** - Traditional format of Census data and State annual reporting statistics for the community have been updated for the previous 10 years. Based only on a resident population of approximately 7,000 persons, this data does not adequately measure the vitality and direction of growth and change in our seasonal community peak population of over 250,000. A population pyramid graphic illustrates key age groups as a quick profile of the community. [Chapter One]
- **Economic Development** - New destination marketing tools have been added to enhance the understanding of the non-resident and seasonal visitor populations, and what they love most about Ocean City. This has encouraged new advertising and a community brand that is combined with special events to expand a year-round tourism economy. [Chapter Two, Appendix B]
- **Tourism Growth** - Promotion of Special Events, free family activities, and co-marketing package deals to expand the shoulder seasons are highlighted directions of the Tourism Master Plan, and Town of Ocean City Strategic Plan. A future visioning workshop held in 2025 identifies current and new ideas. [Chapter Two, Appendix D and Appendix E]
- **Land Use Management** – Maintaining a steady course in the Land Use element recognizes established building patterns and investments. Ongoing consideration of issues are related to pyramidal zoning, non-conformity, parking standards, and signage. New topics include open space incentives, conversion of commercial zoning to residential use, age of structures, and the potential impacts of industrial scale offshore wind energy development. [Chapter Three]
- **Transportation** – Updates are included for Route 90 dualization study with MDOT/SHA, Baltimore Avenue Streetscape project, EV charging stations, 2024 TDP recommendations, expansion of Water Taxi services, and 2025 MDOT/SHA initiated Pedestrian Safety Action Plan (PSAP) for MD 528 Coastal Highway between 15th and 67th Streets. [Chapter Four]
- **Community Facilities** - Municipal infrastructure projects have been updated to describe new facilities constructed since the last update, and planned projects identified by the MDOT SHA or the Town Capital Improvement Plan. Update includes a new recreation and parks inventory, and the potential of a Youth Sports Complex. [Chapter Five]
- **Housing** – This update will begin to track the age of structures. 21,587 units constructed between 1970 and 1990 will start to turn 50 years old when 2020 Census data is collected. Update includes State mandated affirmation to further Federal Fair Housing standards in Ocean City, and calculations of housing availability based on household income and affordability guidelines. Housing type inventory included with summary of current Town housing strategies. [Chapter Six]

- **Environment** – Climate adaptation strategies are identified for three sensitive geographic areas specific to Ocean City: Atlantic Ocean Beach, Maryland Coastal Bays, and Special Flood Hazard Areas. New information is added for Coastal Zone Management (CZM) enforceable state policies, and the Mid Atlantic Regional Council on the Ocean (MARCO) long range plan which may have implications for permitted offshore recreational and commercial fishing, and use of sand resources. Section added to focus on planning for future conditions. Updated list for Threatened/Endangered Species connected with the Maryland Coastal Atlas map tool. [Chapter Seven and Appendix C]
- **Downtown Redevelopment** – Alignment with 2018 Sustainable Communities Action Plan and recognition of 25th Anniversary for OCDC. Update for recent developments and renewed priority for Downtown Design Guidelines, Master Plan for future development projects, and implementation strategies for a connected Bayside Boardwalk. [Chapter Eight]
- **Plan Implementation** – Work plan based on prioritized objectives from each Chapter which integrate programs and projects/achieve measurable progress/identify future study needed to guide land use change. Modify based on public hearing comment, and prioritize in cooperation with Mayor and City Council review. [Chapter Nine, Appendix D and E]
- **Municipal Growth** – Build out projections updated, future infrastructure capacity evaluated and confirmed, Vision of Ocean City’s Future Character updated. Extension of Town services beyond municipal boundaries is not currently documented. [Chapter Ten and Appendix E]
- **Water/Mineral Resources** - Multiple sections of the Plan continue to focus on public utilities with the confirmation that advanced planning assures that Town infrastructure is sized and maintained for future needs. Water resources considered include drinking water, suitable receiving waters for stormwater and wastewater discharge, and the Special Flood Hazard Area. A previously adopted Tier One public sewer service area map is included, and a Mineral Resource Element has been added to discuss critical sand resources. [Chapter Eleven]

What will happen next?

The 2025 Comprehensive Plan Update was presented for public review and comment at the scheduled public hearing(s) on October 21, 2025 and December 2, 2025. The Planning and Zoning Commission considered final amendments on December 16, 2025 before forwarding an approved 2025 Comprehensive Plan to the Mayor and City Council. Maryland Land Use Article Sec. 3-204 states that the Council may approve, modify, remand, or disapprove the recommended plan within 90 days after the date of the Planning Commission approval. A public hearing must be held before adopting or modifying the amended Plan.

The Comprehensive Plan Update is a ‘working document’ that will continue to be implemented by the Planning and Zoning Commission moving forward. Chapter 9 – Implementation will include a summary of key objectives and projects by Chapter, to be confirmed or amended by the

Mayor and City Council, and will serve as a priority work list for future Planning Commission meetings.

General topics may be identified which require additional data collection and study prior to the next scheduled Comprehensive Plan amendment in 2035. These items may be prioritized in 2026 based on direction from the Mayor and City Council and Commission members.

How can the Public participate?

The draft Comprehensive Plan Update and related documents can be viewed on the Town's web site at the following address: <https://oceancitymd.gov/oc/departments/planning-community-development/comprehensive-plan/>, or at the Department of Planning and Community Development.

Written comments may be submitted to George Bendler, Planning Director, 301 Baltimore Avenue, Ocean City, MD 21842 or online from the webpage. For more information please call (410) 289-8973 or email GBendler@oceancitymd.gov for more information.

An opportunity for additional public comment will be available at future meetings of the Mayor and City Council.





Town of Ocean City, MD 2025 Comprehensive Plan 10 Year Update

Mayor and City Council
January 13, 2026



- Planning and Zoning Commission reviews the Comprehensive Plan every 10 years after each Census to update information, analysis and recommendations
- 11 Chapters follow a standard model for evaluating and planning for growth and change in our community
- Public Hearing allows for review and public comment prior to forwarding the Update to Mayor and City Council for adoption
- Planning Commission approval of the 2025 Comprehensive Plan on December 16, 2025

What is a Comprehensive Plan?

A comprehensive plan is a document, officially adopted by the local governing body, which spells out the manner in which a municipality, county or sub-area of a county must develop. Typically, it **includes a map** showing proposed future land use and **anticipated transportation and community facilities**. It also contains **policies for protecting environmental features** and **recommendations for amending local development-related ordinances** in a manner that helps achieve the comprehensive plan's objectives. It must also explain **how the jurisdiction will provide water for development and address the handling of sewage treatment plant discharges**. Municipal comprehensive plans must explain **how anticipated growth will impact community facilities and the environment, and identify areas where growth will occur**. The plan has legal significance in that **zoning, provision of water and sewer, and other local actions must be consistent with its recommendations**. The comprehensive plan may also be known as a "master plan", "master development plan" or "comprehensive master plan".

Ocean City's Plan



Modern day Ocean City has grown in stages that are the direct result of the 1968 Comprehensive Plan. This plan update builds on the values and guidance of previous Comprehensive Plans adopted in 1969, 1989, 1997, 2005, 2009 and 2017.

Today, the Comprehensive Plan Update looks to

- **Align Management strategies**
- **Monitor and Adapt to Change**
- **Implement Positive Change**



2025 Draft Comprehensive Plan Update

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Overview of Update Process

What is New in the Plan?

The Town of Ocean City, MD is a complex interaction of many moving parts. The following items highlight some of the additions and edits contained in the 2025 Draft Comprehensive Plan Update.



Figure 1-2 Housing Occupancy Types

Source: 2020 US Census

Census Data

Strategic Plan Priorities

Tourism Master Plan

State Mandated Changes



Next Generation Family Traditions

Each Update to the Comprehensive Plan has helped to guide growth and development in Ocean City

Updated statistics include

Resident Population: 6,844

Average Summer Population: 279,899

Total Annual Population: 7.5 to 8.0 million

Aging resident population: 34% seniors (65 to 80 years)

Younger resident workforce: 21% (15 to 35 years)

5% Decrease in family population

Tourism/Destination Marketing

Strong Town Economy

Assessment/Investment

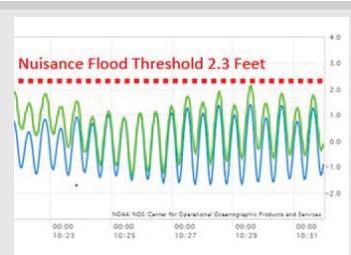
What will the next 10 to 20 years bring?



New information about water resources and climate



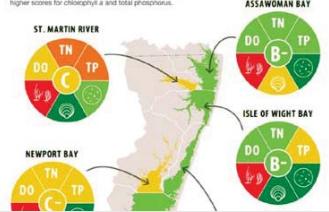
The USACE Low Curve is based on a NOAA-NOS Tides and Currents trend estimate of 0.0169 feet per year (1 foot in 59 years) for Ocean City, Maryland. The USACE Sea Level Analysis Tool also estimated an intermediate rate scenario of 0.0316 feet per year (1 foot in 32 years), and a high rate scenario of 0.0784 feet per year (1 foot in 13 years) that may be used for planning and project design.



Nuisance Flooding/Storms

ALL REGION SCORES IMPROVED IN 2023

The highest-scoring region was Chesapeake Bay, with a B+ grade. Despite declining dissolved oxygen scores, the region improved in dredging and seagrass scores. Assawoman Bay continued to improve, with a B- grade for 2023, the highest score it has ever achieved. This was due to strong improvements in dissolved oxygen scores. Chincoteague Bay and the St. Martin River also improved, with a C+ grade for 2023. Melford Bay and the Nanticoke River also saw strong improvements in dredging. The lowest-scoring region was Newport Bay, with a C-. This was a slight improvement from the previous year due to higher scores for dredging, a 1 and total phosphorus.



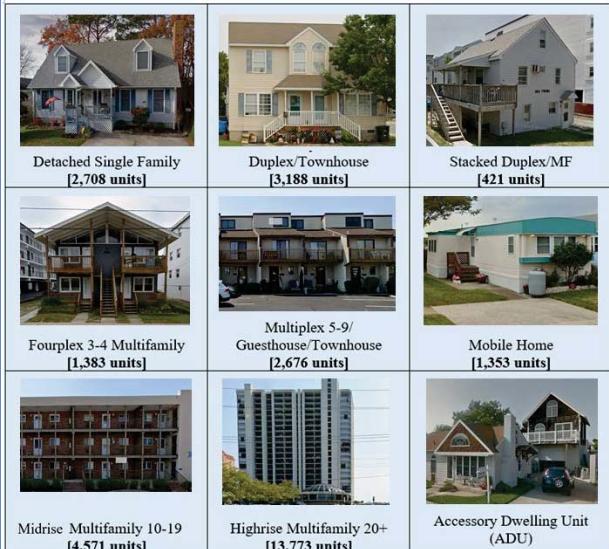
Water Quality



Water/Wastewater Treatment

HOUSING UNITS IN STRUCTURE	Ocean City town, Maryland	Worcester County, Maryland
Total housing units	30,073	56,485
1-unit, detached	2708	9.00%
1-unit, attached	3188	10.60%
2 units	421	1.40%
3 or 4 units	1383	4.60%
5 to 9 units	2676	8.90%
10 to 19 units	4571	15.20%
20 or more units	13773	45.80%
Mobile home	1353	4.50%
Boat, RV, van, etc.	0	0.00%
	57	0.10%

Table 6-1 Housing Unit Comparison
Source: ACS 5-year Estimates 2020



Other Housing Types:

Mixed Use/Workforce
Rear-alley Garage Townhouse Condominium
Mobile Home replacements (frame construction)
Hybrid Hotel/Condominium/Multifamily

Housing Element

State HB 1045 (2019) requires a Housing Element in the Comprehensive Plan, HB 90 (2021) requires the Housing Element to 'affirmatively further fair housing' in addition to addressing affordable housing for low income and workforce households.

2025 Ocean City Comprehensive Plan Update includes the required additions to the Housing Element and affirms Ocean City's market-based approach to meeting housing demand

Affordable Housing

Housing with costs not exceeding 30% of a household's total gross income

Owner Housing Burden (37% of residents = 546)

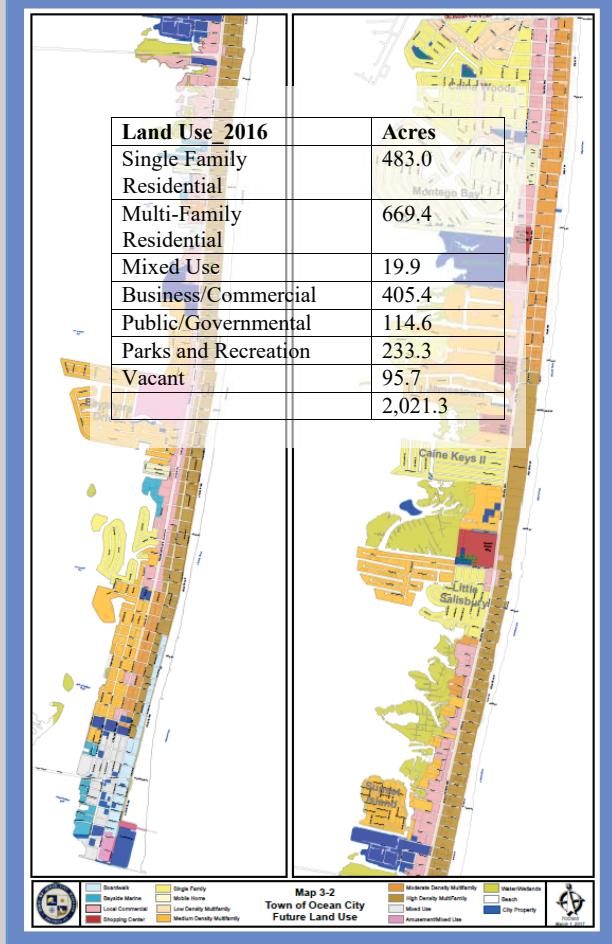
Renter Housing Burden (61% of residents = 533)

Fair Housing

Adopt core principle and implement best practices through partnerships with County, State, Community Businesses and Organizations

Accessory Dwelling Units

Adopt local ordinance by October 2026 to allow ADUs (HB 1466)



Land Use Maps

Existing Land Use Map

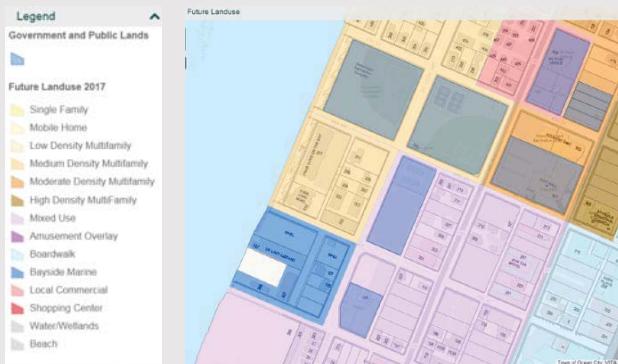
Illustrates the blend of residential, commercial and civic uses of land that have developed over time (less than 3% vacant buildable land remains)

Future Land Use Map

Adopted guideline that illustrates the general principles and policies of the Comprehensive Plan. Adopted future land use map from the 2009 Plan is carried forward with minor corrections.

- **No Change is currently proposed for the Existing Land Use Map based on the 10-Year Update.**

- **No Change is currently proposed for the Future Land Use Map based on the 10-Year Update.**



Town of Ocean City, MD
2025 Comprehensive Plan
10 Year Update



Contacts

Website:

<https://oceancitymd.gov/oc/departments/planning-community-development/comprehensive-plan/>

Phone:

(410) 289-8855

Address:

Department of Planning and
Community Development
301 Baltimore Avenue
Ocean City, MD 21842

Final Action Required:

Mayor and City Council to adopt
the 2025 Comprehensive Plan
by Ordinance



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

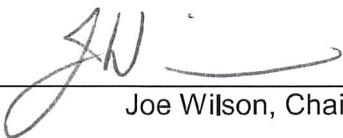
WHEREAS, the Commission has considered all comments received during the review process.

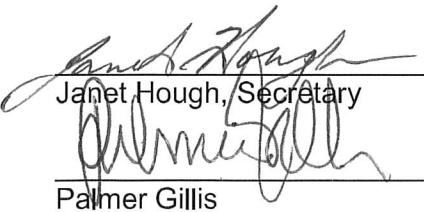
NOW, THEREFORE, BE IT RESOLVED THAT the **Comprehensive Plan for Ocean City Maryland – 2025 Update**, including all text and maps therein, is hereby approved by the Ocean City Planning Commission.

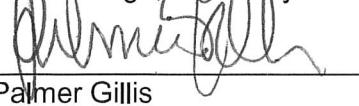
BE IT FURTHER RESOLVED that the Commission recommends approval and adoption of the **Comprehensive Plan for Ocean City Maryland – 2025 Update** by the Mayor and City Council of Ocean City as an official document of Ocean City, Maryland.

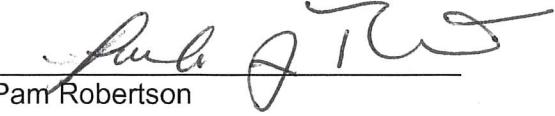
Dated this 16th day of December, 2025.

PLANNING COMMISSION


Joe Wilson, Chair

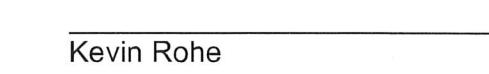

Janet Hough, Secretary


Palmer Gillis


Pam Robertson


Tony Butta


Gordon Kretser


Kevin Rohe

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 KRETSEK
 19 KEVIN ROHE
 20 TONY BUTTA
 21 JANET HOUGH
 22 SPENCER CROPPER, Attorney
 23

24 Reported by
 25 Kathy A. Zeve, RPR

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

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

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. KRETSEMER: 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. KRETSEMER: 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. KRETSER: So now from reviewing
4 myself --

5 MR. GILLIS: That's 2-6 was the --
6 MR. KRETSER: 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. KRETSE: 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. KRETSE: 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. KRETSE: 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. KRETSE: 2-32.

20 MR. GILLIS: Page number?

21 MR. KRETSE: 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. KRETSE: 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. KRETSE: 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. KRETSE: 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. KRETSE: 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. KRETSE: 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. KRETSE: In 931 --

8 MR. GILLIS: Page number?

9 MR. KRETSE: 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. KRETSE: 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. KRETSE: 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. KRETSE: 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. KRETSE: 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 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 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 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. KRETSER: 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. KRETSE: 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. KRETSE: 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. KRETSE: 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. KRETSE: 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 works 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.)

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.

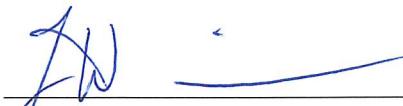
We have followed the State of Maryland 10-Year Review process for updating the current 2017 Town of Ocean City, MD Comprehensive Plan by holding work session discussions on each chapter, and 2 public hearings on October 21, 2025 and December 2, 2025.

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

1 TOWN OF OCEAN CITY
 2 PLANNING AND ZONING COMMISSION
 3
 4 COMPREHENSIVE PLAN
 5 Tuesday, October 21, 2025

6
 7 6:00 p.m.

8 Council Chambers
 9 301 Baltimore Avenue
 10 Ocean City, Maryland

11
 12 COUNCIL MEMBERS:

13 JOE WILSON, Chairperson
 14 PALMER GILLIS
 15 PAMELA ROBERTSON
 16 GORDON KRETSE
 17 KEVIN ROHE
 18 TONY BUTTA
 19 JANET HOUGH
 20 MAUREEN HOWARTH, Attorney

21 Reported by
 22 Kathy A. Zeve, RPR

1 approved by the Mayor and City Council, the 2025
 2 Comprehensive Plan update will replace the currently
 3 adopted 2017 Comprehensive Plan. The draft 2025
 4 Comprehensive Plan update is available for public
 5 review on the Town of Ocean City website. An online
 6 comment portal is also available for submitting
 7 feedback directly.

8 Bill and George, I'll let you take it
 9 away.

10 MR. NEVILLE: Thank you. Members of the
 11 Commissioners and the public, we welcome everyone,
 12 and wanted to congratulate you for achieving this
 13 goal some 24 months later I think from when we first
 14 talked about it.

15 So this process to review the existing
 16 Comprehensive Plan and to consider revisions follows
 17 the process that's identified by the state. And
 18 it's something that we've done before. So this is
 19 what occurred within the Planning Commission back in
 20 2017. This is a natural process. And again, we
 21 appreciate the Commissions' time and effort to take

1 TRANSCRIPT OF PROCEEDINGS

2 MR. WILSON: Next we are on to the
 3 Public Hearing. Before we begin the Public Hearing,
 4 I'm obligated to ask the members of the audience if
 5 anyone objects to any of the Commissioners taking
 6 place in the Public Hearing. Anybody? Seeing no
 7 objections, we'll be.

8 Moving on to the Public Hearing on the
 9 Comprehensive Plan. We're going to do this real
 10 quick. The purpose of the Comprehensive Plan is to
 11 direct and manage the future land use, development
 12 and natural resources conservation of the Town of
 13 Ocean City. The Town of Ocean City is required to
 14 update its Comprehensive Plan at least once every
 15 ten years by the Land Use Article of the Annotated
 16 Code of Maryland. The Planning and Zoning
 17 Commission has completed a chapter by chapter review
 18 and determined that updates are necessary to correct
 19 the demographic data and analysis, and to confirm
 20 that policies and objectives are appropriate and
 21 still reflect the needs of the community. Once

1 a look at this.

2 Based on the Council meeting last night, I
 3 was keeping count of the number of times people were
 4 saying the words Comprehensive Plan. I think it was
 5 at least half a dozen and maybe more. So I thought
 6 it might be helpful for this Public Hearing to start
 7 off with just the basic understanding of what is the
 8 Comprehensive Plan and what it does do.

9 MS. HOWARTH: Bill, do you want me to
 10 swear you in if we're going to move beyond the
 11 intro?

12 MR. NEVILLE: I will.

13 (Whereupon, Mr. Neville was sworn in.)

14 MR. NEVILLE: I do.

15 MS. HOWARTH: Mr. Bendler.

16 MR. BENDLER: I do.

17 MR. NEVILLE: William Neville, the
 18 planner for Ocean City. And I've been working with
 19 the Commission on the Comprehensive Plan update.

20 MR. BENDLER: For the record, George
 21 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

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

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

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

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

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

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

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

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. KRETSE: 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. KRETSE: 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. KRETSE: 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 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 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. KRETSEMER: 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 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 OCDC 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 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 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 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.)

1
2 STATE OF MARYLAND
3 WORCESTER COUNTY

4 I, Kathy A. Zeve, a Notary Public and
5 Registered Professional Reporter in and for the State
6 of Maryland, do hereby certify that the Public Hearing
7 appeared before me at the time and place herein set
8 according to law.

9 I further certify that the meeting was
10 recorded stenographically by me and then transcribed
11 from my stenographic notes to the within printed
12 matter by means of computer-assisted transcription in
13 a true and accurate manner.

14 I further certify that I am not of counsel
15 to any of the parties, not an employee of counsel, nor
16 related to any of the parties, not in any way
17 interested in the outcome of this action.

18 AS WITNESS my hand and Notarial Seal this
19 29th day of October, 20025, at Snow Hill, Maryland.

20
21 _____
22 Kathy A. Zeve, RPR
23 Notary Public

24 My commission expires January 9, 2028



TOWN OF **OCEAN CITY**

The White Marlin Capital of the World

Agenda Item # 9.B
Council Meeting February 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 2026-02 to Amend Chapter 106 Entitled Waterways
DATE: January 27, 2026

ISSUE(S): First Reading - Ordinance 2026-02 to adopt amendments to Chapter 106, entitled Waterways, as recommended by the Board of Port Wardens and approved by the Mayor and Council at the January 13, 2026, Work Session.

SUMMARY: Amendments pertain to:

Updated terminology and role clarification

- Clarifies and standardizes references to the Harbor Master and issuing department.
- Updates definitions to reflect current administrative responsibilities.

Enforcement and penalties refined

- Revises violation provisions to clarify fine amounts, escalation for repeat offenses, and enforcement authority.
- Corrects subsection lettering and removes duplicative or conflicting language.

Permit duration and timelines adjusted

- Extends the completion period for permitted work from 12 months to 18 months.
- Clarifies when permit timelines are tolled during appeals.

Construction standards modernized

- Incorporates updated vinyl bulkhead, revetment, pier, and boatlift design standards.
- Reorganizes and renames standards for clarity and consistency.

Procedural clarifications

- Clarifies inspection responsibilities and contractor obligations.
- Refines minor vs. major construction review procedures.

Editorial and formatting corrections

- Corrects subsection numbering, typographical errors, and internal references.
- Improves consistency in capitalization and terminology throughout Article II.

FISCAL IMPACT: Not Applicable

RECOMMENDATION: Pass Ordinance 2026-02 on First Reading.



Revitalized Ocean City: Development and
Redevelopment

ALTERNATIVES: Refer to Mayor and Council

RESPONSIBLE STAFF: George Bendler - Director Planning and Community Development
Shawn Nave - Chief Building Official/ Harbor Master

COORDINATED WITH: Hal Adkins - Public Works Director
Board of Port Wardens

ATTACHMENT(S): 1. ORD 2026 - Chapter 106 - Waterways.pdf
2. 251211 Transcript, Board of Port Wardens.pdf

First Reading _____

Second Reading _____

ORDINANCE 2026-

ORDINANCE TO AMEND CHAPTER 106, ENTITLED WATERWAYS, ARTICLE II, ENTITLED SHORELAND DEVELOPMENT BY AMENDING SECTION 106-31, ENTITLED DEFINITIONS; SECTION 106-32, ENTITLED VIOLATIONS; SECTION 106-36, ENTITLED PERMITS FOR MAJOR OR MINOR CONSTRUCTION; SECTION 106-37, ENTITLED DETERMINATION OF LATERAL LINES AND DEVELOPABLE WATERWAY AREA; SECTION 106-38, ENTITLED CONSTRUCTION STANDARDS; SECTION 106-39, ENTITLED BUILDING PERMIT; SECTION 106-40, ENTITLED INSPECTIONS; SECTION 106-41, ENTITLED MOORING AND ANCHORING; AND SECTION 106-42, ENTITLED DISCHARGE OF REFUSE, SEWAGE OR OTHER WASTE INTO WATER, OF THE CODE OF THE TOWN OF OCEAN CITY, MARYLAND

WHEREAS, the Council of Ocean City has the authority pursuant to Town Charter Section C-414 to pass ordinances as it may deem necessary for the protection and promotion of the health, safety, comfort and welfare of its residents and visitors to include regulating all activities in the bays and waterways within the Town; and

WHEREAS, the purpose of Chapter 106 Article II is to provide regulations for the orderly development, control and management of the waterways, structures installed in the waterways and associated waterfront areas within the corporate limits of Ocean City; and

WHEREAS, the marine construction standards were last updated over twenty years ago and Department of Planning and Community Development recently partnered with the Department of Public Works and a local engineering firm to create updated Vinyl Bulkhead Design Standards, Sheltered Cove & Creeks Revetment Design Standards and Pier & Boatlift Design Standards; and

WHEREAS, additionally the Department of Planning and Community Development reviewed the shoreland development code for any other necessary changes; and

WHEREAS, the Mayor and City Council of Ocean City have determined an updated shoreland development code is necessary for the protection of the health, safety and welfare of its residents and visitors.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE MAYOR AND CITY COUNCIL OF OCEAN CITY THAT CHAPTER 106, ENTITLED WATERWAYS, ARTICLE II, ENTITLED SHORELAND DEVELOPMENT, SECTION 106-31, ENTITLED DEFINITIONS; SECTION 106-32, ENTITLED VIOLATIONS; SECTION 106-36, ENTITLED PERMITS FOR MAJOR OR MINOR CONSTRUCTION; SECTION 106-37, ENTITLED DETERMINATION OF LATERAL LINES AND DEVELOPABLE WATERWAY AREA; SECTION 106-38, ENTITLED

CONSTRUCTION STANDARDS; SECTION 106-39, ENTITLED BUILDING PERMIT; SECTION 106-40, ENTITLED INSPECTIONS; SECTION 106-41, ENTITLED MOORING AND ANCHORING; AND SECTION 106-42, ENTITLED DISCHARGE OF REFUSE, SEWAGE OR OTHER WASTE INTO WATER, OF THE CODE OF THE TOWN OF OCEAN CITY, MARYLAND, BE AND THEY ARE HEREBY AMENDED AS FOLLOWS:

...

Chapter 106 - WATERWAYS

ARTICLE I. - IN GENERAL

Secs. 106-1—106-30. - Reserved.

ARTICLE II. - SHORELAND DEVELOPMENT¹

Sec. 106-31. - Definitions.

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:

Board of port wardens means the board of port wardens as established by this article and the Charter of the Town of Ocean City.

Designated authority means the ~~harbor master, as appointed by the Mayor and City Council of Ocean City, and other designated employees of the Town of Ocean City.~~

Developable waterway area means the area bounded by the shoreline, the harbor line and the lateral lines of a waterfront lot or tract.

Harbor line means the limit of marine construction, beyond which no piers, wharves, bulkheads, or other structures shall be extended.

Harbor master means the individual who serves as the chief building official for Ocean City.

Issuing department means the department of planning and community development is as designated by the Mayor and City Council of Ocean City for the issuance of permits under this article.

Major construction on a shoreline means any construction or repair, including, without limiting, riprapping, bulkheading, diking, wharfing, dock, boardwalk, walkway or pier building, pile driving, breakwater, jetty, groin or levee building or any unnatural alteration of the shoreline taking place on a shoreline involving any one of the following:

¹State law reference(s)—Wetlands, Ann. Code of Md., Natural Resources Environment article, § 9-101 et seq. Title 16

- (1) Any work done more than six feet channelward of the mean high-water line.
- (2) Any fill of more than five cubic yards of material placed channelward of the mean high-water line.
- (3) Any digging or excavation involving an alteration of the shoreline, including, without limitation, the digging of canals, harbors, lagoons, boat slips or guts which extend more than six feet landward of the mean high-water line.

Minor construction on a shoreline means all other construction or repairs done along a shoreline not included in the definition of the term "major construction on a shoreline."

Navigable waterway means minimum depth of 3.0 feet from mean low water (MLW), and minimum width of 40 feet measured from face of whaler beam to face of whaler beam, or face of whaler beam to far edge of navigable waterway if one side is not developed.

Shoreline means the shoreline of any tidal waters of Ocean City, but not including the Atlantic Ocean.

(Code 1972, § 75-3; Code 1999, § 106-31; Ord. No. 2001-16, 9-4-2001; Ord. No. 2002-23, 10-7-2002; Ord. No. 2020-06, § 106-31, 7-20-2020)

Sec. 106-32. - Violations.

- (a) Any person, partnership, corporation, unincorporated association or other business entity who shall violate any of the provisions of this article or commit any of the acts herein declared to be unlawful shall be deemed to have committed a municipal infraction subject to a fine of up to \$5,000.00. Each day a violation continues is a separate violation.
- (b) Any person, partnership, unincorporated association or corporation who shall violate any provision of this article or fail to comply therewith, or who shall violate or fail to comply with any such order made hereunder, shall upon conviction be guilty of a municipal infraction and shall be fined not less than \$500.00 nor more than \$2,500.00. The fine for a third or any subsequent violation of the same offense by the same person or entity shall be no less than \$5,000.00. Each day the violation continues is a separate offense.
- (bc) In addition to the fines and penalties herein described, the Mayor and City Council of Ocean City may avail itself of any and all civil and equitable remedies for the purpose of stopping violations and continuing violations of this article.

(Code 1972, § 75-12; Code 1999, § 106-32; Ord. No. 2020-06, § 106-32, 7-20-2020)

Sec. 106-33. - Purpose; intent.

- (a) The purpose of this article is to provide regulations for the orderly development, control and management of the waterways, structures installed in the waterways and associated waterfront areas within the corporate limits of Ocean City.
- (b) This article is not intended to deprive a riparian and/or littoral owner of any right or privilege associated with riparian and/or littoral ownership of land, nor do the

provisions of this article transfer the title or ownership of any waterway or interest in a waterway.

- (c) This article is not intended to nullify the regulatory powers of any other governmental agencies, including, but not necessarily limited to, the United States Army Corps of Engineers and the department of natural resources of the state; except that this article shall be deemed to supersede legislation adopted by the county commissioners of the county covering the same subject matter.
- (d) If any court of competent jurisdiction shall adjudge any provision of this article invalid, such judgment shall not affect any other provisions of this article not specifically included in such judgment.
- (e) Reserved.
- (f) Any person using any pier, dock, bulkhead or other facility owned or operated by Ocean City within the waterways of Ocean City or along the shoreline of such waterways shall assume all risk of damage or loss to that person's life or property. Ocean City assumes no risk on account of fire, theft, acts of God or damage of any kind to watercraft and other properties within the waterways of Ocean City.

(Code 1972, § 75-1; Code 1999, § 106-33)

Sec. 106-34. - Applicability.

The provisions of this article and any rules and regulations adopted pursuant thereto shall be applicable to and shall govern the control of all activities and the construction and use of all marine structures such as wharves, piers, bulkheads, docks, mooring piles, buoys, anchors or any other construction within or on the waterways within the corporate limits of Ocean City.

(Code 1972, § 75-2; Code 1999, § 106-34; Ord. No. 2020-06, § 106-34, 7-20-2020)

Sec. 106-35. - Board of port wardens.

- (a) The board of port wardens is hereby created. It shall have not less than five members, all of whom shall be appointed by the Mayor and City Council of Ocean City to serve terms of five years each or until their successors are appointed. The members of the board of port wardens shall receive such compensation and expenses as the Mayor and City Council of Ocean City may, from time to time, determine reasonable. The board members may elect a chairperson and such other officers as they may deem necessary and appropriate and may establish rules of conduct for their meetings. Unless otherwise prescribed by law, a majority vote of a quorum of the board of port wardens shall be required for any act of the board.
- (b) In addition to the specific powers set forth in this article and in the Charter of the Town of Ocean City, the board of port wardens shall, at the direction of the Mayor and City Council of Ocean City, conduct projects and investigations with regard to the shorelines and waterways of Ocean City and make specific recommendations to the Mayor and City Council of Ocean City with regard to such shorelines and waterways.

(Code 1972, § 75-4; Code 1999, § 106-35)

Sec. 106-36. - Permits for major or minor construction.

It shall be unlawful for any person to do any major or minor construction on a shoreline without first obtaining a permit as prescribed by this section and complying with all provisions of the permit, and complying with all resolutions, regulations and construction standards adopted pursuant to this article.

(1) Procedure for permits generally.

- a. An applicant for a permit under this section shall make application to the issuing department upon forms provided by such department. A fee for such application may be charged as prescribed by resolution of the Mayor and City Council of Ocean City. The issuing department shall determine whether or not the work applied for constitutes a major construction or a minor construction. If it constitutes a major construction, the issuing department shall proceed with the advertisement of a public hearing as hereinafter prescribed.
- b. A site plan shall be submitted with the application for a permit under this article. The site plan shall include the following:
 1. A map at scale that shows:
 - i. All properties with riparian and/or littoral rights within 150 lineal feet of the boundaries of the property that is the subject of the application, the structures permanently installed in the waterways extending therefrom and the adjacent street.
 - ii. The location and description of any existing deterrents or aids to navigation within 500 feet of the boundaries of the property that is the subject of the application may be required.
 2. A detailed site plan at scale which shall illustrate compliance with this article and required construction standards and shall include:
 - i. A clear and legible scale and north arrow;
 - ii. Title block with the name of applicant and/or property owners, name of subdivision, lots and blocks numbers, address, scale and date;
 - iii. All properties with riparian and/or littoral rights within 150 lineal feet of the subject site, including existing structures within the waterways extending therefrom and streets;
 - iv. Width of waterways or channels, including mean high-water and mean low-water lines;
 - v. The location, dimensions, and material of all existing and proposed docks, "T" or "L" extensions, piers, mooring piles, mooring buoys, shore-protection structures (including groins, jetties, riprap and bulkheads boat ramps and other structures) within 150 feet of the navigation area, all referenced to the property lines and bulkhead face;

- vi. The depth of water below MHW at the outward most point of the intended structure;
- vii. The location and dimensions of all areas to be dredged, including proposed depths, if applicable;
- viii. At the discretion of the board, a bathymetry of the developable waterway area shown at one-foot intervals at mean high water;
- iv. If the application indicates conditions or construction beyond the scope of the existing construction standards of the board, the applicant must submit construction details certified by a professional engineer, registered in the state; and
- x. In congested areas, including, but not limited to, corners, lagoons and other similar areas refer to the section 106-38 as to the rules for developable waterway areas.

c. Other permits and approvals. State and federal permits and approvals required, including, but not limited to, construction, modification, enlargement, reconstruction, repair, for structures in the waterways or along the shoreline shall be obtained by the applicant and submitted to the building official as a prerequisite to the issuance of an Ocean City building permit. If the application approved by the board of port wardens is subsequently modified by state or federal agencies, it shall be resubmitted to the board for approval prior to the issuance of any Ocean City building permit.

d. Notwithstanding any other provision of this article, a person may install mooring piles without a permit issued hereunder if said piles are to be installed in the same location as a mooring pile that presently exists or previously existed within one year prior to making application for a building permit to install the same. A person desiring to install a mooring pile pursuant to the provisions of this subsection shall obtain all other permits, including a building permit, before commencing the construction. Before a building permit is issued, that person shall show, to the satisfaction of the harbor master, that the mooring piles to be replaced presently exist or previously existed within one year prior to the making application for the building permit to install the same and that the proposed mooring piles will be installed in the same location. All work done hereunder will be in accordance with the construction standards adopted pursuant to the provisions of this article.

e. Notwithstanding any other provision of this article, a person may repair, including repair by replacement, any existing parallel or perpendicular pier, dock, or existing previously approved boat lift or personal watercraft lift without a permit issued hereunder, provided that such repair or replacement is done in the exact same location as the existing pier, dock, boat lift, or personal watercraft lift and that the existing pier, dock, boat lift, or personal watercraft lift is not enlarged or modified in any way except to bring the same into compliance with the construction standards adopted pursuant to the provisions of this article. A person who desires to make a repair or replacement pursuant

to the provisions of this subsection shall obtain all other required permits, including a building permit, before commencing the work. All work done hereunder shall be in accordance with the construction standards adopted pursuant to the provisions of this article. The harbor master shall decide at the time of the application for a building permit whether or not the proposed repair or replacement comes within the provisions of this subsection, and any person aggrieved by the harbor master's decision may appeal the same to the board of port wardens.

- (2) *Procedure for minor construction permits.* Applications for minor construction will be reviewed by the board of port wardens. The board of port wardens may, after giving careful consideration to the matters prescribed in subsection (4) of this section, issue the permit, provided that the board of port wardens may not deny an application for minor construction without first providing the applicant with an opportunity to be heard. The board of port wardens may, based upon the considerations set forth in subsection (4) of this section, determine that an application for minor construction, though falling within that definition, will have such significant effect or impact upon the county, town, or adjacent properties that it should be heard in the same manner in which an application for major construction is heard pursuant hereto.
- (3) *Procedure for major construction permits.* Applications for major construction shall be considered after notice and public hearing. Notice of the public hearing shall be published in a newspaper having general circulation in the county at least 14 days prior to the date of the hearing and by at least two insertions in the newspaper. Notice shall also be given at least five days prior to the hearing to the last-known address of all contiguous property owners or their agents. In addition, the board shall cause the date, time, place and nature of the hearing to be posted conspicuously on the property, which is the subject of the application at least 14 days prior to the hearing. The applicant shall be notified by written letter as to the date of the hearing and have a right to be present and be represented by counsel. The board of port wardens may establish procedures not inconsistent herewith for any hearing it conducts.
- (4) *Consideration and grant or denial of permit applications.*
 - a. The board of port wardens, in considering any applications, shall make specific findings of fact with regard to the following:
 1. Environmental impact;
 2. Navigational impact;
 3. Recreational potential;
 4. Commercial benefit to Ocean City;
 5. The impact of the proposed construction upon the surrounding neighborhood and upon property values therein; and
 6. Such other matters as the board of port wardens may consider appropriate and germane to the issue.

- b. The nature of the hearing shall be administrative, and the board of port wardens may grant or deny the application based upon the evidence presented and upon those matters within the board's expertise.

(5) *Expiration of permits; transfer; conditions.*

- a. Conditions and stipulations in granting permit applications. The board of port wardens, in granting any application, may place such stipulations, conditions and requirements upon the permit as the board may deem necessary and appropriate to effectuate the legislative intent of this article.
- b. Unless otherwise specified by the board, a permit issued by the port wardens shall be valid for work commenced within a period of six months after issuance of the building permit as hereafter required, otherwise, it shall be void and of no effect. Work shall be completed within ~~12~~ 18 months of the date of issuance of the permit under this section, unless a longer period of time is specified in the permit or an extension is granted by the port wardens for good cause shown. If an appeal is filed to the circuit court pursuant to the provisions of this article, the time periods specified herein shall not commence until the completion of such appeal.
- c. If an appeal is filed to the circuit court pursuant to the provisions of this article, the time periods specified herein shall not commence until the completion of such appeal.

(6) *Appeals.* Any party with standing aggrieved by a decision of the board of port wardens may appeal same to the circuit court for the county, pursuant to the Maryland Rules of Procedure, chapter 1100, subtitle B, Administrative Agencies—Appeal From.

(Code 1972, § 75-5; Code 1999, § 106-36; Ord. No. 1999-23, 7-19-1999; Ord. No. 2010-28, 10-4-2010; Ord. No. 2020-06, § 106-36, 7-20-2020)

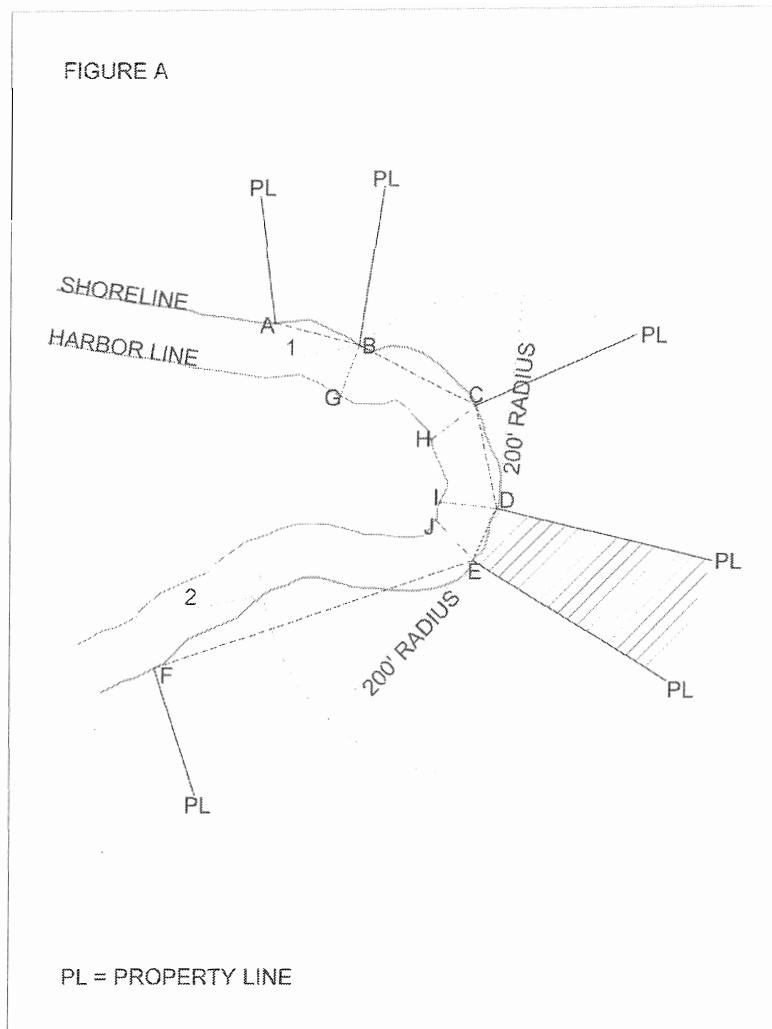
Sec. 106-37. - Determination of lateral lines and developable waterway area.

The lateral lines for any waterfront property and the determination of developable waterway area shall be governed by the following criteria:

(1) *Determination of lateral lines.*

- a. The lateral lines for any waterfront property are to be determined, from time to time, graphically on a scale drawing as follows:
 1. Prepare a scale drawing showing the applicant's property and all adjacent properties within a 200-foot radius of the boundaries thereof. (See figure A.)

Figure A



2. On the scale drawing, add the shoreline and harbor lines.
3. Intersect all property lines with the shoreline (points A, B, C, D, E and F on figure A).
4. From the applicant's property line-shoreline intersections (points D and E on figure A), intersect a 200-foot radius with the shoreline (points No. 1 and No. 2 on figure A).
5. From the applicant's property, connect all property line-shoreline points, ending at point No. 1 and No. 2, with straight lines (D-C, C-B, B-1, D-E and E-2 on figure A).
6. Bisect the angles formed by these straight lines and extend the lines bisecting the angle from the shoreline to the harbor line. The lines constitute the lateral lines (B-G, C-H, D-I and E-J on figure A).

b. Any person desiring to erect a structure in the waterways of Ocean City may, at the discretion of the board of port wardens, be required to have a professional land surveyor or property line surveyor prepare, according to the method described in this article, a plat showing the owners of the lateral lines. The lines shall be developed based on the shoreline as it exists at the time such plat is drawn.

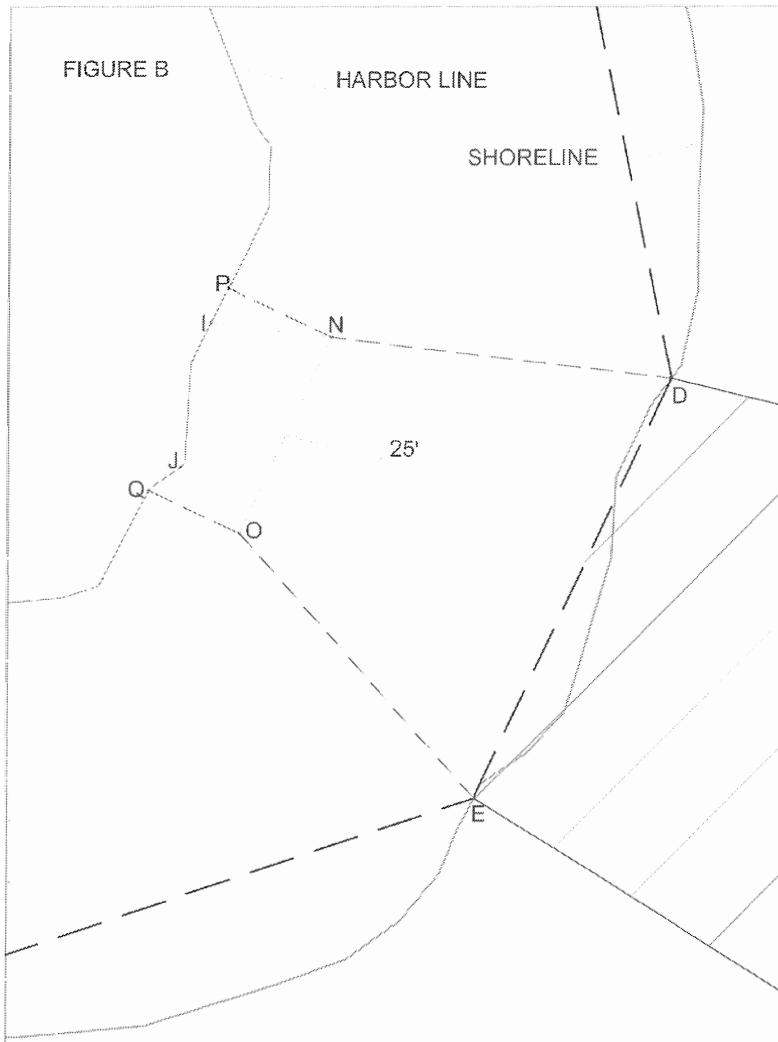
(2) *Determination of developable waterway area.* The developable waterway area shall be determined for all properties having a pair of lateral lines as shown on the applicant's drawing. For an acceptable developable waterway area, the following conditions (see figure A) must be met:

- a. If a pair of lateral lines extended to the harbor line results in a distance of 25 feet or more on the harbor line (lines C-H, H-I and I-J), the lateral lines (D-I and E-J) are satisfactory, and these lines and the harbor line and the shoreline define the developable waterway area for the applicant.
- b. If any pair of lateral lines extended to the harbor line results in a harbor line segment (G-H, H-I and I-J on figure A) of less than 25 feet, the lateral lines are unacceptable and shall be modified as indicated below.

(3) *Modification of lateral lines.*

- a. Whenever the lateral lines are unacceptable as outlined above, the lateral lines shall be modified, as shown on figure B, by moving an imaginary line toward the shoreline and parallel to line D-E (figure B) until a 25-foot clearance is obtained (line N-O on figure B). Two, additional lateral lines, N-P and O-Q, shall be drawn perpendicular to line N-O from points N and O to the harbor line. The lines D-N-P and E-O-Q shall be deemed to be the modified lateral lines for the applicant's parcel and the adjoining properties. For all modified lateral lines, construction shall be limited to the area enclosed by the shoreline, the lateral lines (D-N and E-O) and the imaginary clearance line (N-O) (figure B).

Figure B



- b. These modified lateral lines, the harbor line and the shoreline define the developable waterway area.
- (4) *Waterway setbacks.*
 - a. *Harbor line setbacks.* Any piers, T-heads, L-heads, mooring piles, mooring buoys and/or anchorage must be set back from the harbor line an appropriate distance to ensure that no moored watercraft or permanent or temporary obstruction extends channelward beyond the harbor line.
 - b. *Lateral line setback.* Other than parallel docks adjacent to the shoreline, no portion of the structures of a marina, yacht club and community or private pier and moorings, or mooring docks installed in the waterways shall be located less than five feet away from a lateral line. No watercraft shall be moored so as to cause an obstruction within five feet of a lateral line. The lateral line setback may be reduced if a letter of no objection is obtained from the adjacent

property owners and the condominium association or homeowner's association, if applicable, filed with the port wardens. The mutual use of piers and/or mooring pilings by adjacent property owners is encouraged and recommended whenever possible.

(Code 1972, § 75-5.1; Code 1999, § 106-37; Ord. No. 2020-06, § 106-37, 7-20-2020)

Sec. 106-38. - Construction standards.

The Mayor and City Council of Ocean City, upon recommendation of the board of port wardens, may by ordinance, adopt, repeal or amend construction standards for all construction on shorelines in Ocean City. All work done on shorelines shall be in strict accordance with said construction standards and must be performed by a licensed marine contractor. The board of port wardens may, in accordance with its normal procedures, waive or modify such construction standards in individual cases where it is determined that the imposition of such standards would be of no value, would not negatively affect navigation, would not negatively affect neighboring riparian and littoral owners and where individual circumstances regarding the specific case are such that the imposition of such standards is not necessary for the furtherance of the purposes of this article. The construction standards are as follows:

- (1) Approved construction including docks, floating docks, wharves, piers or mooring piles may extend into the waterway for a maximum distance of 20 percent of the width of the waterway, not to exceed a total of 50 feet over wetlands and waterway from the fastland, provided that a distance of at least 40 feet in width shall remain open between either side of the waterway for navigation purposes.
- (2) Docks, wharves and piers extending into waterways beyond the waterway line, lot lines or established bulkhead lines, or the placing of mooring piles or buoys, shall be limited by design and construction standards of this article, other applicable town ordinances, state laws and applicable regulations of the United States Army Corps of Engineers.
- (3) Proposed bulkhead replacement projects are not permitted to reduce the minimum 40-foot width of navigable waterway, regardless of whether the project meets the state department of the environment guidelines for a maximum one-time encroachment channelward of an existing, functional bulkhead. In canals where the canal width is less than the navigable waterway width, bulkhead replacement shall be in the same footprint as the existing bulkhead, unless a licensed engineer ascertains that the structural integrity of a primary structure is jeopardized and the board approves the replacement as designed.
- (4) The harbor line location shall be utilized as a guide by the port wardens in approving or disapproving permits for construction under this article, but shall not restrict the authority of the port wardens to limit, proscribe or to approve the placement, erection or construction of any structure in the waters of Ocean City on a case-by-case basis; provided, however, that in no event shall a dock, wharf or pier extend more than 50 feet over a wetland.
- (5) Minimum construction standards. Timber bulkheads shall be in compliance with the following construction details:

- a. Bulkhead zero foot to four foot face.
- b. Bulkhead four foot to six foot face.
- c. Bulkhead six foot to eight foot face.
- d. ~~Revetment~~.
- e. ~~Typical pier, six-foot maximum width.~~
- f. ~~Typical pier parallel to bulkhead.~~

(65) Bulkhead with vinyl sheet pile and mechanical earth anchoring systems shall be in compliance with the following construction details:

- a. Standard 4.0: bulkheads up to four feet in height, all shorelines.
- b. Standard 6.0: bulkheads up to six feet in height, all shorelines.
- c. Standard 6.1: bulkheads up to six feet in height, canal front replacement bulkheads only.
- d. Standard 8.0: bulkheads up to eight feet in height, all shorelines.
- e. Standard 8.1: bulkheads up to eight feet in height, canal front replacement bulkheads only.

(76) Other standards are as follows:

- a. Two hundred square foot maximum for any structure parallel to shoreline including floating docks, however perpendicular piers are excluded from this maximum.
- b. Maximum four moorings on any property.
- c. Maximum one pier on any property, or a community pier as detailed in section 30-556(e).
- d. A parallel dock and perpendicular pier on same property shall be attached to each other and not separated.
- e. Maximum six-foot width for any parallel dock or perpendicular pier.
- f. Minimum three-foot depth from MLW required for floating docks, or two-foot minimum depth from MLW required for perforated floating docks.

(Code 1972, § 75-6; Code 1999, § 106-38; Ord. No. 2020-06, § 106-38, 7-20-2020)

Sec. 106-39. - Building permit.

A building permit shall also be required to construct, repair, rebuild, modify or enlarge, excavate, dredge or dig for any project or structure for which a permit is required under this article. Said building permit shall not be issued until the requisite permit from the board of port wardens has first been obtained. The charge for the building permit fee shall be the same as that set forth in chapter 10 and adopted by the Mayor and City Council of Ocean City. Building permits shall expire after 180 days unless actual construction has started and has

continued pursuant to the permit. The Harbor master may grant an extension of time for an additional ninety (90) days, if requested in writing, and for good cause shown. Any extension is subject to an additional fee.

(Code 1972, § 75-7; Code 1999, § 106-39; Ord. No. 2020-06, § 106-39, 7-20-2020)

Sec. 106-40. - Inspections.

- (1) The issuing department shall be responsible for the inspection of all work done on shorelines in Ocean City, and for compliance with this article, applicable resolutions and regulations and board of port wardens requirements adopted pursuant hereto.
- (2) The marine contractor is responsible for calling in for inspections when the work is ready to be inspected.

(Code 1972, § 75-8; Code 1999, § 106-40; Ord. No. 2020-06, § 106-40, 7-20-2020)

Sec. 106-41. - Mooring and anchoring.

- (a) The port wardens may designate restricted areas within the waterways of Ocean City where mooring and anchoring will not be permitted. Such areas shall be so designated for reasons of public safety and convenience. The port wardens may also designate areas in the waterways where anchoring is restricted to specified periods of time or purposes. The restricted areas will be posted in the water and the restrictions shall be enforced by the designated authority Harbor master.
- (b) Any person who moors or ties that person's watercraft to any portion of any Ocean City dock, pier, bulkhead, mooring or other Ocean City property shall first obtain permission from the designated authority Harbor master and shall pay such fee for mooring as may be designated by the Mayor and City Council of Ocean City, by resolution, from time to time.

(Code 1972, § 75-9; Code 1999, § 106-41; Ord. No. 2020-06, § 106-41, 7-20-2020)

Sec. 106-42. - Discharge of refuse, sewage or other waste into water.

No person shall operate the toilet macerator fixtures of a watercraft within the waterways of Ocean City at any time so as to cause or permit to pass or to be discharged into the waters of Ocean City any sewage or other waste matter or contaminant of any kind which does not meet the state, county and federal requirements for water quality. No person shall discharge or permit or allow any other person on a watercraft under that person's control or command to discharge any human or animal excreta or other refuse from any head, toilet or similar facility on a watercraft into the waters of Ocean City. No person shall throw, discharge, deposit or leave or cause, suffer or permit to be thrown, discharged, deposited or left, either from the shore or from any pier or watercraft, oil, fuel, toxic materials or any refuse matter of any description into the waters within Ocean City or on the shore thereof where the same may be washed into the waters either by tides or by floods or otherwise.

(Code 1972, § 75-10; Code 1999, § 106-42; Ord. No. 2020-06, § 106-42, 7-20-2020)

Sec. 106-43. - Maintenance of shorelines.

- (a) The owner of any real property abutting landward or channelward of any tidal waters within the corporate limits of Ocean City shall maintain the shoreline of the owner's property and any improvements erected, constructed or being along the shoreline of said property as follows:
 - (1) In such a manner that the shoreline or fastland does not erode or cause any significant silting or filling in of the abutting tidal waters; and
 - (2) In such a manner that the shoreline or any such improvements will not adversely affect or cause damage to the environment, navigation, recreational potential, property values in the surrounding neighborhood or the shorelines, and any improvements thereto, of surrounding properties or public ways.
- (b) All structures built or presently existing along the shoreline of properties abutting tidal waters within the corporate limits of Ocean City shall be maintained in accordance with permits issued by the board of port wardens and in accordance with construction standards adopted pursuant to section 106-38.
- (c) Whenever it shall come to the attention of the board of port wardens that the shoreline of any property or any improvements constructed along said shoreline are not maintained in accordance herewith, the board shall conduct an investigation into the same. If the investigation reveals the shoreline of any such property or any improvements constructed along said shoreline are not maintained in accordance herewith, the board shall send written notice by certified mail, return receipt requested, to the owner of the property of record, as shown on the records of the state department of assessments and taxation, at the address for such owner as set forth in said records, to appear before the board to show cause why the owner should not be ordered to bring the shoreline of the owner's property or any improvements constructed along said shoreline into compliance herewith. The date of the hearing as set forth in the notice shall not be less than 30 days from the date of the notice. If the board shall specifically find from the testimony and evidence presented that the shoreline or any improvements constructed along said shoreline are not maintained in compliance herewith, it shall order the property owner to bring the owner's shoreline or any improvements located thereon into compliance with this article within a period of time set forth by the board. In making such order, the board may place such conditions, stipulations and requirements with regard to the method of bringing the shoreline or any improvements into compliance as the board may deem necessary and appropriate to effectuate the legislative intent of this section. The board may order, among others, that the property owner bulkhead or riprap the shoreline of their property, replace a structure along the shoreline, remove any construction or repair any structure.
- (d) In bringing the shoreline or improvements into compliance, the property owner shall obtain all necessary Ocean City, state and federal permits and shall comply with all applicable municipal, county, state and federal ordinances, statutes, laws and regulations. Any order of the board shall be subject to any such ordinances, statutes, laws or regulations.

- (e) In the event that any property owner fails, within 90 days of proper notice and opportunity for hearing, to construct or bring to standard, as the case may be, the shoreline, the Mayor and City Council of Ocean City may cause said work to be done and assess the cost thereof in the manner prescribed below.
- (f) In the event that Ocean City, pursuant to the provisions of this article, constructs or causes to be constructed any shoreline and incurs any costs therefor that, by the terms of this article, should be paid by any respective property owner, and said costs are not reimbursed to Ocean City within 30 days of billing, the city clerk of Ocean City shall cause a lien in the amount of said costs to be filed among the property tax records along with the real property taxes for the respective property, to be collected in the same manner as taxes with interest from the date of said filing. In addition, Ocean City may institute civil suit at any time to collect any such sums. Any such civil suit shall be instituted by the Mayor and City Council of Ocean City. No person shall convey or otherwise transfer the ownership of any property within Ocean City unless all such bills or costs are paid prior thereto.

(Code 1972, § 75-11; Code 1999, § 106-43; Ord. No. 2020-06, § 106-43, 7-20-2020)

Sec. 106-44. - Maintenance of waterways.

- (a) The owner of any real property abutting landward or channelward of any canal, lagoon, basin or other waterway within the corporate limits of Ocean City shall maintain said waterway as follows:
 - (1) In such a manner that the waterway does not fill in to the extent that the water depth is reduced to the detriment of navigation and recreational use.
 - (2) In such a manner that the waterway depth will not adversely affect or cause damage to the environment, navigation, recreational potential, property values in the surrounding neighborhood or the shorelines, and any improvements thereto, of surrounding properties or public ways.
- (b) Whenever it shall come to the attention of the Mayor and the City Council, by petition or otherwise, that a certain waterway area is being adversely impacted, the Mayor and City Council of Ocean City may refer the matter to the board of port wardens for investigation and report.
- (c) Upon referral to the board of port wardens, the board may engage the services of engineers, surveyors and other professionals and may obtain estimates from contractors, in order to properly conduct an investigation into the suspected violation. The board shall hold a public hearing and take testimony and evidence with regard to the matters set forth in subsection (d) of this section. Notice of the hearing shall be sent to all property owners (or condominium associations) abutting the waterway which is the subject of the hearing by certified mail, return receipt, at the address of record with the state department of assessments and taxation and shall be published in a newspaper of general circulation published in the county for three successive weeks prior to the hearing. The notice shall state the waterway and area that is the subject of the suspected violation and the purpose of the hearing.

(d) The board, at the earliest practical date, shall return to the Mayor and the City Council a written report with findings of fact and recommendations on each of the following issues:

- (1) The nature of the violation and recommended action.
- (2) Allocation of costs of the recommended actions based upon consideration of the following factors:
 - a. Causation of the violation.
 - b. Responsibility for the violation.
 1. Public.
 2. Private business.
 3. Single-family residential.
 4. Multifamily residential.
- (3) Time schedule for commencement and completion of the proposed action.
- (4) Such other matters that the Mayor and City Council of Ocean City shall direct the board to investigate and report.

(e) Copies of the report from the board shall be sent, by regular mail, to the abutting property owners and to any other interested party who requests same or offers testimony before the board. Upon receipt of the report from the board, the Mayor and City Council of Ocean City shall schedule the matter for consideration and decision as to the work, if any, that is to be done at a regularly scheduled meeting of the Mayor and City Council of Ocean City and shall notify the abutting property owners and other interested parties who either requested notification or offered testimony before the board. The Mayor and City Council of Ocean City may accept, modify or reject the recommendations of the board.

(f) Dredging and maintenance work.

- (1) The Mayor and City Council of Ocean City may from time to time establish a program for waterway maintenance and/or dredging, including establishing an authorized depth for each waterway and a time schedule and priority for maintenance and/or dredging.
- (2) If the Mayor and City Council of Ocean City decide that certain dredging or maintenance work be performed, the Mayor and the City Council shall obtain all necessary local, state and federal permits for the proposed work. The Mayor and City Council of Ocean City may direct the city engineer to secure design and construction services as needed to perform the work in accordance with all applicable Ocean City, state and federal laws and regulations.
- (3) The Mayor and City Council of Ocean City shall fund the dredging or maintenance work, including design, engineering, permits, construction, and other related costs as it may consider appropriate.
- (4) Prior to performing any dredging or maintenance work on a particular waterway or portion thereof, the Mayor and City Council of Ocean City shall require that

the shoreline of each property abutting the waterway is in acceptable condition, as determined by the city engineer, with right of appeal to the board of port wardens, such that said shoreline will not cause adverse impacts to the waterway. Costs to repair the shoreline shall be borne by the property owner.

- (g) In the event that any property owner fails to commence, within 90 days of proper notice, to bring to standard the shoreline by applying for the necessary local, state and federal permits and to complete the repairs to said shoreline within one calendar year, the Mayor and City Council of Ocean City may cause said work to be done and may assess the cost thereof in the manner prescribed below.
- (h) In the event that Ocean City, pursuant to the provisions of this article, incurs any costs therefor that, by the terms of this article, should be paid by any respective property owner, and said costs are not reimbursed to Ocean City within 30 days of billing, Ocean City shall cause a lien in the amount of said costs to be filed among the property tax records along with the real property taxes for the respective property, to be collected in the same manner as taxes with interest from the date of said filing. In addition, Ocean City may institute civil suit at any time to collect any such sums. Any such civil suit shall be instituted by the Mayor and City Council of Ocean City. No person shall convey or otherwise transfer the ownership of any property within Ocean City unless all such bills or costs are paid prior thereto.

(Code 1972, § 75-11.1; Code 1999, § 106-44; Ord. No. 2008-19, 10-6-2008)

Secs. 106-45—106-70. - Reserved.

...

INTRODUCED at a meeting of the City Council of Ocean City, Maryland held on January ___, 2026.

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

ANTHONY J. DELUCA, Secretary

1 TOWN OF OCEAN CITY
 2 BOARD OF PORT WARDENS

3 Thursday, December 11, 2025

4 2:00 A.m.
 5 Council Chambers
 6 301 Baltimore Avenue
 7 Ocean City, Maryland

8 COUNCIL MEMBERS:

9 BLAKE McGRATH, Chairperson
 10 RICHARD BRUCKI
 11 MELVIN JONES
 12 BOB MILEWSKI
 13 BILL JORDAN
 14 JOSEPH WIEDORFER
 15 MAUREEN HOWARTH, Attorney

16 Reported by
 17 Kathy A. Zeve, RPR

1 favorable recommendation to the Mayor and Council
 2 for them to review and adopt.

3 I have here today with me as well, this
 4 has been a collaborative effort between Public
 5 Works, which today I have our Public Works director
 6 Hal Adkins and deputy Public Works director Woody
 7 Vickers here, as well as the consultant engineer
 8 that worked on the marine standards, Steve Engel
 9 from Vista Designs. And Shawn will be going over
 10 our standards.

11 I'm just going to go over the code, read
 12 into the record of what has changed. If you have
 13 any questions, please feel free to stop me. But I'm
 14 going to read the first paragraph just to go over
 15 what it is. I'm going to reference the page numbers
 16 at the bottom just to let you know where I'm at in
 17 this code change.

18 So to read this into the record, ordinance
 19 to amend Chapter 106 entitled waterways. Article 2
 20 entitled shoreland development by amending Section
 21 106-31 entitled definitions, Section 106-32 entitled

1 TRANSCRIPT OF PROCEEDINGS
 2 MR. McGRATH: We do have a code

3 provision.

4 MR. NAVE: Yes. And our director,
 5 George Bendler, is going to speak on the code.

6 (Whereupon, Mr. Bendler was sworn in.)

7 MR. BENDLER: George Bendler, 301
 8 Baltimore Avenue.

9 Good afternoon, gentlemen. My name is
 10 George Bendler. I'm director of Planning and
 11 Community Development. We all appreciate your time
 12 here today, and we do appreciate your volunteer for
 13 this board here.

14 What we have in front of you is a update
 15 to our current code for Port Wardens and our updated
 16 marine standards.

17 Why this is in front of you today is
 18 because you are subject matter experts on this.
 19 We're going to go through this. I'm going to go
 20 through the code and what we updated. And what
 21 we're looking for is, if you're okay with it, a

1 violations, Section 106-36 entitled permits for
 2 major or marine -- minor construction, Section
 3 106-37 entitled determination of lateral lines and
 4 developable waterway area, Section 106-38 entitled
 5 construction standards, Section 106-39 entitled
 6 building permit, Section 106-40 entitled
 7 inspections, Section 106-41 entitled mooring and
 8 anchor, and Section 106-42 entitled discharge of
 9 refuse, sewage or other waste into water of the code
 10 of the Town of Ocean City, Maryland.

11 Starting on page two, we removed a
 12 definition here. We removed designated authority.
 13 That has been removed from -- the definition was
 14 designated authority means the harbor master, as
 15 appointed by the Mayor and Council of Ocean City and
 16 other designated employees of the Town of Ocean
 17 City.

18 On page three, we added an additional
 19 section under Section 106-32 violations. B. Any
 20 person, partnership, unincorporated association or
 21 corporation who shall violate any provision of this

1 article or fail to comply therewith, or who shall
 2 violate or fail to comply with any such order made
 3 hereunder, shall upon conviction be guilty of a
 4 municipal infraction and shall be fined not less
 5 than \$500 nor more than 2,500. The fine for a third
 6 or any subsequent violation of the same offense by
 7 the same person or entity shall be no less than
 8 5,000. Each violation continues is a separate
 9 offense. And then we changed B to C.

10 Do you have any concerns with that
 11 section? Okay.

12 MR. McGRATH: That 5,000 changed from?

13 MR. BENDLER: The State of Maryland
 14 allowed municipalities to increase our fines. So in
 15 the town as a whole, we have increased all our fines
 16 to 5,000. Now, that's not saying we're going to go
 17 and fine somebody 5,000. But since the state
 18 allowed us to go that high, we decided to go and
 19 increase all our fines to \$5,000.

20 MR. McGRATH: What was it before?

21 MR. BENDLER: It was a thousand. And

1 wood bulkheads in town, so we decided just to remove
 2 that from the code altogether.

3 And again, on page 13, you'll see we
 4 removed all the standards from wood bulkheads.

5 At the bottom of 13, Section 106-39,
 6 building permit, we added the standard line item
 7 here that we do for all our building permits. It
 8 says, building permits shall expire after 180 days
 9 unless actual construction has started and has
 10 continued pursuant to the permit. The harbor master
 11 may grant an extension at any time for an additional
 12 90 days, if requested in writing after good cause
 13 shown. Any extension is subject to additional fee.
 14 This is standard for every building permit we have
 15 in town, so we wanted to make it clear in this
 16 ordinance.

17 106-40, inspections, we had two. The
 18 marine contractor is responsible for calling in for
 19 inspections when the work is ready to be inspected.
 20 That's standard for our building permits, too, but
 21 it's something we wanted to call out to make sure

1 typically it will go to court, and the Court will
 2 decide what the true fine will be. But we typically
 3 don't go that high. It's just that that's what the
 4 state allows us, so we might as well be up that
 5 high.

6 So if we go to page 12 in your packet,
 7 you're going to see under four, waterway setbacks,
 8 B, lateral line setbacks. At the top we added that
 9 a condominium association or homeowner's association
 10 if applicable. That was added at the request of
 11 Shawn.

12 And then if you go to 106-38, construction
 13 standards, we added, it must be performed by a
 14 licensed marine contractor. And then we also -- in
 15 one we added floating docks. Again, this is to give
 16 us a cleanup just so some things that were missing
 17 in the codes.

18 And then under five we removed minimum
 19 construction standards. Timber bulkheads shall be
 20 in compliance with the following construction,
 21 bulkhead, zero foot to four foot. We no longer have

1 that people were well aware that they need --
 2 they're responsible for those inspections.

3 Section 106-41, we took away designated
 4 authority, and we made it the harbor master since
 5 that is the designated person. We did that in B as
 6 well.

7 106-42, discharge of refuse, sewage and
 8 other waste into water, we removed the word toilet
 9 because the common word is macerator fixtures.

10 And I believe that is all the items that
 11 were changed. Again, mostly it's all cleanup stuff
 12 and just trying to comply with our codes, and we saw
 13 the opportunity to update them. But the most
 14 important aspect of it is these updated marine
 15 standards. I believe they were not -- they haven't
 16 been updated since 2017; is that correct, Shawn?

17 MR. NAVF: Twenty years ago on some of
 18 them, and 2008 on some of the other ones we had. So
 19 it's 17, 20 some years since they have been updated.

20 MR. BENDLER: So Shawn's going to go
 21 over each one and explain.

1 MR. NAVE: I think Hal and Steve wanted
 2 to come up, too, and do a little bit for that as
 3 well.

4 (Whereupon, Mr. Adkins and Mr. Engel were sworn in.)
 5 MR. ADKINS: Hal Adkins, 224 65th
 6 Street, Ocean City, Maryland.

7 MR. ENGEL: Steve Engel, 11634 Worcester
 8 Highway, Showell, Maryland.

9 MR. ADKINS: Shawn, thank you.

10 Gentlemen, I don't think we've ever met.
 11 Again, Hal Adkins, Public Works director, year 42
 12 for the Town of Ocean City.

13 I wanted you to understand additionally
 14 what brought us here today. Up until about four
 15 years again, the town's engineering department was
 16 not part of Public Works. When Terry got promoted
 17 to City Manager, that's Terry McGean, he had
 18 approached me and wanted me to take over the
 19 engineering department which I did. So it is now
 20 one of ten departments with the Public Works
 21 Department.

1 even further, in exchange I would then share with
 2 them those design standards, and they agreed to do
 3 so.

4 So at that point I reached out to Steve.
 5 The town contracted with Vista. They commenced
 6 making revisions to these drawings.

7 And then I'm one of these guys, I really
 8 like to dot my Is and cross my Ts. So without
 9 naming a firm, I brought in a representative of a
 10 very reputable bulkheading company that works in the
 11 Eastern Shore area, and I had them critique the
 12 drawings also. And if I recall, without naming
 13 names, they met you at your office or met someone on
 14 your staff to go over your drawings, correct?

15 MR. BENDLER: That's correct.

16 MR. ADKINS: So that was my part of my
 17 discussion with you today. I wanted you to
 18 understand how we got here today.

19 Shawn, if you want to get into discussions
 20 on the actual designs, see if the gentlemen have any
 21 concerns or not, otherwise I'm done.

1 As we moved forward over the last four
 2 years, and we are about to pursue the replacement of
 3 four bulkheads -- excuse me -- three bulkheads, I
 4 went looking at the standards, and as Shawn
 5 indicated, I realized how old and antiquated they
 6 were.

7 My mind then went to field inspections.
 8 If I was an inspector, which I was in the beginning
 9 of my career, what was I even basing my field
 10 inspections on? My drawings were outdated. What's
 11 the guy building? What am I supposed to be looking
 12 at?

13 So looking for alternatives, we started
 14 looking at Worcester County standards, and we found
 15 them very attractive. I reached out and I spoke to
 16 Dallas Baker, Public Works director for Worcester
 17 County. I also reached out and spoke to Bob
 18 Mitchell, environmental program director, and I
 19 asked if they would mind if I borrowed their
 20 standards in exchange for the fact that if I
 21 employed the original designer and I updated them

1 MR. NAVE: Yeah. No. As Hal spoke of,
 2 everything is a lot clearer on here now. Everything
 3 is labeled. All the hardware, all the -- every
 4 tieback, every piece of material is now clear from
 5 just your -- every standard we have here. Like we
 6 said, we removed the timber bulkheads. Everything
 7 is fresh and clean which is easy to understand for
 8 any of the contractors out there, so that when they
 9 call us for the inspections, we can say, hey, they
 10 referenced this particular standard, and we followed
 11 along with it.

12 We even -- and we did still leave in -- I
 13 think we have it here -- pier standards as well.
 14 Everything -- like I said, everything has followed
 15 what the county had done at one point in time. Rip
 16 wrap standards as well, which we don't see a whole
 17 lot in here much anymore.

18 But if you guys had any questions on these
 19 new standards, there are a lot -- you have a packet
 20 that has all this in it that everybody was given
 21 when we started which you can just -- if know you

1 took a look at it, you see a stark difference.

2 MR. McGRATH: Was there a rip wrap
3 standard before?

4 MR. NAVE: There was. It was just the
5 drawing was not as clear as this one. And we don't
6 do it -- I mean, I think the three and a half years
7 I've been doing this there's only been, like, one
8 rip wrap come across here.

9 MR. ADKINS: I was going to say, Shawn,
10 I may be the most recent one. I did it along
11 Edgewater Avenue --

12 MR. NAVE: It might have been that.

13 MR. ADKINS: -- between Sixth and
14 Seventh Street within the last 12 months.

15 MR. BENDLER: There was one on that
16 island that sticks out, too, down there by Fish
17 Tales.

18 MR. ADKINS: Goose Island, the Purnell
19 family.

20 MR. McGRATH: You see a lot more in
21 Delaware.

1 MR. WIEDORFER: I have a couple.

2 MR. McGRATH: Do you have a question?

3 MR. WIEDORFER: Well, I do. Regarding
4 the document, some are typos, some are questions,
5 some are suggestions. Should we go over them now or
6 after the fact?

7 MR. NAVE: Any concerns you have, go
8 ahead.

9 MR. WIEDORFER: There are a couple. The
10 typos, I'll just give -- who is controlling the
11 document?

12 MR. ADKINS: Steve will make any edits,
13 typos, corrections on behalf of the town.

14 MR. WIEDORFER: So the main thing -- and
15 this came up from a case we did earlier regarding
16 Ropewalk's platform for fireworks. We used the term
17 riparian rights over and over and over. And while
18 they probably applied, the definition of riparian
19 rights applies to moving bodies of water such as
20 rivers and streams. The word that really applies to
21 our bay is littoral rights, L-I-T-T-O-R-A-L, I

1 MR. WIEDORFER: Ever since I've been on
2 the board in Ocean City.

3 MR. NAVE: But do you gentlemen have any
4 questions on the standards or comments?

5 MR. WIEDORFER: Not being an engineer,
6 I'm relying on you. But it's good that they took
7 the time to delve into all these details and, as you
8 say, clean them up.

9 MR. NAVE: Yes. And it makes it very
10 easy for the contractors to understand in how they
11 can follow it now. So that there is no question
12 when you get out there and you look for the material
13 or you look at the way it was installed that you're
14 supposed to follow this standard, and you did not do
15 it. It's just to clear up a little bit of mess.

16 MR. McGRATH: The drawings are crystal
17 clear.

18 MR. WIEDORFER: Yeah. They're really
19 nice.

20 MR. NAVE: Very nice job, yes. Any
21 questions?

1 believe it is.

2 MR. NAVE: So you're not referencing any
3 of the standards that Vista did. This was just on
4 our end of the code?

5 MR. WIEDORFER: Yeah, because, I mean,
6 my recommendation, it's L-I-T-T-O-R-A-L, because
7 that's what really applies to us. Riparian rights
8 technically don't apply to us much unless we have
9 any little streams or inlets or anything. But I
10 think that both words should be included in the
11 document, or else the use of the word riparian
12 rights does not cover this bay.

13 MR. McGRATH: Well, we do have riparian
14 rights by Sixth Street.

15 MR. WIEDORFER: I'm saying both -- I'm
16 saying I think we should keep both, but we need to
17 add littoral rights because the whole bay, up and
18 down the bay is littoral rights, not riparian rights
19 per the definition. So I'm only suggesting adding
20 that word in addition to riparian because they
21 literally only apply to land sitting next to a river

1 or stream if you look up the definition.

2 MR. ADKINS: I was going to say --

3 MR. McGRATH: Maybe make a note of it,
4 just --

5 MR. ADKINS: I was going to say I may be
6 crossing the line where I belong, but typically on
7 other boards or other meetings that I have --

8 MR. WIEDORFER: Everybody uses them.

9 MR. ADKINS: Well, no. What I was going
10 to say was, I then usually leave it up to the
11 attorney through legalese to word it accordingly.
12 And in this case I am following you where it could
13 be riparian and/or littoral whichever are applicable
14 at the given location.

15 MR. WIEDORFER: Right. Correct. But
16 leaving out littoral is leaving out most of the bay.

17 MR. ADKINS: Completely understood.

18 MR. WIEDORFER: Our attorney is here, so
19 I was --

20 MR. NAVE: We can look -- yeah. We can
21 look at that. It was never -- we didn't have --

1 MR. WIEDORFER: This will be 12.
2 106-38, 20 percent, one. So the new -- the code for
3 new work is 20 percent, but practically speaking
4 when there's a pier or a mooring pile --

5 MR. McGRATH: But the language of which
6 specific point?

7 MR. WIEDORFER: Where it says -- it just
8 says, extend in the waterway for a maximum distance
9 of 20 percent of the width of the waterway. But in
10 the past it was 25 percent. And so I just didn't
11 know if it made sense to put a provision in so we
12 don't have to give a waiver every time. If there's
13 an existing structure out past 20 percent --

14 MR. NAVE: It's not really a waiver I
15 wouldn't think. I mean, I have to go with the fact
16 that it doesn't meet, you know -- because it's
17 already sticking out, I have to say it does not
18 apply -- it does meet the standards for that. But
19 then like you said today, because it's already an
20 existing pier, it's within the confines.

21 MR. WIEDORFER: Right. If it was in

1 MR. WIEDORFER: It's like everybody
2 saying Xerox something. It's a generic word that
3 everybody thinks they know what it means, but it
4 technically doesn't.

5 MR. NAVE: Yeah. We can -- we can --
6 that's not an issue.

7 MR. WIEDORFER: And then the other thing
8 was for the board. I don't know. It's something
9 that we kind of do but don't.

10 Grandfathering things that -- like the one
11 case we had today where the pier goes out 19 feet
12 because it was done under the 25 percent rule. Is
13 that something we -- I thought it should be in the
14 code if it's -- if we're always going to allow it --

15 MR. McGRATH: Well, if it's within the
16 confines it doesn't really change much.

17 MR. WIEDORFER: It doesn't. But this
18 just still says 20 feet. It doesn't give any
19 leeway.

20 MR. McGRATH: What page are you on right
21 now?

1 this and it was allowed, it would meet the
2 standards.

3 MR. McGRATH: Well, then, we call it
4 when we pass a motion it's an exception.

5 MR. WIEDORFER: We do.

6 MR. McGRATH: It's a noted exception to
7 what's here.

8 MR. WIEDORFER: Does it have to be is
9 what I'm asking? If we put it in the code, it's not
10 an exception anymore.

11 MR. McGRATH: I think it should be an
12 exception.

13 MR. WIEDORFER: That's fine.

14 MR. McGRATH: I think it should be an
15 exception.

16 MR. WIEDORFER: That's fine. I'm just
17 putting that in as --

18 MR. BRUCKI: I think that protects us
19 from when that exception would apply. I don't know
20 what that would be, but --

21 MR. McGRATH: Just the word exception

1 acknowledges the fact that there's a benchmark and
2 we deviated from that benchmark. We're cognizant of
3 it.

4 MR. WIEDORFER: I agree with you. I'm
5 just bringing it up.

6 The other thing we've talked about in the
7 past here was the 200 square foot maximum allowed
8 for parallel structure. And we had discussed the
9 fact that when the next code change came up, the MDE
10 allows a thousand. And I just -- I didn't know if
11 that's something we wanted to propose maybe only for
12 commercial property or just anything.

13 MR. NAV: They get an exception for
14 that.

15 And then plus with just that size, I mean,
16 to keep in line with everything we have in here and
17 these, you know, canals and different waters, 200
18 square feet was -- I didn't feel --

19 MR. WIEDORFER: For residential it's
20 fine, but I didn't know if for commercial, you
21 know --

1 because I think might help the discussion that
2 they're having regarding the 20 percent rule?
3 Because if it's not, then I'm going to hear -- I
4 don't know everybody's names -- you might want to
5 make that clear so you can do what you've been
6 doing.

7 MR. WIEDORFER: I don't remember seeing
8 anything in here like that, but --

9 MR. BENDLER: It was on page eight at
10 the top, 5A. I'm not sure. I'm not deep in this
11 code too much.

12 MR. WIEDORFER: Could we add in there
13 and grant waivers as -- do you see where he's
14 talking about on page eight?

15 MR. BENDLER: It's 5A.

16 MR. WIEDORFER: 5A. I mean, it doesn't
17 specifically say grant waivers to any of these code
18 requirements.

19 MS. HOWARTH: I think the more
20 appropriate thing to do is, just as an example of
21 what you guys had today where it was a 19-foot pier,

1 MR. NAV: Yeah.

2 MR. WIEDORFER: But I guess -- so we can
3 do an exception for commercial?

4 MR. NAV: You could. Yeah. You can
5 still do an exception, but I still, like, kept it
6 the 200.

7 MR. JORDAN: We did at the Taphouse.

8 MR. WIEDORFER: And then the other was
9 just the four mooring piles -- same thing -- I mean
10 for property. I know there are a few properties in
11 town that have one. I'm not going to mention names.
12 One big one in particular.

13 That's it in terms of just points I wanted
14 to bring up. I'll just give you the couple little
15 typos after the meeting. That's it.

16 MS. HOWARTH: Shawn, I'm not here with
17 you guys that often, but is the exception -- is the
18 permission for them to do exceptions in the code?

19 MR. NAV: Yes. They can override what
20 the staff recommends.

21 MS. HOWARTH: Which section is that,

1 and the code now only allowed 18, you could have a
2 specific exception that you guys could acknowledge
3 would say, if there's an existing pier of such
4 length and someone wants an additional pier, we will
5 consider allowing that additional pier, something to
6 that effect.

7 MR. WIEDORFER: I don't think I'd want
8 to put that in writing. The ability to grant
9 waivers is really all we're asking.

10 MS. HOWARTH: But if you're going to
11 grant a waiver you need standards. So you can't
12 just grant a waiver. So, like, at BZA --

13 MR. WIEDORFER: Well, that's why I was
14 bringing up earlier about --

15 MS. HOWARTH: No. I think your point
16 was well taken. I'm the attorney for BZA. If they
17 grant a waiver, there's a standard. That way you
18 guys are protected in making decisions that your
19 decisions are consistent.

20 MR. WIEDORFER: Or do we just keep
21 operating as it's --

1 MR. McGRATH: Well, I mean, my feeling
 2 is if you apply the standards as kind of a target,
 3 you're leaving yourself way open for basically
 4 bending the rules and asking for more case after
 5 case. I just think it will be a free-for-all.

6 MR. WIEDORFER: Well, okay. Back to the
 7 point of things that are grandfathered. We do have
 8 under here the ability to not approve it.

9 MR. McGRATH: Right.

10 MR. WIEDORFER: So by putting it in, we
 11 can always then still not approve it by putting it
 12 actually in the code that --

13 MR. McGRATH: I think that more or less
 14 refers to what they're asking for, but --

15 MR. WIEDORFER: It does, but --

16 MR. NAVÉ: I mean, in all the years I've
 17 been doing this, you guys as well, the -- anytime
 18 that I've said it doesn't meet and you would
 19 overrule me, as you can see with those, have
 20 already been ones where like today, the pier was
 21 already at 19 feet. That's fine. Other times there

1 point that it's something that's already been
 2 grant -- approved. That's the issue. We're not
 3 going -- we wouldn't go past something that was
 4 already approved, but we would go out to something
 5 that was previously approved in the terms and sense
 6 of distance channelward. But we just have to, you
 7 know, keep doing what we're doing.

8 MR. McGRATH: I like the way it is.

9 MR. NAVÉ: I kind of like exceptions on
 10 a case-by-case basis.

11 MR. BRUCKI: I just don't know if
 12 there's any way to know what all the exceptions are.

13 MR. NAVÉ: Yeah. I mean, that's --

14 MR. BRUCKI: If we do that, we can just
 15 make that all --

16 MR. WIEDORFER: But we still don't have
 17 some for other reasons, but we could not approve it.

18 MR. BRUCKI: And there might be a reason
 19 why that 19 foot wasn't approved.

20 MR. WIEDORFER: Right, but we still
 21 have --

1 was a pier extension wanted on certain small canals
 2 where every other one down there was already at that
 3 length and this one happened to be a small one, so
 4 you granted it to meet the 18 feet, say, when it
 5 should only have been 16. There hasn't been too
 6 many wildly changed ones. It's just within a foot
 7 or two.

8 MR. WIEDORFER: No. I get that. It's
 9 just I didn't know if there was a way to have
 10 something in here that it would no longer have to be
 11 an exception, but it doesn't sound like it.

12 MR. McGRATH: Well, I mean, you have to
 13 have -- the standards are a clear and concise
 14 benchmark of where -- you know, where we want things
 15 to be where need to be.

16 MR. WIEDORFER: I agree with that.

17 MR. McGRATH: And if you're going off
 18 that benchmark, you need to know how far you're
 19 deviating from it, right? So that gives us a
 20 clear baseline.

21 MR. WIEDORFER: Well, you're making the

1 MR. BRUCKI: Or the fact that we don't
 2 know.

3 MR. WIEDORFER: Right. But we still
 4 have the ability not to approve it.

5 MR. BRUCKI: And that's why this board
 6 exists.

7 MR. McGRATH: Well, we have that ability
 8 as it stands now.

9 MR. WIEDORFER: I know.

10 MR. McGRATH: But, I mean, to go there
 11 and to say, well, this is kind of what we mean, but,
 12 you know, we're open for exceptions, that's a
 13 slippery slope, Joe.

14 MR. WIEDORFER: I agree.

15 MR. BRUCKI: In the four years I've been
 16 here, I've not seen us collectively make a
 17 nonsensical decision based on the collective group.
 18 So I think that's part of the purpose of the board
 19 is to review that with the knowledgeable experience
 20 that exists here, the common sense approach we have
 21 and decide an exception or whatever is warranted.

1 MR. WIEDORFER: Without saying waivers,
 2 is there any way to say exceptions as deemed
 3 appropriate?

4 MS. HOWARTH: I understand why you guys
 5 wanted to have it open ended, and that's why I
 6 originally suggested if there's a specific scenario
 7 that you guys weren't into like the one we just had
 8 today, that we can write that specific ability to
 9 make an exception in that specific circumstances.
 10 If there's an existing pier that is further
 11 channelward that would be allowed today, and they're
 12 coming in for a second blank, staff would fill in
 13 the term for me, that the board can consider
 14 allowing that no further than the existing pier is
 15 channelward or something to that effect. Everything
 16 I just said verbally needs to be tweaked. But
 17 that's not opening up a whole can of worms. That's
 18 sticking to the scenario that you guys normally deal
 19 with. Because right now --

20 MR. WIEDORFER: I don't think that they
 21 want to put all that in there, so.

1 MS. HOWARTH: 5A what?
 2 MR. McGRATH: On page eight. The board,
 3 if granting any application, may place such
 4 stipulations, conditions, requirements on the permit
 5 as the board may deem necessary and appropriate to
 6 effectuate the legislative intent of this Article.
 7 Doesn't that cover all that?

8 MS. HOWARTH: To me that is a condition
 9 based on what's already in the code. So if
 10 you wanted to put a condition on one that you
 11 approve that met that 20 percent.

12 MR. McGRATH: But it talks about the
 13 intent, and that's the word I'm cluing in on there.
 14 Yeah. It covers the code and the intent of what was
 15 there.

16 MS. HOWARTH: But if the intent of the
 17 code is it shouldn't be more than 20 percent, then
 18 where is your guys' room to do different?

19 MR. McGRATH: But today we approved
 20 something that was above that, but it was -- the
 21 intent of the code is to make it fair with what's

1 MS. HOWARTH: I don't -- legally I don't
 2 see a waiver ability. There's nothing here that
 3 says you can waive or make an exception. You guys
 4 are supposed to review it to make sure that it's the
 5 maximum distances of 20 percent. And it doesn't say
 6 it, but then the board if they want to can allow it
 7 to be greater than that which is what occurred
 8 earlier.

9 MR. WIEDORFER: And occurs at most
 10 meetings.

11 MS. HOWARTH: So I think if that
 12 happens, put it in writing.

13 MR. WIEDORFER: Well, it will be in the
 14 minutes as to how it's approved.

15 MS. HOWARTH: No. Put in writing the
 16 code that you are allowed to do that.

17 MR. McGRATH: Doesn't --

18 MR. WIEDORFER: That was my suggestion.

19 MR. McGRATH: Doesn't 5A --

20 MR. WIEDORFER: That was my suggestion.

21 MR. McGRATH: Doesn't 5A cover that?

1 already been approved in the past. Now, there may
 2 be a case where that's not the case, but I just
 3 think -- I think you've got it right already.

4 MR. NAVE: And I like the case-by-case
 5 basis.

6 MR. McGRATH: I agree with you. I'm
 7 sorry, Shawn.

8 MR. NAVE: No. That's okay. The
 9 case-by-case on it because today's particular one
 10 was on up on 94th Street, so you had no other
 11 structure across from you. It was marshland. So if
 12 it was more structure there, they may not have --
 13 they may have agreed with the staff's recommendation
 14 that --

15 MR. WIEDORFER: If we're agreeing to
 16 leave it that way, the question is language in here
 17 to allow us to do, period.

18 MS. HOWARTH: It would still be a may.
 19 You would not have to do it. It's in your judgment
 20 just like you were describing, Shawn, depending
 21 whether it's on 94th Street or if it's on a small

1 canal in Little Salisbury.

2 MR. NAVE: We can do something -- yes --
3 that the board can take exceptions to staff
4 recommendation on a case-by-case basis. Something
5 like that?

6 MS. HOWARTH: I think it needs to be
7 more narrow.

8 MR. McGRATH: Well, we're already saying
9 that we may take appropriate action to effect the
10 intent of the rule. I think that --

11 MR. WIEDORFER: But the intent is to
12 keep it at the 20 percent.

13 MR. McGRATH: The intent is to do the
14 right thing.

15 MR. WIEDORFER: Well, not when it says
16 of this article.

17 MR. McGRATH: What is our purpose here?
18 It goes to -- is to keep the waterways safe.

19 MR. WIEDORFER: I agree with you a
20 hundred percent. I'm just -- the words say of this
21 article.

1 code has it in there for you guys to make an
2 exception. And I frankly have thought that every
3 time I've sat in for Val, and I am the town's
4 attorney for BZA and Planning Commission, so I deal
5 with that authority all the time.

6 And luckily there's no situations where
7 you don't really have challenges very often. But if
8 you did have one and someone challenged their --
9 your guys' decision, the first thing that attorney
10 is going to do is going to look at where you have
11 that ability to make that exception, and it's not
12 going to take them that long to see there isn't a
13 section there that says that.

14 MR. WIEDORFER: I'm trying to do this to
15 protect us so it gives us the authority to do that.
16 Not specifics, just in general.

17 MR. McGRATH: Well, I mean, that would
18 be -- thinking this through, we've had cases that
19 have gone to the court after they've left us, after
20 we've made a decision and been overruled by a civil
21 court or a civil suit. Specifically McManning,

1 MR. McGRATH: Agree to disagree. I've
2 been here the longest of anybody here --

3 MR. WIEDORFER: No question.

4 MR. McGRATH: -- and what -- I mean,
5 it's never come into play, Joe. It's never come
6 into play. It's -- the whole point of the board
7 existing to make exceptions. And the whole point of
8 standards is to define clearly how far the deviation
9 is from that standard. And I think the last thing
10 we want to do is convolute the standards. That's
11 the whole point of the --

12 MR. WIEDORFER: I'll come off of that --
13 I've come off of that point. The point is giving us
14 the authority to do it.

15 MR. McGRATH: We have it.

16 MR. WIEDORFER: Do we, that's the
17 question?

18 MR. McGRATH: We have it. We have it
19 when we make an exception. And we've made plenty of
20 exceptions, we all know that.

21 MS. HOWARTH: Look. I don't think your

1 going back about six years.

2 MS. HOWARTH: If it's the one I'm aware
3 of, I'm aware the Board of Port Wardens had one.
4 And I think one of the issues for the court was the
5 lack of the record. I heard that through the
6 grapevine. Whether that's what the Court's problem
7 was or wasn't, you know, I'm not sure.

8 I think one thing that would help you
9 guys, one, it's your job to make a favorable or
10 unfavorable recommendation to a draft to the Mayor
11 and Council. But I think you guys would probably
12 all feel more comfortable if we just put something
13 into paper in front of you so you see it, and then
14 you can decide whether you're comfortable or not
15 comfortable, you're comfortable or not comfortable
16 with that language. I often find it hard to do that
17 unless I see it in front of me as well.

18 MR. WIEDORFER: Are you proposing to
19 provide that language?

20 MS. HOWARTH: Yeah. I mean, we wanted
21 to work on it with George and Shawn anyways.

1 MR. McGRATH: When is it scheduled to go
2 in front of council?

3 MR. NAVE: January. We would have time.
4 We can email it out to everybody.

5 MR. McGRATH: Why don't we look at the
6 language?

7 MR. WIEDORFER: I think we should. It
8 protects us. It protects us.

9 MR. BENDLER: So we would have to come
10 back for another meeting.

11 MR. McGRATH: No. I -- Joe, believe me.
12 I know what you're saying.

13 MS. HOWARTH: We would bring it back in
14 front of you at an actual meeting, but we can email
15 it to you so you guys can see it and think about it
16 in advance.

17 MR. BENDLER: But I've come to the
18 January meeting for you to decide to push it forward
19 to the council.

20 MR. NAVE: January 8th is our next
21 Port Wardens meeting. We have, like, four cases.

1 MR. NAVE: I just didn't think it was up
2 earlier, so I just wanted to make sure that was in
3 there.

4 MR. WIEDORFER: No. You mentioned it.
5 MR. NAVE: Okay.

6 MR. ADKINS: Shawn, if I could ask a
7 question of legal counsel. Would you envision --
8 just so I can follow this whole issue. Would you
9 envision this will be initially advanced to a
10 Tuesday afternoon work session for discussion with
11 the council before it advances to a Monday night for
12 a first reading?

13 MS. HOWARTH: I'll leave that to George
14 because he had a plan for it.

15 MR. BENDLER: So, Hal, if we take this
16 to the January 8th Port Wardens, I would -- we were
17 intending to a January 18th work session with Mayor
18 and Council, so I think we have time to get it to
19 that January 18th work session.

20 MR. ADKINS: Okay.

21 MR. BENDLER: That was what Terry

1 MR. McGRATH: Will we be able to look at
2 something before then?

3 MS. HOWARTH: Yeah. We'll get it done.

4 MR. McGRATH: Okay. And then your
5 point, Joe, it would fortify our ability to make
6 exceptions?

7 MR. WIEDORFER: Yes. I was doing it too
8 narrow scope before, so we came off that. But in
9 general, we just literally need the authority to
10 grant exceptions when deemed appropriate by the
11 board.

12 MR. McGRATH: Okay.

13 MR. NAVE: There is actually one other
14 thing that we might have missed to say in there was
15 some of the changes we had in the same page eight in
16 section B is where it had always been the work must
17 be completed within 12 months of the board's
18 decision. And in fact before it was moved to 18 but
19 it was still never codified in that, so we're trying
20 to change it to 18 months.

21 MR. BRUCKI: We're fine with all that.

1 approved.

2 MR. ADKINS: The reason I ask is, again,
3 dotting the Is and crossings the Ts, Woody and I
4 intend to use these marine standards in a set of
5 draft, bid documents, that we're assembling at this
6 time for the three municipal bulkhead projects that
7 are waiting to go to bid, but not until you had this
8 codified.

9 MR. BENDLER: I was intending to have it
10 February 17th.

11 MR. ADKINS: Thank you.

12 MR. WIEDORFER: What do we need to do
13 now?

14 MS. HOWARTH: Staff and I will work on
15 getting you the guys the language.

16 The Chairperson will need to see if
17 anybody else in the audience wants to speak to it.

18 And then if we close the Public Hearing, we don't
19 have to bring the court reporter back the next time.

20 MR. McGRATH: Okay. So that would
21 come -- so we'll get an email with the proposed

1 language, and that will come out to us, and we'll
2 take a look at it.

3 MR. NAVÉ: Take a look at it, make
4 sure -- and then we'll bring it to you again on
5 January 8th for the regular scheduled Port Wardens
6 meeting. And then that way it's all on the record
7 there, you guys agree with it, and then we can take
8 it to council January 18th.

9 MR. WIEDORFER: You just need to ask if
10 anybody wants to say anything.

11 MR. McGRATH: What's that?

12 MR. WIEDORFER: You just need to ask if
13 anybody wants to say anything.

14 MR. McGRATH: Yeah. Anybody else want
15 to say anything on this case? Thanks, Joe. I
16 appreciate your coaching. I guess we're good.

17 MS. HOWARTH: Do a motion to close the
18 Public Hearing? That way we have the record closed.

19 MR. McGRATH: Yeah. So can I have a
20 motion, please?

21 MR. BRUCKI: Motion.

1
2 STATE OF MARYLAND
3 WORCESTER COUNTY
4 I, Kathy A. Zeve, a Notary Public and
5 Registered Professional Reporter in and for the State
6 of Maryland, do hereby certify that the Public Hearing
7 appeared before me at the time and place herein set
8 according to law.

7 I further certify that the Public Hearing
8 was recorded stenographically by me and then
9 transcribed from my stenographic notes to the within
printed, matter by means of computer-assisted
transcription in a true and accurate manner.

10 I further certify that I am not of counsel
11 to any of the parties, not an employee of counsel, nor
12 related to any of the parties, nor in any way
interested in the outcome of this action.

13 AS WITNESS my hand and Notarial Seal this
14 6th day of January, 2026, at Snow Hill, Maryland.

15 
16 Kathy A. Zeve, RPR
Notary Public

17
18
19 My commission expires January 9, 2028
20
21

1 MR. McGRATH: Rich. Second?
2 MR. JONES: Second.
3 MR. McGRATH: All in favor? Motion
4 carried.

5 (Whereupon, the Public Hearing concluded.)

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TOWN OF **OCEAN CITY**

The White Marlin Capital of the World

Agenda Item # 9.C
Council Meeting February 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 2026-03, to Amend Chapter 110, Entitled Zoning
DATE: January 27, 2026

ISSUE(S): First Reading - Ordinance 2026-03 to Amend Chapter 110, Entitled Zoning adopts driveway apron requirements for townhouses located on lots greater than fifty (50) feet in width. Allows compliance through either a five (5) foot wide driveway apron or a recessed garage design within the building envelope.

SUMMARY: Multi-family condominium housing projects (townhouse style) which propose only enclosed garage parking to meet minimum requirements for off-street parking are not adequately meeting existing zoning code requirements.

On August 30, 2022, Mayor and Council held a work session to discuss a proposed Zoning Code Amendment addressing garage parking requirements for multi-family residential development. Among the provisions reviewed was a requirement that all garages include a minimum five (5)-foot-wide driveway apron in front of the garage door.

At that time, the Planning Commission requested that this provision be revisited. A public hearing was subsequently held on October 21, 2025. Based on testimony and comments received during the public hearing, the ordinance was revised and presented to the Planning Commission on November 18, 2025.

As refined, the ordinance limits the driveway apron requirement to townhouses located on lots greater than fifty (50) feet in width and allows compliance through either a five (5)-foot driveway apron or a recessed garage design within the building envelope.

FISCAL IMPACT: Proposed amendments may require alternate design solutions or reduced density for this type of residential development.

RECOMMENDATION: Pass Ordinance 2026-03 on First Reading.



Revitalized Ocean City: Development and
Redevelopment

ALTERNATIVES: Refer to Mayor and City Council.

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

COORDINATED WITH: Planning Commission

ATTACHMENT(S):

1. ORD 2026 - Chapter 110, Zoning - Garage Apron.pdf
2. #25-14100002 5-foot Driveway Apron_Decision Letter.pdf
3. Transcript.pdf
4. 110_935_apron_example.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 ARTICLE V,
ENTITLED SUPPLEMENTAL REGULATIONS, DIVISION 3, ENTITLED OFF-
STREET PARKING, SECTION 110-935, ENTITLED DESIGN STANDARDS, AS
FOLLOWS:**

CHAPTER 110 – ZONING

...

ARTICLE V. - SUPPLEMENTAL REGULATIONS

...

DIVISION 3. - OFF-STREET PARKING

...

Sec. 110-935. Design standards.

...

(j) On lots greater than fifty (50) feet wide, a garage for a townhouse shall have a minimum of a five (5) foot wide driveway apron between the garage door and the interior drive aisle. This can be satisfied by a design that recesses the front of the garage within the building envelope.

...

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

ANTHONY J. DELUCA, Secretary



TOWN OF OCEAN CITY

The White Marlin Capital of the World

Department of Planning and Community Development
301 Baltimore Avenue
Ocean City, Maryland 21842

January 20, 2026

Mayor and City Council
Town of Ocean City
301 Baltimore Avenue
Ocean City, Maryland 21842

Subject: Notice of Decision – Recommendation to amend Chapter 110, Section 110-935, entitled parking design standards, to require a 5-foot driveway apron between garage doors and interior drive aisles
PZ File: #25-14100002

Dear Mayor and City Council,

At their meeting of November 18, 2025, the Planning Commission of Ocean City held a public hearing to consider an amendment to Chapter 110, Section 110-935, entitled parking design standards, to require a 5-foot driveway apron between garage doors and interior drive aisles for residential multifamily development. This meeting was held through a public hearing as required by local and state law.

With the deliberations, public comments, and staff input considered, the Planning Commission voted for this code amendment to receive a favorable recommendation and for the drafted ordinance to be advanced to the Mayor and City Council for further consideration. This recommendation passed with a vote of (5-1-1) with Chair Joe Wilson in opposition and with Commissioner Tony Butta absent.

Attached you will find the drafted ordinance that was voted upon and available for your review. Thank you.

Sincerely,

Joseph P. Wilson
Chairman

/ Chase Phillips, Senior Zoning Analyst
CC: George Bendler, Director
Sabrina J. Hecht, Zoning Administrator
Terry McGean, City Manager
Elton "JR" Harmon, Deputy City Manager

Maureen Howarth, Commission Attorney
Heather Stansbury, City Solicitor
File #25-14100002

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

1 TOWN OF OCEAN CITY
 2 PLANNING AND ZONING COMMISSION
 3

4 APPLICANT:
 5 Planning and Zoning Staff
 6 PZ File No. 25-14100002
 7 Tuesday, October 21, 2025

8 7:00 p.m.

9 Council Chambers
 10 301 Baltimore Avenue
 11 Ocean City, Maryland

12 COUNCIL MEMBERS:

13 JOE WILSON, Chairperson
 14 PALMER GILLIS
 15 PAMELA ROBERTSON
 16 GORDON KRETSEK
 17 KEVIN ROHE
 18 TONY BUTTA
 19 JANET HOUGH
 20 MAUREEN HOWARTH, Attorney

21 Reported by
 22 Kathy A. Zeve, RPR

1 front of you was originally part of an overall
 2 comprehensive garage ordinance that was developed
 3 over many years and generations.

4 Again, what we're talking about is this is
 5 a change to Section 110-935, Design Standards,
 6 states the new one would be all garages shall have a
 7 minimum of five-foot driveway aprons between the
 8 garage door and the interior drive aisle.

9 Currently this is an example of our
 10 current code. What you would currently have to do
 11 in these drive aisles is you'd have to come in and
 12 you would not have a radius of turn. You'd just
 13 have to kind of -- would have to come into the
 14 opposing drive lane and turn into these garages.

15 What's being proposed today is a five-foot
 16 driveway apron. That gives you a little bit of room
 17 to store your trash cans and have a turning radius
 18 and other sort of things to just give you a little
 19 bit of additional space.

20 It would come to about a total width of
 21 32 feet between townhouses. There is opposing

1 TRANSCRIPT OF PROCEEDINGS

2 MR. WILSON: It's 7:00. I'm going to go
 3 ahead and move forward with opening the Public
 4 Hearing -- the second Public Hearing for this
 5 evening. It's on driveway apron ordinances. To
 6 consider amending Chapter 110, entitled Zoning,
 7 Section 110-935 entitled Design Standards to add a
 8 requirement that all garages shall have a minimum of
 9 five-foot wide driveway apron between the garage
 10 door and the interior drive aisle. Applicant:

11 Planning and Zoning Staff, PZ File 25-14100002.

12 And before we start the Public Hearing,
 13 I'm going to ask the audience if anyone objects to
 14 any member of this Commission taking part in this
 15 hearing? All right. Seeing no objections from the
 16 audience, George, I'll let you take it away.

17 MR. BENDLER: For the record, George
 18 Bendler, director of Planning and Community
 19 Development, Town of Ocean City, located at 301
 20 Baltimore Avenue, Ocean City, Maryland.

21 As you stated, this ordinance proposed in

1 townhouses on the other side. This, again, would
 2 give you a five-foot drive apron.

3 It would not be ideal for parking a
 4 vehicle. It would most likely be in a fire lane,
 5 but this is an example of what you could store in
 6 that area.

7 I'll open it to questions, comments,
 8 concerns.

9 MR. WILSON: Any comments from the
 10 Commission for Mr. Bendler? Go ahead.

11 MR. GILLIS: On your illustration, the
 12 way you're -- the way the language says, it says, a
 13 driveway apron between the garage door. And the way
 14 you've illustrated it, it shows the continuous wall
 15 back by a foot. I don't think that was the intent
 16 of this, I don't believe.

17 I know you can cantilever this, and
 18 they're not going to be compromised in the design
 19 because you could cantilever over as in the example
 20 that you had with the balconies on the other -- on
 21 the one from Lighthouse Bay that you had a minute

1 ago.

2 So my question is, it says garage door,
3 but the way you've shown it, it shows the demising
4 wall back five foot as well in your next slide. I
5 would have to say the examples you have in there are
6 incredibly small. See what I'm saying between the
7 demising walls, these areas?

8 MR. BENDLER: Yes.

9 MR. GILLIS: I don't think that was the
10 intent of this. This was, give five foot at the
11 garage door.

12 MR. BENDLER: We're showing a pad here
13 that goes from five feet to the door. It was giving
14 a little landscape area here. The thought was that
15 that would be a -- you know, something for critical
16 areas or stormwater management there, but that's
17 just a representation. We can --

18 MR. GILLIS: I like what you had better,
19 but it appears that it functions differently than
20 what this says.

21 MR. BENDLER: Okay.

1 have your turn lanes, et cetera, et cetera. And
2 what came up in that was that you couldn't fit the
3 proposal on a 50-foot lot. And for those of you who
4 don't know, most of Ocean City's platted lots are
5 50 feet wide by a hundred, 245 or 60 feet wide on
6 some of the plats, as you move north by 145, 142,
7 somewhere in there. So the original Town of Ocean
8 City is 50 by 100. Sinepuxent Beach Company are
9 mostly 50 by a hundred or 142. Some are 120
10 something. As you move north, you get Ocean Bay
11 City and some of the older plats.

12 So underneath of all of those condominiums
13 and buildings you have 50-foot or 60-foot wide lots.
14 So what you have to keep in mind is if I start
15 adding in setbacks, I started adding in landscaping,
16 I start adding in stormwater management, I've got
17 23-foot drive aisles, you have to have a place to
18 put all this. And when you have a 50-foot lot, you
19 don't have enough room to put it now.

20 So I think the last project Joe Moore
21 presented, we had to get a variance or a parking

1 MR. GILLIS: I like what you had better
2 is my point. It just is not exact -- the language
3 of the code change needs to be consistent with that
4 design, if that's the design that we're moving
5 forward with.

6 MR. WILSON: Very good. Thank you. Any
7 other questions for George or the staff? If not,
8 we'll go ahead and hear from the public. Who would
9 like to go first? Mr. Smith.

10 MR. SMITH: Back again.

11 MS. HOWARTH: For the record, Mr. Smith
12 has been sworn in already.

13 MR. SMITH: Thank you. Regan Smith,
14 Williams, Moore, Shockley and Harrison.

15 Some of you remember five years ago when
16 this came up before. There was an effort that went
17 through on changing garage standards from what was
18 typically a nine by 18 garage space. So in other
19 words, a two-door garage would be 18 feet wide. You
20 would have another foot or so on your demising
21 walls. And then you would go outside and you would

1 exception. And, Maureen, you may remember this. It
2 was the ones behind the Acme -- I don't know whether
3 it was a variance or an exception -- for every
4 townhouse because you needed a variance from those
5 specific items that you all proposed.

6 Now, in fairness to you guys, in your plan
7 you set up with it was an exemption that it wouldn't
8 apply to the 50-foot wide lots. And somewhere
9 between first and second reading at the Council
10 level it got dropped out. I don't think it was an
11 intentional. I think what happened was the Council
12 asked Terry or someone to sort of compile all this
13 and make a chart, and they went by the chart, and it
14 didn't have the exemption written in there.

15 So now you have downtown the inability to
16 build townhouses on those lots. And if you look
17 around, drive down St. Louis Avenue, most of the
18 redevelopment downtown has been townhouses because
19 it's -- you can do that on a smaller lot. You can
20 build a duplex, a triplex, whatever you need, and
21 you can fit everything on there.

1 So I think you got to be careful what you
 2 ask for and what you wish for because most of the
 3 zoning code north of downtown is a five-story
 4 typical building as far as height is concerned in a
 5 lot of these.

6 And one example of your favor Sanibel, you
 7 know, they could have put 110 units in a five-story
 8 lot line -- the lot line building. Instead they did
 9 59 townhouses broken up. There's a lot more open
 10 space. There's a lot more landscaping. There's a
 11 pool. There's a lot of other items there that make
 12 it a much more attractive amenity.

13 And in fairness, the folks here who build
 14 this stuff, they're here. That's what people want.
 15 They want a townhouse as opposed to a five-story
 16 unit. And so that's what's being built.

17 And for most of your infill development,
 18 it's on smaller lots or partial lots, and that's
 19 really what fits on there is a townhouse, a duplex,
 20 a triplex, those type of developments. So I think
 21 you need to hear from the building community as to

1 rather than change the code. And I think that's an
 2 important aspect of this thing.

3 As you all know, you can -- you can
 4 propose and the City can design the code, but once
 5 you get past the building, and we're seeing this now
 6 with a lot of the Airbnb stuff, people modify stuff
 7 and they sell it, the next buyer doesn't know that
 8 somebody's done something to it. So you're -- you
 9 see a lot of that which is now being picked up I
 10 think in the inspections for rentals, some of the
 11 zoning inspections. There's more of an enforcement
 12 mechanism that I think cleans up a lot of the issues
 13 that you've seen in the past with some of these. So
 14 I think that's an important aspect of it.

15 Another thing is if you add the two
 16 five feet in, it's a hard surface. You got to find
 17 somewhere to put stormwater management for that.
 18 You got to put that in your calculation now. So
 19 you're really -- you're diminishing the rest of the
 20 land in what you can do with it. And I think you're
 21 cutting down significantly on the number of units

1 how this impacts that development of those
 2 properties.

3 The other thing I think that comes up is
 4 when -- and we've talked with the Planning staff a
 5 lot about this, you know, garages are garages, but
 6 as Palmer points out a lot, people could store stuff
 7 in them, and that's correct.

8 And in the -- some of the more recent
 9 condominiums, you know, we have -- the Planning
 10 Commission has required a condition that those
 11 garages be kept clear and free of storage and used
 12 for vehicles. And there's nothing wrong with that
 13 because that's what they're designed for, and that's
 14 what the code says you're supposed to use them for.
 15 So I think that's -- it's more of an enforcement
 16 issue than it is a design issue.

17 And the question is, does the Council want
 18 to provide the staff and maybe they -- you know,
 19 that's not -- that's not for me to discuss, that's
 20 for George or Bill to tell us, that when those
 21 issues come up, you know, let that be enforced

1 that you can get off a property which, again, if I'm
 2 a builder, I want to build something nice and that
 3 people want, but I'm in it to make a dollar, not
 4 just because I want to do it.

5 So you have to figure, what's this going
 6 to do to the developability of some of these
 7 properties. And you're going to continue to see
 8 what I think has been high quality redevelopment
 9 these smaller townhouse redevelopments eliminating
 10 some of the older stuff that was past its lifetime
 11 and allowing a much better quality product that,
 12 again, generates a lot more revenue with a lot
 13 density use for the town, a lot less demand for
 14 services, and it generates a much higher tax revenue
 15 for the town.

16 And just a couple things. I reached out
 17 to -- and, you know, Blaine Smith, and a lot of you
 18 know him. Some of you may not appreciate him as
 19 much as I do, but Joe Moor and Blaine Smith have
 20 lived this code from its inception. And I asked
 21 them to put together just a comment, so I'll just

1 briefly review that.

2 And basically what they did is they
 3 referred to the various sections of the code. They
 4 point out the parking criteria have been
 5 administered and enforced since 1970. The size of
 6 the parking spaces and driveway meets industry
 7 standards for standard and full-size vehicles.
 8 Unless there's some compelling reason to change the
 9 minimum width of the driveways for townhouse
 10 projects, it would appear that they would be held to
 11 a higher standard for no valid reason.

12 And then it goes through the enforcement
 13 and the -- it goes into encouraging people to not
 14 put things in their garages. So I would just submit
 15 that as an exhibit.

16 And then also I went back through -- when
 17 this came up before, I had gone through and gotten
 18 design standards from architectural books from other
 19 towns. And I'm not going to read them to you
 20 because I'm not going to bore you with that. But
 21 essentially the nine by 20 is the standard size,

1 MR. GILLIS: Speak in the microphone.
 2 MR. BENDLER: I'll answer that one. We
 3 requested -- there's been a requested condition
 4 we've placed on it. That it's up to the developer
 5 to decide if they want to go forth with that or not.
 6 We don't have that as a codified example.

7 MR. GILLIS: Well, here's --
 8 MR. SMITH: And I think you've required
 9 it in some of your approvals, if I recall.

10 MR. GILLIS: We can't --
 11 MR. WILSON: As a condition.
 12 MR. SMITH: It's a condition in your
 13 approvals, yeah, because I remember reading that.
 14 MR. WILSON: I think what, Palmer,
 15 you're referring to is we asked for that to be put
 16 into the code, and it was shot down.

17 MR. GILLIS: Yes. Here's our dilemma.
 18 We have a City parking code. And the parking code
 19 says that you're supposed to -- number one, the
 20 Comprehensive Plan says you're supposed to park
 21 where you reside. That's with the Comprehensive

1 whether it's in a garage or outside of a garage. So
 2 I'll submit those as well for the record, and you
 3 all can look at that at your leisure. Thank you.

4 MR. WILSON: Any questions?

5 MR. GILLIS: So part of our
 6 comprehensive ordinance that we proposed to the
 7 Mayor and City Council, which there was an earlier
 8 statement you made that when we make code changes,
 9 our track record on having successful code changes
 10 is pretty abysmal. So we don't really get a lot of
 11 what we see or suggest.

12 But we asked that there be deed
 13 restrictions to require in the developed projects
 14 that the garages be used for parking and not
 15 storage, and that was rejected. Can you help us
 16 with that?

17 MR. SMITH: I think -- and again, Bill
 18 is here. But I think that's in some of --

19 MR. GILLIS: It's in some.

20 MR. SMITH: -- a lot of these projects
 21 as you get forward, there's a restriction --

1 Plan.

2 The code requires that developers provide
 3 parking for their development, aside from the
 4 nonconforming. But you're supposed to provide
 5 parking for your development. And the projects that
 6 are being constructed right now don't provide for
 7 parking, and they impact neighborhoods in a negative
 8 way.

9 As an example, Sanibel and Lighthouse Bay
 10 are both projects that nobody parks in their garage.
 11 If they would park in the garage, I don't think you
 12 would be hearing any of this from us.

13 And I know that the -- the 1970s that
 14 Blaine brings up, nobody was building product -- I
 15 was building product in the '70s and '80s. We
 16 weren't building three-bedroom townhouses, which
 17 don't misunderstand me, they're a great product. I
 18 love them. I think they're great for the reasons
 19 you've mentioned. They're less dense. They're more
 20 convenient for the property owner. But the problem
 21 we have is we have -- we know that the garages are

1 not used for parking.
 2 So when we know that, it's our -- it's
 3 incumbent upon this Commission and this body to
 4 makes recommendations to the Mayor and City Council
 5 to provide for a good design that promotes
 6 off-street parking. The projects are supposed to
 7 provide their own parking.

8 How do we fix that problem? Help us help
 9 you. Jeff Thaler had a great solution a couple
 10 years ago, but they didn't like that.

11 MR. SMITH: Again, you guys have met
 12 with the Council numerous times over the last
 13 several years.

14 MR. GILLIS: So to that point, when we
 15 had our last joint session with the Mayor and City
 16 Council when it was asked if the projects on the
 17 north end, if anybody liked them or promoted them or
 18 thought they were a good design, it was crickets.
 19 Nobody said anything, because I can assure you that
 20 myself and I'm sure other Planning and Zoning
 21 Commission members as well as the Mayor and City

1 realistically then.

2 MR. SMITH: I don't agree with you.
 3 Look. I have a four-bedroom townhouse out in Utah.
 4 It has one space in the garage and one on the apron.
 5 It has two spaces.

6 MR. GILLIS: On the apron or driveway?
 7 MR. SMITH: It's a small apron. It's --
 8 well, I guess you would call it a small driveway.

9 MR. GILLIS: Well, but is it 20 foot?
 10 Is it five foot? Is it 15 foot? Does it fit a car?

11 MR. SMITH: I'd say it's -- yes. It
 12 fits a car.

13 MR. GILLIS: So it's probably 15 or 20.

14 MR. SMITH: I can put one inside, and I
 15 can close the garage door. So the other one sits
 16 out there, and it's a heated apron and it keeps it
 17 clear. So I have two spaces, and I have four
 18 bedrooms. You wouldn't allow me to do that here
 19 because you would want me to have three.

20 And it doesn't matter -- I guess my point
 21 is, if I fill my garage up with crap, I got to find

1 Council look at the projects that have been
 2 developed and say, what is that. And the
 3 neighborhoods are being negatively impacted. And --

4 MR. SMITH: Well, and again, I go back
 5 to -- and I asked this over several hearings is,
 6 I've never had anyone verify that there's ever been
 7 a complaint about any of these projects with their
 8 parking.

9 MR. GILLIS: So how can we --

10 MR. SMITH: We've asked the zoning
 11 administrator.

12 MR. GILLIS: We know that the garages
 13 are not used for parking.

14 MR. SMITH: That's an enforcement issue.

15 MR. GILLIS: Okay. So we need to
 16 increase the fees to the developers to get more
 17 enforcement people. I mean, that's one way of doing
 18 it.

19 But the other thing is you're
 20 misrepresenting the product. The product that
 21 you're selling is a two-car garage is not in effect

1 a place to park my car.

2 MR. GILLIS: Yeah.
 3 MR. SMITH: And I'm not going to do that
 4 because I want my car in my garage where it's not
 5 getting snowed on.

6 It's not getting -- but you're asking the
 7 developer to be responsible for the behavior of the
 8 unit owner that they sell to or three owners later,
 9 and that's just not reasonable for them as a
 10 builder. They're providing a three-bedroom
 11 townhouse with two and a half spaces. And that's
 12 what the code requires them to do.

13 Now, they typically try to make them a
 14 little bigger so there's room for storage in there.
 15 There's an alcove coming in. There's whatever. But
 16 I don't think that the developer can prevent -- and
 17 we can put it in the documents like we have with
 18 some of these, but it's more an enforcement issue
 19 and less a building issue I think.

20 And if you look at typical standards for
 21 construction, our code meets those standards in the

1 nine-foot space and the --
 2 MR. GILLIS: When you have a vehicle
 3 going down a public street that's a 25 mile an hour
 4 zone that kids play in, and you know that the
 5 traffic -- the through traffic is driving 45 and
 6 55 miles an hour all the time, there's two things --
 7 two ways you can address it; speed bumps or
 8 enforcement. Speed bumps are the easy way and the
 9 preferred way because it doesn't require the police
 10 officers to sit there and ticket people who are
 11 speeding, or a speed -- nowadays a speed camera.

12 So my point to you is that we have a code
 13 that we're supposed to be looking at and applying to
 14 the projects. The code says the developer is
 15 supposed to provide off-street parking to meet the
 16 design of the building. And we know because we've
 17 seen it that the garages that are supposed to be
 18 provided for off-street parking are not used for
 19 parking. So we're not only not complying with the
 20 Comprehensive Plan, we're not complying with the
 21 off-street parking code.

1 because the people of Pelican Perch don't use their
 2 car -- their garages for parking.
 3 MR. SMITH: And I would -- respectfully
 4 I would say it's not the residential uses, it's the
 5 commercial uses in your neighborhood.

6 MR. GILLIS: I would agree with you to a
 7 certain extent had I not -- do I not see it.

8 MR. SMITH: Yeah.

9 MR. GILLIS: I mean, the people prefer
 10 to park in their front -- in front of the building
 11 on the street. And I ride my bike enough to ride
 12 through there and see how -- one garage has a cot in
 13 it for residential use. But the other ones are not
 14 used anywhere close to two cars.

15 MR. SMITH: Well, again --

16 MR. GILLIS: They're all storage.

17 MR. SMITH: -- I think that may be an
 18 enforcement issue as far keep it in the garage which
 19 the code requires it to be clear and usable for a
 20 vehicle. I don't --

21 MR. GILLIS: We see there's two issues

1 MR. SMITH: Yeah. But that's not your
 2 role. Your role is to ensure that the developer
 3 builds according to what the code says they're
 4 supposed to do.

5 MR. GILLIS: Correct.

6 MR. SMITH: It's the Council's role to
 7 say what the code is.

8 MR. GILLIS: Right.

9 MR. SMITH: I mean, I'm not -- I know
 10 your frustration. I understand it.

11 MR. GILLIS: Tell us how to solve the
 12 problem.

13 MR. SMITH: I don't agree with you on
 14 the parking, but I understand it because I live
 15 right -- my office is right around the corner from
 16 your house.

17 MR. GILLIS: But to that point, though,
 18 I mean, it doesn't impact me personally at all. I
 19 have a parking lot. I have plenty of parking. I
 20 have a whole parking lot. I've seen how it effects
 21 my neighborhood. And my neighborhood is just

1 here. One issue is our job is to review a set of
 2 drawings and make sure it complies with the code.
 3 And when we know it's not complying with the code as
 4 far as off-street parking, you're referring to the
 5 shape of the parking space. I'm referring to the
 6 use.

7 MR. SMITH: But the developer is
 8 building what the code says they should build.

9 MR. GILLIS: I agree with you. I agree.

10 MR. SMITH: And that based on national
 11 standards or whatever standards says you're supposed
 12 to be X number of parking spaces, the fact that I
 13 buy it and fill it up with jet skis and surfboards,
 14 that's not the developer's fault.

15 MR. GILLIS: Correct.

16 MR. SMITH: And that's -- that's an
 17 issue with me violating my covenants of my
 18 condominium or whatever enforcement and whether --
 19 whether -- certainly if the zoning office goes out
 20 and enforces that, I think they have the authority
 21 to do that.

1 MR. GILLIS: They don't have the staff
2 to do that.

3 MR. WILSON: Palmer, do you have any
4 questions for Mr. Smith?

5 MR. GILLIS: I'm asking --

6 MS. HOUGH: I think we've gotten off
7 track with the apron. We need to get back to the
8 apron. We're talking about another issue.

9 MR. GILLIS: Thank you, Janet.

10 MR. WILSON: If you have any questions,
11 that's fine. I just don't want it to be an open
12 debate.

13 MR. GILLIS: Thank you.

14 MR. WILSON: Does anyone else have any
15 questions for Mr. Smith? Thank you very much. Who
16 else? I'm sure we have other people that would like
17 to speak, too.

18 MS. HOWARTH: If they come up, I'm going
19 to pass up Exhibits 1 and 2 for Mr. Smith.

20 MR. WILSON: Very good. Thank you.

21 (Whereupon, Mr. Graves was sworn in.)

1 storage in Delaware. So I spend all my time in that
2 north end. It is not true that those people don't
3 use these garages. Absolutely false. I'm there a
4 lot. How much are you there?

5 MR. GILLIS: I have plenty of
6 photographs.

7 MR. GRAVES: You can take all the
8 photographs you want. I mean, people will violate
9 it. And someone has cited them on it, a few others.
10 But I see those people use those garages all the
11 time.

12 I rarely see -- because if you look at the
13 development, it's not convenient for somebody to
14 park out on the street. It's just not convenient
15 for them to park on the street and walk to their
16 townhouses because of how it's configured right now.
17 It's got fencing around it. It's got a bus stop to
18 one side, no parking. And if not, you got to go
19 away from Sinepuxent which is 340 feet away.

20 The problem that I've had is the Town of
21 Ocean City has a bus stop and no parking for bus

1 MS. HOWARTH: Name and address.

2 MR. GRAVES: Nolen Graves, 11615 and a
3 half Coastal Highway, Ocean City.

4 Palmer, you talk about Sanibel all the
5 time. If you don't know, I'm the developer. I
6 believe you voted for it, if I'm not right -- if I'm
7 not mistaken --

8 MR. GILLIS: I wasn't here.

9 MR. GRAVES: You weren't here?

10 MR. GILLIS: I'm pretty sure I was not
11 here.

12 MR. GRAVES: I will check the record.

13 MR. GILLIS: Please.

14 MR. GRAVES: You know, the board voted
15 for it, okay? Code-compliant project.

16 The statements you just made are real
17 offensive that the people don't use those garages.
18 I live up there. My life exists from 116th Street
19 where my office is to 146th Street. I have two
20 restaurants. I have a warehousing. I have an
21 arcade. And I have Sanibel. And I have mini

1 riders. They're parking constantly in my lot. I'm
2 up there all the time telling people they cannot
3 park there. I have beachgoers going in there and
4 parking, walking to the beach. I've got people from
5 the north project come across and park there because
6 their pool is not done, so they had it fenced off
7 while they were doing the pool. Constantly chasing
8 people out. When -- and this is July and August.

9 When I clear the lot, there's rarely more
10 than five or six cars for my development parked in
11 that parking lot. They're in the garages. So you
12 need to stop pushing that narrative. It's not true.

13 I've developed hundreds and hundreds of
14 townhouses in Ocean City. The code works. It's
15 been working since the '70s when it was developed.
16 I started in the '80s building townhouses, designed
17 a lot of my own small projects because that's what
18 we are. We're infill builders. Same as Jeff
19 Thaler, same as Kim Messick. They're small
20 projects.

21 What you're looking to do here will

1 regulate townhouses out of the code because they're
 2 not going to be feasible. The money is not there to
 3 be made. So what's going to happen, and we keep
 4 saying this, it's going to push the mid to highrise
 5 development. And who's that going to benefit? The
 6 people that are in that business, concrete
 7 contractors. That's not what we do. We're sticks
 8 and bricks. So when we can't make a profit with
 9 what we do, we got to hire guys that do this.

10 So, you know, we have no option but to
 11 then pay someone else to build our product that we
 12 cannot build now because -- and regulate it out.
 13 Financially it's not going to work anymore.

14 Sanibel, I brought photos -- or plans of
 15 Sanibel. If the driveways were as you're talking
 16 about, I would have lost at least 25, 30 units. At
 17 that point I would have said, no, not feasible. I'm
 18 going to go highrise.

19 Now, I've got the whole entire block to
 20 the north, which is where the Laser Tag, the arcade
 21 and the mini golf is. And we have a plan. It's a

1 MR. GILLIS: I think the subject's
 2 aprons as I was --
 3 MR. GRAVES: Well, but that's -- this is
 4 what you're going to have. If you --

5 MR. GILLIS: You're telling me you can't
 6 build your product if you put a five-foot apron like
 7 Sunset Island does. Is that what you're saying?
 8 MR. GRAVES: Not on these small lots.
 9 Cannot do it, Palmer. On the small projects on
 10 the --

11 MR. GILLIS: On a 55 --
 12 MR. GRAVES: -- they're not financially
 13 feasible.

14 MR. GILLIS: On a 50-foot wide lot, I
 15 would agree with you.

16 MR. GRAVES: No. In Sanibel. I would
 17 have lost -- I would have lost at least 20, maybe 30
 18 units when you start widening.

19 Now, we've built 25-foot drive aisles in
 20 there, bigger than the code. I drive a large truck.
 21 My wife drives a large Land Cruiser. They both fit

1 sketch plan. Jeff Schoellkopf did it. It shows
 2 about 30 some townhouses in there.

3 Now, if you change the configuration, I
 4 can't build those. I've got plans that he did for a
 5 five- to eight-story building. Now, if that's what
 6 Ocean City wants, that's what they're going to get.

7 And if you think you have pushback now,
 8 wait until we start building because that's --
 9 you say you were here. There was big pushback to go
 10 to this style development we're doing. And now
 11 you're slowly nibbling away. And that's the way
 12 it's happened.

13 It happened before you changed -- you
 14 don't change the zoning, you change parking. And
 15 that's the way it's always been done. You change
 16 parking. You change driveways. You change
 17 landscaping. You change stormwater. Eventually
 18 you've lost your property to build. And if you want
 19 to see what an eight-story building -- you know,
 20 I've got sketches of what Jeff had done for that
 21 project. Do you have a minute?

1 in the garages. I've got pictures of it. I've
 2 got -- you know, I spend time there all the time.
 3 Those garages are used all the time. So please stop
 4 disparaging Sanibel. That's not true what you're
 5 saying. Flat out isn't true.

6 MR. GILLIS: So you're saying you can't
 7 build Sanibel with a five-foot apron.

8 MR. GRAVES: I just said it.
 9 MR. GILLIS: Okay. All right. I would
 10 respectfully disagree. I would like to see a
 11 drawing that shows how you can't do it.

12 MR. GRAVES: Probably, without losing
 13 units? Okay. Can you build it? Sure. But not
 14 where you've lost enough units.

15 MR. GILLIS: Sunset Island does it all
 16 the time.

17 MR. GRAVES: It's not -- you're talking
 18 about larger projects. These are smaller projects.

19 And I would -- hey, I've built
 20 post-tension buildings. I've built StressCon
 21 buildings. And do I like that style? No. I don't

1 like dealing with them. They're expensive. They're
 2 three times the cost. The person that makes all the
 3 money is the concrete guys. That's where all the
 4 profit goes. And you start a building, and 18
 5 months later before you can deliver, and the market
 6 can really change. Joe, you're in the real estate
 7 business. It can change fast. And if that happens
 8 when you're in the middle of these big projects,
 9 you're left holding the bag.

10 These townhouse projects, we can get in
 11 and out in a very short amount of time and deliver
 12 and feel safe. I don't have to invest \$30 million
 13 to build a building. I can invest five, six,
 14 700,000. And if I need to sit it on, I can. But
 15 when you start changing this, it will change what
 16 can be built and what's profitable. That's all
 17 there is to it. thank you.

18 MR. WILSON: Any other questions for
 19 Nolen? Very good. Anyone else?

20 MR. THALER: I'll go next.

21 (Whereupon, Mr. Thaler was sworn in.)

1 MR. GILLIS: Lighthouse Bay.
 2 MR. THALER: We didn't design that one.
 3 MR. GILLIS: Which -- Sun and Surf, was
 4 that yours?

5 MR. THALER: We did Marriott Fairfield.
 6 We did Marriott Residence Inn. We did Marriott
 7 Courtyard.

8 MR. GILLIS: I'm talking about
 9 townhouses.

10 MR. THALER: I know, but I'm saying you
 11 guys built most of the hotels that we designed.

12 MR. GILLIS: Okay.

13 MR. THALER: Not condos. Condos we can
 14 get post-tension. Actually, you're not even -- you
 15 don't even want to do condos anymore or can't do
 16 condos anymore.

17 MR. GILLIS: Insurance.

18 MR. THALER: Let's go back to aprons.
 19 Sorry, guys, all, women.

20 Okay. Who's working it? Sanibel. Okay.
 21 This is what we're talking about in the aprons.

1 MR. THALER: Dave Jeff Thaler. Business
 2 address, 5700 Coastal Highway, Ocean City.

3 I will talk about the aprons and only the
 4 aprons. But first I'm going to say, welcome to
 5 every -- all the new members because there's so many
 6 new people up here.

7 Most of you know we design everything.
 8 We're architectural house and developers. So we
 9 develop our own products, and then we also design
 10 other peoples' products, mostly other hotels,
 11 restaurants. We've designed ten or 11 of the last
 12 hotels built in Ocean City. Mr. Gillis,
 13 Commissioner Gillis has built most of the projects
 14 that we designed. So we are --

15 MR. GILLIS: Really?

16 MR. THALER: Almost every one.

17 MR. GILLIS: Okay.

18 MR. THALER: With that said --

19 MR. GILLIS: I would not take credit for
 20 Lighthouse Bay. I'll tell you that.

21 MR. THALER: Which one?

1 This is a project that we designed and built on
 2 25th Street. If we had to put aprons -- five-foot
 3 aprons over here and over here, we would lose this
 4 entire stack, whether it's three units or whether
 5 it's five units. This entire stack would be lost
 6 because we would lose ten feet of our property with
 7 the property being about a hundred feet. I believe
 8 this property was 150 by a hundred deep. So we
 9 would lose this entire stack which would devastate
 10 the job. It would devastate the building. It would
 11 devastate any development at all for townhomes.

12 MS. HOUGH: How deep are your garages on
 13 that?

14 MR. THALER: In this one, this is one of
 15 your older ones, before it was changed. So this
 16 one's 18 by 22.

17 But we now -- we were one of the first
 18 ones to start -- I know Palmer was -- mentioned it
 19 earlier, but we went right to a larger garage.

20 Now we actually -- on all our townhomes we
 21 actually stopped doing garages. We have all our --

1 we have just open air under the unit parking. And
 2 then we have a large storage unit for the boogie
 3 boards, chairs, anything that they want to store.

4 We've done that on 137th Street because
 5 we finished that project. It was six units, two
 6 large oceanfronts, four across the street. So
 7 garages don't come into play anymore. In fact, I
 8 can't even imagine doing any more garages. I can't
 9 even stand talking about garages anymore.

10 And when Palmer and I see each other
 11 outside, you know, socially, we don't talk about
 12 garages.

13 MR. GILLIS: I have a question on this
 14 picture, if I may.

15 MR. THALER: Yes.

16 MR. GILLIS: So you've been to Ripley's
 17 and Thrasher's and things like that.

18 MR. THALER: Uh-huh.

19 MR. GILLIS: So what you're telling me
 20 is that this whole project wouldn't work if you
 21 stepped that ground level wall back five feet.

1 cantilevered that one. We're still having problems.

2 MR. GILLIS: So with wing walls, though,
 3 you could set that back five foot. With wing walls
 4 on these -- to the left and right sides of the
 5 garage with wing walls, you could bear the 20 foot.

6 MR. THALER: Where do we put the eight
 7 track units?

8 MR. GILLIS: I don't know. But you
 9 would have -- you'd put a rooftop mechanical farm on
 10 it.

11 MR. THALER: Last thing -- I'm sorry.

12 MR. GILLIS: Where are they here? Where
 13 are they here?

14 MR. THALER: I don't come here to -- I
 15 don't come here to redesign my units. We design, we
 16 have architects in-house that design the units.

17 MR. GILLIS: My question specifically
 18 is, you have the mechanical units up -- cantilevered
 19 on the --

20 MR. THALER: Right here.

21 MR. GILLIS: Exactly. So my question to

1 MR. THALER: Yes. This would not work.

2 MR. GILLIS: So you could not build,
 3 like, where Ripley's is or Thrasher's with the
 4 extension of a cantilever. It's usually a third or
 5 two-thirds for a cantilever.

6 MR. THALER: So the problem -- we
 7 somewhat can do cantilever.

8 MR. GILLIS: And if you had wing walls,
 9 you could definitely do it.

10 MR. THALER: Keep in mind this is a wood
 11 project.

12 MR. GILLIS: Right.

13 MR. THALER: This is not -- this is not
 14 concrete. This is not post-tension. We can go out
 15 14 feet in cantilever. We can cantilever four or
 16 five feet here, but it still causes water problems.
 17 It still has -- we have a lot of leaks. It comes in
 18 from the top, it runs down into the bottom level.
 19 We've had so many problems trying that. We
 20 cantilevered a couple of projects, you're right.

21 If you think about 12th Street, we

1 you is, if you put a wing wall between each garage
 2 door, you could span from one wing wall to the next
 3 and have an apron. It's not a big deal.

4 MR. THALER: But look at the cost that
 5 we're going to add for cantilevering. Why would we
 6 want to do that when we could just build it
 7 straight? We don't have to -- we don't have the
 8 extra cost.

9 MR. GILLIS: Because you can't turn
 10 around. I've been in this particular project. Good
 11 luck turning around and then maneuvering.

12 MR. THALER: You can pull in and out of
 13 that project. I have other pictures.

14 But again, you're talking about garages,
 15 and we're done with garages.

16 MR. GILLIS: We're talking about aprons.

17 MR. THALER: Okay. So I'm telling -- in
 18 this design aprons don't work.

19 MR. GILLIS: And in our position
 20 economics don't matter to us.

21 MR. THALER: So let's just go aprons.

1 This is the third time that we -- I've been here to
 2 discuss aprons. And it's gone to City Council --
 3 the first time we went to City Council they voted it
 4 out and they said no. We don't want aprons.

5 The second time went to City Council, the
 6 president of City Council, Councilman James, he
 7 didn't even put it on the agenda. So that's the
 8 second time.

9 If it goes back to City Council, this will
 10 be the third time that it goes to City Council. And
 11 I would imagine it's going to get thrown out again.

12 So I don't know why we're here discussing
 13 this again. I have certainly better things to do
 14 right now and so do all of you than doing this for
 15 the third time.

16 I'm surprised it didn't come up before I
 17 came up here. I don't quite understand why it
 18 didn't come up, but it certainly should have.

19 This is the building that would be totally
 20 lost by the way. Right there.

21 I think -- I don't know. Maybe you guys

1 MR. GILLIS: You could put an apron in
 2 there if you wanted to. You have the span, you just
 3 have to set it back. You lose some more in the
 4 bonus room.

5 MR. THALER: No. Only it's an extra
 6 foot on each side.

7 MR. GILLIS: You have a span already.

8 MR. THALER: So -- and let's talk about
 9 the restaurants, Convention Center, hotels, let's
 10 talk about any other business or driveway or garage
 11 area or parking area in Ocean City, any one of them.
 12 Is there anybody, any restaurant, Convention Center,
 13 City Hall, is there anyplace where there is a 30- or
 14 33-foot drive aisle? And I'm asking you, Palmer.

15 MR. GILLIS: I'm not suggesting that.

16 MR. THALER: Yes, you are, if we have to
 17 do a five-foot apron.

18 MR. GILLIS: This drawing is
 19 misrepresentative of my opinion.

20 MR. THALER: Well, we're here for
 21 five-foot aprons on either side; are we not?

1 think the third time is a charm, but I can't
 2 understand it.

3 This is Kim Messick and Rich, they're
 4 sitting over here. This is their project they're
 5 building right now, kind of like ours, but it has a
 6 little more space in between over there. But again,
 7 if they had to do a five-foot apron over here, here
 8 and here, this building is totally gone.

9 MR. GILLIS: There's no garage door on
 10 that design.

11 MR. THALER: There is a garage door.
 12 It's just not in yet. These are all garages.

13 Garage. Garage. Garage. Garage.

14 MS. MESSICK: No.

15 MR. GILLIS: So you have the wing walls
 16 there. You already have the span. In this
 17 particular example, going back to your picture,
 18 Jeff, you could put an apron in there if you wanted
 19 to.

20 MR. THALER: I'm sorry, Palmer. What's
 21 the question?

1 MR. GILLIS: They're at Sunset Island,
 2 Jeff. They're right there.

3 MR. THALER: Mr. Chairman, are we here
 4 for five-foot aprons on either side?

5 MR. WILSON: Yes.

6 MR. GILLIS: And I'm saying you can
 7 build that, and you're saying you can't.

8 MR. THALER: That's right. Who's the
 9 developer?

10 MR. GILLIS: I am.

11 MR. THALER: Okay. Maybe -- do you do
 12 townhomes?

13 MR. GILLIS: No. Hell, no.

14 MR. THALER: In the last few times I
 15 came up, we got along pretty good, but you're kind
 16 of like stabbing me here.

17 MR. GILLIS: Well, I'm just --

18 MS. HOUGH: How deep is that garage?

19 MR. GILLIS: How deep is that garage?
 20 And what goes on to the head and end of the garage?
 21 Because I believe you can have five foot, just like

1 they do at Sunset Island. It's exactly in the
 2 design where you have the wing walls and you just
 3 move them back.

4 MR. THALER: But Sunset Island you guys
 5 approved -- not this board, but the previous board
 6 approved 12-foot roads and 14-foot roads in Sunset
 7 Island. Am I correct about that?

8 MR. GILLIS: I'm only talking about the
 9 apron in this specific design.

10 MR. THALER: I mean, you guys -- there's
 11 12-foot roads in there.

12 MR. GILLIS: In this design at the head
 13 of the garage, what happens -- I don't have the
 14 floor plan in front of me. What happens at the head
 15 of the garage?

16 MR. THALER: I don't know. It's not my
 17 project. We didn't design it.

18 MR. GILLIS: Okay. What I'm trying
 19 to --

20 MR. THALER: But there are people who
 21 here who could answer that.

1 the setback. But anyway, we're here about the --
 2 MR. THALER: But again, you're
 3 redesigning -- you're redesigning another
 4 development project.

5 MR. GILLIS: Right here.

6 MR. THALER: But that's not -- that's
 7 only one picture of Sunset Island. Most of Sunset
 8 Island has a foot and a half -- has a -- something
 9 that you sell the units --

10 MS. HOUGH: The issues that we've seen
 11 are some safety issues because we've seen these
 12 projects where the garage doors are closed and you
 13 don't have an apron. And you have people checking
 14 in, checking out, service people that park outside
 15 that garage so two cars can no longer pass in that
 16 driveway.

17 MR. THALER: Well, they should be -- if
 18 a car is eight feet wide -- the widest Tahoe is
 19 eight feet wide, and you have a 23-foot drive aisle,
 20 that certainly leaves more than enough room. So
 21 that's a condo enforcement job. That's got nothing

1 MR. GILLIS: What I'm trying to say is
 2 that the garage door, since you have garage doors, I
 3 thought this was open -- I'm sorry. This is a
 4 different project. This is not --

5 MR. THALER: It's not ours.

6 MR. GILLIS: Okay. You could set the
 7 garage door back in this design.

8 MR. THALER: But then you would only
 9 have -- when it came out over here, you wouldn't
 10 have the walkway. You mean set a five-foot inset
 11 over here?

12 MR. GILLIS: See where the materials are
 13 stored there where your pen is pointing --

14 MR. THALER: So you would go in -- you'd
 15 go in the --

16 MR. GILLIS: Yeah, just like Sunset
 17 Island does. There's lots -- there's all kinds
 18 of -- there's pictures here.

19 MR. THALER: Sunset Island is only about
 20 a foot and a half or two feet pushback.

21 MR. GILLIS: There's pictures in here of

1 to do with us.

2 If I designed something ten years ago and
 3 somebody's double parking there, they're not going
 4 to call me up and say, hey, Jeff, there's somebody
 5 double parked at Unit No. 203 on 25th Street. It's
 6 got nothing to do with us. It's an enforcement
 7 thing.

8 And it would be same enforcement if
 9 somebody parked on 18th Street on St. Louis Avenue
 10 and blocked St. Louis Avenue while they unloaded
 11 into their condo or into their townhouse. The
 12 police would come along and say, hey, move over, and
 13 then they're going to write them a ticket. But I
 14 don't understand how it's our fault.

15 MR. GILLIS: There's a picture in the
 16 packet of how you could make that a five-foot apron.
 17 Right here.

18 MR. THALER: But that's going zigzag in.
 19 Why should we do that?

20 This has not been approved. This is the
 21 third time that it's been brought here. Third time.

1 Answer that question for me. Why do we keep coming
 2 back here? I don't understand it. We have answered
 3 this question before. I don't even have to go take
 4 new pictures. I just used the ones from last year.

5 MR. WILSON: Any other questions on the
 6 apron?

7 MR. THALER: I would love to answer
 8 questions. Just throw them at me. I'm, like, ready
 9 for them today.

10 MR. WILSON: Anything else for Jeff? I
 11 don't see any questions.

12 MS. HOWARTH: Mr. Thaler, do you want to
 13 submit those pictures as an exhibit?

14 MR. THALER: Yeah. Thank you.

15 MR. WILSON: Anyone else that would like
 16 to testify from the public? All right. Going once?
 17 Seeing none. I will entertain a motion to close the
 18 Public Hearing.

19 Motion from Tony. Second from Pam. Any
 20 further discussion? All those in favor? All right.
 21 The Public Hearing is closed.

1 So I'm just saying that for the record. I
 2 find that interesting. That's all I have to say.
 3 MR. WILSON: Thank you. Palmer.
 4 MR. GILLIS: I think there's a strong
 5 case, we talked about it before, to exempt the
 6 50-foot lots. I'm not sure how it didn't get into
 7 the ordinance that we had sent to the Mayor and City
 8 Council and respectfully ask them to rereview it
 9 which they ignored.

10 With that being said, I think that we
 11 ought to consider an exemption on the 50-foot lots.

12 And if you'll notice in these photographs
 13 and the one that Jeff just prepared -- or showed us
 14 a few minutes ago, when you have the wing walls, you
 15 can provide -- and it's clear on these pictures,
 16 which is different than the exhibit that was
 17 presented to us tonight, that you can pretty easily
 18 accommodate a five-foot more or less apron.

19 I do construction. Kevin does
 20 construction. There's a picture in the top
 21 left-hand corner that pretty well shows it. None of

1 At this point I'm just going to open it up
 2 for discussion amongst the Commissioners first, and
 3 then see if there's any motions, or see where we
 4 want to go from here. Is that okay with staff,
 5 George?

6 MR. BENDLER: Yes.

7 MR. WILSON: Very good. I'll open it up
 8 for discussion. Do you want to just run down the
 9 line, Gordon, start with you and we'll work our way
 10 through?

11 MR. KRETSE: Yeah. So my very first
 12 time on the Commission this was brought up in a
 13 discussion. My question was adding aprons as
 14 described in these exhibits, would that make a
 15 project infeasible? And the consensus was on the
 16 Commission that, no, it would not. Just some things
 17 would need to be adjusted. So I appreciate
 18 everybody's testimony.

19 And I'm surprised to hear that basically
 20 these projects that we're looking at as examples
 21 wouldn't exist today if this ordinance was in place.

1 these pictures have driveways like these pictures
 2 do, but they also have the ability to recess the
 3 garage door.

4 We all know that the bonus room is
 5 typically -- we had a project here once before where
 6 the architect said that they could accommodate the
 7 apron by reducing the size of the bonus room, but
 8 the developer didn't want to do that. So we know in
 9 most all cases it can be done.

10 But I do believe the 50-foot lots should
 11 be exempt because it's pretty much impractical to
 12 comply with this apron requirement on a 50-foot lot.
 13 Thank you.

14 MS. ROBERTSON: As far as the
 15 illustration is concerned, I don't know if that
 16 would be included in with whatever -- I'm sure
 17 whatever is presented to the Mayor and City Council,
 18 there needs to be some clarification so that it
 19 matches the intent of whatever (inaudible).

20 In my opinion I just thought that
 21 initially it was more of a safety issue, if nothing

1 less. More of a safety issue. I thought that was
 2 initially why we were doing it because people park,
 3 and they can't pass by and things of that nature,
 4 turning around.

5 I appreciate everyone speaking tonight.

6 Just clarification I guess. Thank you.

7 MR. WILSON: Thank you everyone for
 8 coming out.

9 The first thing I want to do is thank
 10 Regan for reminding me about the exemption for the
 11 50-foot lots because I had -- someone had pointed
 12 out to me at one point once it passed, and I
 13 completely forgot about it.

14 I think that's something that everybody
 15 out here can agree on. And I think maybe that's a
 16 worthy item for us to tackle at some point in time
 17 is trying to get that back into the code, that there
 18 is an exemption for a 50-foot lot. I think that's
 19 worthwhile.

20 Ultimately, you know, we've heard the
 21 development community loud and clear. I don't love

1 bedrooms as they used -- you know, it's just -- it's
 2 the new trend.

3 You know, shrinking down a bonus room and
 4 increasing an area for storage, you know, on future
 5 designs is what I'm talking about. I can respect
 6 everybody's designs. I get it. And everybody, you
 7 know, is chasing the dollar to make their dollar on
 8 the real estate and the dirt.

9 But the cantilever situation, if you can
 10 cut out an L shape and cantilever and yield a
 11 maneuver, I mean, it just makes the project that
 12 much better, more feasible, more maneuverable. So I
 13 think, you know, that's basically what we've been
 14 after. It's just the maneuverability of vehicles
 15 and the feasibility of getting in and out.

16 So -- but I appreciate everybody's
 17 thoughts. And I have the utmost respect for
 18 everybody here and all the developers and
 19 architects. Thank you.

20 MR. BUTTA: Thank you guys for coming
 21 tonight. We do appreciate your comments.

1 Sunset Island as an example because I have been
 2 through there several times. It's a huge community.
 3 And there are varying degrees of lots in there.
 4 There are some that are bigger and some that are
 5 smaller. But when you have that much land to work
 6 with, I think it makes it a little bit easier from a
 7 street-scaping perspective, so.

8 MS. ROBERTSON: I just want to reiterate
 9 that it wasn't our intention to include 50-foot lots
 10 when we made that recommendation, and agree that
 11 should be exempted.

12 MR. ROHE: You know, I mean, I'm hearing
 13 the same thing with the 50-foot lots as well.

14 Regarding design, I've been doing this for
 15 35 years. I work in the building development
 16 industry for numerous reasons. And you can get
 17 extremely creative with designs and implementing
 18 space.

19 If -- you know, bedrooms now these days,
 20 in most of the projects bedrooms have shrunk down
 21 because people aren't spending as much time in the

1 One thing that we're tasked to do is to
 2 make sure that the projects are safe.

3 And I live in Caine Woods. So I go by
 4 those developments that we were talking about
 5 earlier tonight. And I just can't imagine a fire
 6 engine or an ambulance getting down that street in
 7 an emergency opportunity or whatever. So that's one
 8 of the things that we're tasked at as a group up
 9 here, to make sure it's safe for the community and
 10 stuff like that.

11 I understand it's about dollars and cents.
 12 I would much rather have townhouses in Ocean City
 13 than more highrises. I mean, it's a small town --
 14 you know, a small town, and that's what we want to
 15 keep it as. But, you know, it's something I think
 16 we have to definitely discuss more.

17 MR. WILSON: All right. With all that
 18 being said, I will entertain a motion, see which
 19 direction you want to go on this.

20 MR. GILLIS: I think to echo what Pam
 21 said, number one, was the clarity on this exhibit

1 drawing that was prepared for us.

2 It was the intent to have -- the way the
3 ordinance reads is five foot from the garage door.
4 That was the intent. And the illustration doesn't
5 quite show it, but when you include the wing walls
6 as in this picture here that's in your packet, it
7 can be accommodated with the wing walls. So that
8 would be my recommendation is the 50-foot lots
9 exemption, and adding -- allowing the wing walls to
10 be as a structural support in that apron pad.

11 MR. WILSON: Okay. So I think I have a
12 motion from Palmer to approve what has been
13 presented, but allow it to be five feet -- allow the
14 wing wall --

15 MR. GILLIS: Well, in the example that
16 Jeff showed us, they had -- and in this example here
17 in our packet, I think George understands what I'm
18 saying, is to allow projection of wing walls to
19 allow for the span, to allow the apron setback under
20 the townhouse and not into the driveway. So the
21 driveway still remains 25 foot, but the apron's

1 In regards to safety, these townhouse
2 projects have all been vetted by the Fire Commission
3 and vetted by the Fire Marshal's Office. We're very
4 fortunate to have a Fire Marshal's Office here.

5 Most of these lanes are fire lanes. If
6 there's cars parked in there, double parked, they
7 will get citations from the Fire Marshal's Office
8 for parking in the fire lane.

9 MR. WILSON: All right. I've got a
10 motion from Palmer. I've got a second from Gordon.
11 All those in favor? We've got six in favor. I'm
12 against. All right. Thank you.

13 MS. HOWARTH: Gentlemen, what I think
14 I'll do is staff and I will bring you back with that
15 language with the 50-foot exemption just to confirm
16 that's exactly what you want to send up. So you can
17 see it in writing first.

18 MR. WILSON: All right.
19 (Whereupon, the Public Hearing concluded.)

20
21

1 underneath of the townhouse. Does that make sense,
2 Kevin?

3 MR. ROHE: A hundred percent.

4 MR. WILSON: All right. So I've got a
5 motion from Palmer to approve the five-foot apron.
6 Go ahead, Gordon. Did you have a question?

7 MR. KRETSE: I just wanted to be clear
8 that, are we changing the proposed ordinance the way
9 it's worded?

10 MR. GILLIS: I think we're changing the
11 exhibit, this exhibit, this illustration.

12 MR. BENDLER: Yeah. I will change that
13 exhibit.

14 MR. WILSON: Do I have a second?

15 MR. KRETSE: I will second that.

16 MR. WILSON: I have a motion from Palmer
17 to approve it with the changes that he mentioned.
18 And I've got a second from Gordon to approve to the
19 five-foot apron. Any further discussion?

20 MR. BENDLER: I would just like to make
21 one note from staff.

1 STATE OF MARYLAND
2 WORCESTER COUNTY

3 I, Kathy A. Zeve, a Notary Public and
4 Registered Professional Reporter in and for the State
5 of Maryland, do hereby certify that the Public Hearing
appeared before me at the time and place herein set
according to law.

6 I further certify that the meeting was
7 recorded stenographically by me and then transcribed
from my stenographic notes to the within printed
8 matter by means of computer-assisted transcription in
a true and accurate manner.

9 I further certify that I am not of counsel
10 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.

11 AS WITNESS my hand and Notarial Seal this
12 29th day of October, 20025, at Snow Hill, Maryland.

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Kathy A. Zeve, RPR
Notary Public

My commission expires January 9, 2028



**TOWN OF
OCEAN CITY**
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Proposed change to
Sec. 110-935 Design Standards

Presented at Public Hearing October 21, 2025

(j) All garages shall have a minimum of a five (5) foot wide driveway apron between the garage door and the interior drive aisle.

Proposed Ordinance based on Public Hearing comments

(j) On lots greater than fifty (50) feet wide, a garage for a townhouse shall have a minimum of a five (5) foot wide driveway apron between the garage door and the interior drive aisle. This can be satisfied by a design that recesses the front of the garage within the building envelope.

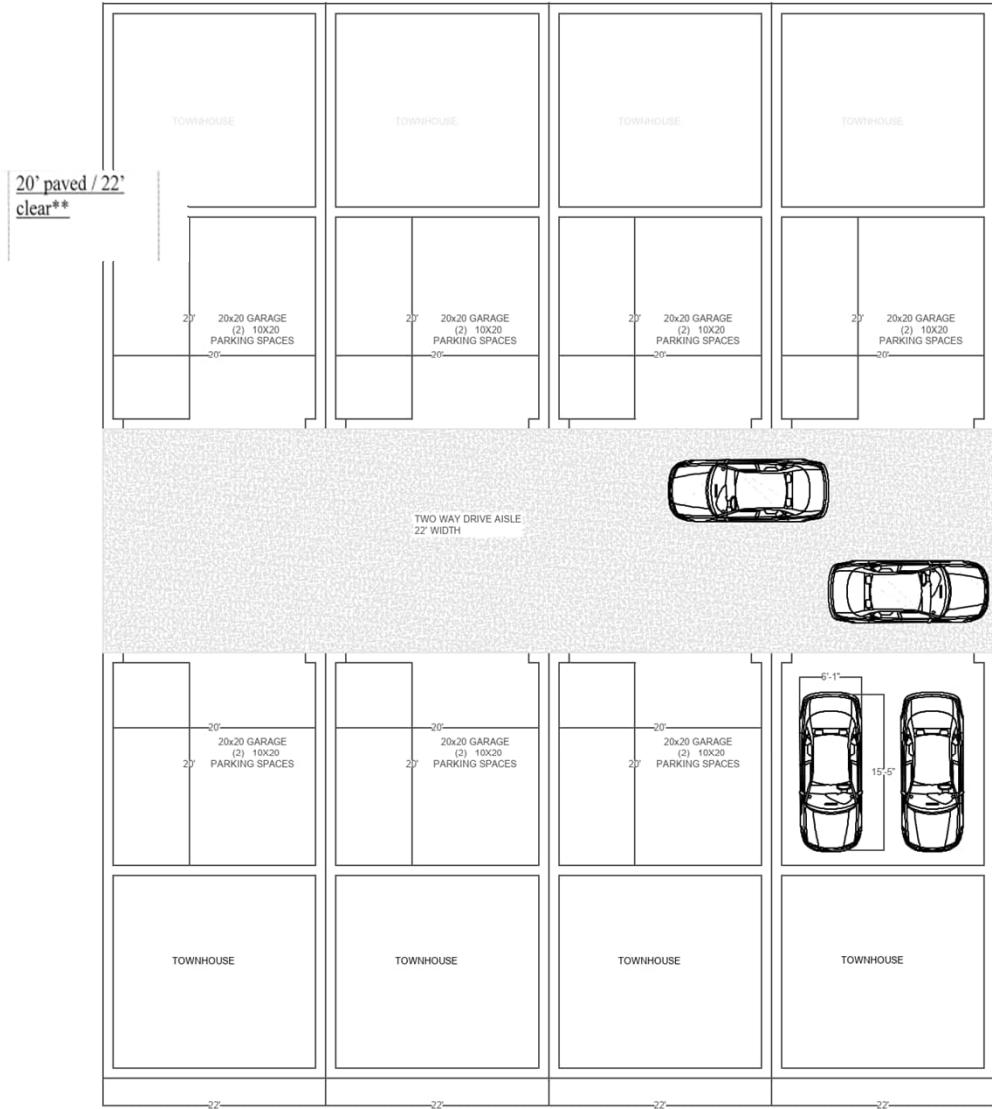
Example of Current Code



Example of Current Code Based off of:

20'x 20' with 18' clear** garage door opening

90



Example of Townhouse rear garage apron in various sizes:

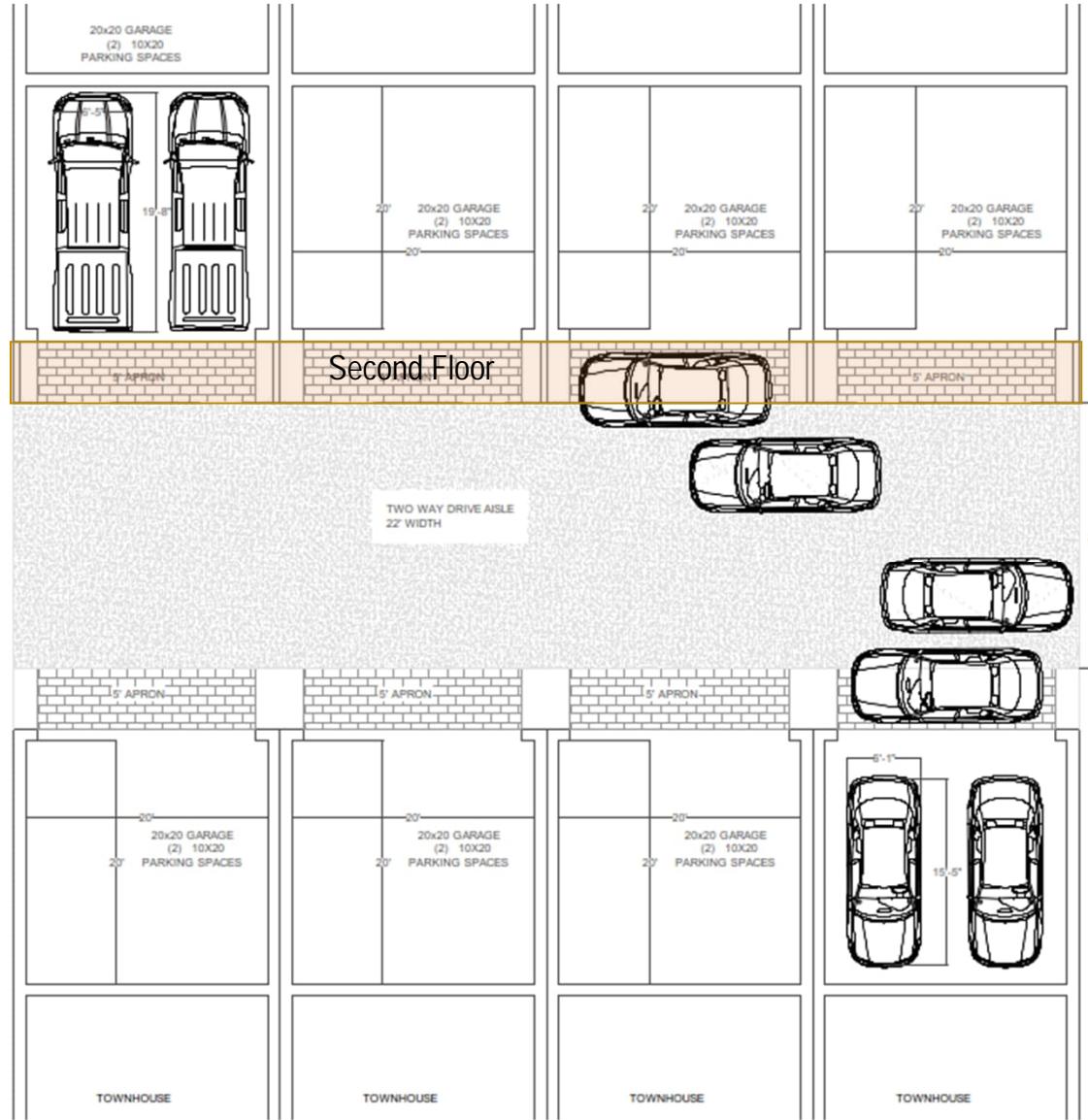


Example of Current Code with proposed code 5' driveway apron.

Based off of:

20'x 20' with 18' clear** garage door opening	90	20' paved / 22' clear**
---	----	-------------------------

Garage can be recessed with second floor cantilevering over allowing a 5' apron under overhang





TOWN OF OCEAN CITY

The White Marlin Capital of the World

Agenda Item # 9.D
Council Meeting February 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: Ordinance 2026-04 - Chapter 90, Traffic and Vehicles
DATE: January 29, 2026

ISSUE(S): Ordinance 2026-04 amends Chapter 90, entitled Traffic and Vehicles, to double the parking violation fine amount if the violation occurs during a Special Event that is designated by Resolution (such as those designated via Resolution 2026-04).

SUMMARY: This ordinance amends Sec. 90-136, Violations and penalties, to double the \$50.00 fine if a parking regulation violation occurs during a Special Event that is designated by Resolution.

FISCAL IMPACT: To be determined.

RECOMMENDATION: Pass Ordinance 2026-04 on First Reading.

 Financially Sound Town Government

ALTERNATIVES: Defer to Mayor and Council

RESPONSIBLE STAFF: Parking Manager Jon Anthony.

COORDINATED WITH:

ATTACHMENT(S): 1 . ORD 2026 - Amend Chapter 90-136, Violations and Penalties.pdf

First Reading _____

Second Reading _____

ORDINANCE 2026 - _____

**AN ORDINANCE TO AMEND CHAPTER 90,
ENTITLED TRAFFIC AND VEHICLES, 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 90, ENTITLED TRAFFIC AND VEHICLES, OF THE CODE OF THE TOWN OF OCEAN CITY, MARYLAND BE, AND IT IS HEREBY, AMENDED BY AMENDING ARTICLE IV, ENTITLED PARKING, STOPPING AND STANDING, SECTION 90-136, AS FOLLOWS:

Chapter 90 – TRAFFIC AND VEHICLES

...

ARTICLE IV. – PARKING, STOPPING AND STANDING

DIVISION 1. – GENERALLY

...

Sec. 90-136. - Violations and penalties.

(a) Penalties; waiver of trial.

(1) Any offender violating any of the provisions of this Article or committing any of the acts herein declared to be unlawful shall, upon conviction thereof, by a court of competent jurisdiction, be deemed guilty of an offense classified as a municipal infraction. Any person charged with the offense under this Article may request a trial by mail or in person for the parking violations, or waive the trial and prepay the fine or penalty in the amount as follows:

a. Violation of parking meter regulations: \$50.00. This fine shall be doubled if the violation occurs during a Special Event designated by Resolution, which may be amended from time to time, or during a designated "Special Event Zone" within the Town.

b. Violation of prohibition of parking within designated areas near fire hydrants: \$100.00. This fine shall be doubled if the violation occurs during a

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GORDY & ALMAND, P.A.
SUITE 200
6200 COASTAL HIGHWAY
OCEAN CITY, MD 21842

Special Event designated by Resolution, which may be amended from time to time, or during a designated "Special Event Zone" within the Town.

- c. Violation of designated handicapped parking space: \$250.00, provided that the stated fine is posted on the handicapped sign.
 - 1. If the registered owner of a handicap placard fails to display it from their rearview mirror and subsequently receives a summons for this offense and can provide proof they were an occupant in the parked vehicle, an administrative fee of \$25.00 may be paid in lieu of the fine for the first such occurrence.
- d. Violation of parking a trailer or oversized vehicle on Baltimore Avenue at any time of the year: \$250.00.
- e. Violation of parking a trailer or oversized vehicle without a permit on any municipal parking lot, any public street or alley or any public way within the corporate limits of Ocean City from May 1 through October 31 of each year: \$250.00.
- f. Parking or causing to be parked a non-governmental or non-emergency vehicle on Somerset Street from Baltimore Avenue east to the boardwalk without a permit issued by the City Manager: \$250.00.
- g. Parking or causing to be parked a non-governmental or non-emergency vehicle on South Division Street from Philadelphia Avenue west to the bay without a permit issued by the City Manager: \$250.00.
- h. Parking or causing to be parked a non-governmental or non-emergency vehicle on South First Street between Baltimore Avenue and the boardwalk without a permit issued by the City Manager: \$250.00.
- i. Parking or causing to be parked a charter bus as defined in section 102-82 without the proper permit: \$100.00.
- j. All other violations of this article: \$50.00. This fine shall be doubled if the violation occurs during a Special Event designated by Resolution, which may be amended from time to time, or during a designated "Special Event Zone" within the Town.

(2) Such waivers shall be done by so indicating on the summons issued to the offender and returning the same to the Ocean City Police Department paid in full, or by mailing said summons along with a money order in the amount of the prepaid fine, or by paying the outstanding fine through Ocean City's online payment portal at least five days before the trial date noted on said summons, and in such event, the offender shall not be required to stand trial and shall be

deemed to have, by such waiver and prepayment, admitted to have committed the offense charged. Summons, in lieu of custodial apprehension, are hereby authorized.

- (b) Each twelve-hour period of time from the original violation shall be a separate additional violation.
- (c) In addition to the fines hereinabove stated, any fine not paid within 30 days shall be doubled, and if not paid within 30 days of the doubling shall be subject to an additional \$20.00 administrative fee.
- (d) Scofflaw; towing of vehicles.
 - (1) A scofflaw is any offender who has received three or more unpaid tickets or unpaid tickets totaling \$250.00 or more, that are 14 days overdue without a request for a trial, or if a trial was requested, found guilty but the fine remains unpaid.
 - (2) A scofflaw's vehicle shall be deemed a public nuisance, and the police department or Parking Division of the Public Works Department are authorized to disable the vehicle with a tire locking device (boot), remove or cause to be removed said vehicle to Ocean City's impound lot and stored at the scofflaw's sole cost and expense. If a vehicle is booted, the owner must pay the total amount due, including all fees, fines and penalties, before the boot can be removed, including a \$150.00 boot fee.
 - (3) As soon as reasonably possible, within five days at best, after it impounds or boots a vehicle, the police department shall send notice, by registered or certified mail, return receipt requested, to the last-known registered owner of the vehicle, a notice containing the following:
 - a. State that the vehicle has been impounded or booted;
 - b. Describe the year, make, model and vehicle identification number of the vehicle;
 - c. Give the location of the booted vehicle or facility where the vehicle is held;
 - d. Inform the owner of the owner's right to reclaim the vehicle within three weeks after the date of the notice, upon payment of all fines, penalties and towing, preservation and storage charges resulting from impounding or booting the vehicle;
 - e. State that the failure of the owner to exercise this right in the time provided is:
 - i. A waiver by the owner of all rights, title and interest in the vehicle.
 - ii. A consent to the sale of the vehicle at public auction.

(4) The vehicle owner shall have the right to request a hearing before a tow hearing officer, if said request is made within 15 days of receipt of the aforesaid notice, to challenge whether the vehicle owner is a scofflaw; provided, however, that such a hearing is not a belated trial on the merits of the tickets themselves. The hearing before the tow hearing officer shall be held within seven days of the request.

(e) In addition to the fines and penalties herein described the Mayor and City Council of Ocean City may avail itself of any and all civil and equitable remedies for the purpose of stopping any continuing offenses of this article.

(Code 1972, § 99-26; Code 1999, § 90-136; Ord. No. 1989-3, 2-21-1989; Ord. No. 1990, 5-7-1990; Ord. No. 1992-29, 10-19-1992; Ord. No. 2005-17, 6-20-2005; Ord. No. 2016-03, 3-1-2016; Ord. No. 2024-11, 6-3-2024; Ord. No. 2025-07, 3-17-2025)

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

ANTHONY J. DELUCA, Secretary



TOWN OF **OCEAN CITY**

The White Marlin Capital of the World

Agenda Item #

9.E

Council Meeting

February 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 2026-02 to Authorize Bicycles on Certain Sidewalk within Town Limits
DATE: January 27, 2026

ISSUE(S): Resolution 2026-02 authorizes bicycles on certain sidewalks within Town Limits as recommended by the Bicycle and Pedestrian Advisory Committee and approved by the Mayor and Council at the January 5, 2026, Regular Session.

SUMMARY: Authorizes bicycles on the west side sidewalks of Philadelphia Avenue from Caroline Street to South 1st Street and on the east side of Coastal Highway from 60th Street to 64th Street in the area where there is no bus lane.

FISCAL IMPACT: Not Applicable

RECOMMENDATION: Adopt Resolution 2026-02.



More Livable Community for Residents

ALTERNATIVES: Refer to Mayor and Council

RESPONSIBLE STAFF: Director of Planning and Community Development George Bendler

COORDINATED WITH: Public Work Director Hal Adkins

ATTACHMENT(S): 1 . RES 2026 - Amend Sect. 90-194 - Bicycles on Sidewalks (2).pdf

RESOLUTION NO. 2026 –

A RESOLUTION AUTHORIZING THE OPERATION OF BICYCLES ON CERTAIN SIDEWALKS LOCATED IN THE TOWN OF OCEAN CITY

WHEREAS, on November 3, 2025, the Mayor and City Council passed Ordinance 2025-26 which, among other things, amended Section 90-194 of the Town's Code and prohibited the operation of certain devices on sidewalks within the corporate limits of the Town of Ocean City; and

WHEREAS, despite the prohibition of the operation of certain devices on sidewalks, the Mayor and City Council retained authority under subsection (b)(4) of Section 90-194 to pass a resolution(s) which would permit exceptions to the prohibition; and

WHEREAS, at the December 17, 2025 meeting of the Ocean City Bicycle and Pedestrian Advisory Committee (“BPAC”), a unanimous vote was taken to forward to the Mayor and City Council “a recommendation to permit bicycles on sidewalks on Philadelphia Avenue from Caroline Street to South 1st Street and on MD 528 (Coastal Highway) from roughly 60th Street to 63rd Street”, with the intent being to permit bicycles on the east side sidewalk of Coastal Highway where there is no bus lane; and

WHEREAS, the Mayor and City Council received BPAC’s recommendation on January 5, 2026, and approved, by unanimous vote, the passage of this Resolution.

WHEREAS, subsequent to January 5, 2026 Mayor and City Council meeting, and upon closer review, staff recommended that the permitted use of sidewalks by bicycles should extend to 64th on Coastal Highway and that the designation of “east side” or “west side” be stated to the applicable areas.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of Ocean City hereby authorizes by this Resolution the following:

A person may operate a Bicycle on the following sidewalks within the Town of Ocean:

1. On the west side of Philadelphia Avenue from Caroline Street to South 1st Street; and
2. On the east side of Coastal Highway from 60th Street to 64th Street in the area where there is no bus lane.

RESOLVED this _____ day of February 2026.

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GORDY & ALMAND, P.A.

SUITE 200
6200 COASTAL HIGHWAY
OCEAN CITY, MD 21842

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

ANTHONY J. DELUCA, Secretary



TOWN OF **OCEAN CITY**

The White Marlin Capital of the World

Agenda Item #

9.F

Council Meeting

February 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 2026-03 - Disposal of Surplus Personal Property
DATE: January 27, 2026

ISSUE(S): Resolution 2026-03 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 2026-03.



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): 2. February Asset Disposal - Feb 2- Resolution.pdf

**ASSET DISPOSAL LIST
FOR RESOLUTION**

Asset Disposal Date:

February 2, 2026

Reference #	Equipment #	Year	Make	Description	Model	Serial/VIN Number	Disposal Reason/Notes	Department	Employee
113	604	1990	Vermeer	Trencher	V430A	1VRG06013K1000369	No Longer Needed	Parks Dept	G. Collier
331	3169	2015	Mack	Trash Truck	MRU613	1M2AV02C0FM011882	End of Life	Solid Waste	B.Scarborough
608	3801	2022	Honda	ATV	TRX420FM1N	1HFTE40K2N4802336	End of Life	Beach Patrol	B.Arbin
614	3847	2022	Honda	ATV	TRX420FM1N	1HFTE40K5N4808759	End of Life	Beach Patrol	B.Arbin
616	3807	2022	Honda	ATV	TRX420FM1N	1HFTE40KXN4802505	End of Life	Beach Patrol	B.Arbin
620	3785	2021	Kawasaki	Jet Ski	JT1500RMFNN	KAW10282A121	End of Life	Beach Patrol	B.Arbin
T-28	3719	2020	Load Rite	Trailer	WV1200WT	5A4YNSJ17L2052048	End of Life	Beach Patrol	B.Arbin

Miscellaneous:

Description	Manufacturer	Model#	Quantity	Price When Purchased/Other	Disposal Reason	Department	Employee



TOWN OF **OCEAN CITY**

The White Marlin Capital of the World

Agenda Item # 9.G
Council Meeting February 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 2026-04 - Special Event Dates for Enhanced Parking Rates and Penalties
DATE: January 29, 2026

ISSUE(S): Resolution 2026-04 establishes Special Event dates for enhanced paid parking rates and penalties.

SUMMARY: Section 90-136 of the Town Code provides for enhanced penalties for certain parking violations during designated Special Events. Each year, a designated list of events is identified and presented to the Mayor and City Council to allow the enhanced paid parking rates and penalties to be easily enforced.

FISCAL IMPACT: To be determined.

RECOMMENDATION: Adopt Resolution 2026-04.



Financially Sound Town Government

ALTERNATIVES: None suggested.

RESPONSIBLE STAFF: Not Applicable

COORDINATED WITH: Tourism and Special Event Departments

ATTACHMENT(S): 1. RES 2026 - Special Event Dates for Enhanced Paid Parking Rates & Penalties.pdf

RESOLUTION 2026 -

A RESOLUTION ESTABLISHING SPECIAL EVENTS DATES FOR ENHANCED PAID PARKING RATES AND PENALTIES

WHEREAS, the Town of Ocean City hosts and/or supports numerous Special Events throughout the year which attract large numbers of attendees; and

WHEREAS, Section 90-136 of the Town's Code provides for enhanced penalties for certain parking violations during designated Special Events; and

WHEREAS, the specific Special Events and dates for events can change from year-to-year and therefore, a designated list of events must be identified each year, to allow the enhanced paid parking rates and penalties to be easily enforced; and

WHEREAS, the attached "2026 Special Event Dates Appendix" designates the 2026 Special Event dates for which the enhanced paid parking rates and penalties will apply and replaces the 2025 Special Events Dates Appendix established by Resolution 2025-10; and

WHEREAS, each year a new Appendix will be presented to the Mayor City Council for adoption by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF OCEAN CITY THAT THE SPECIAL EVENT DATES FOR ENHANCED PAID PARKING RATES AND PENALTIES BE AS SET FORTH ON THE APPENDIX IDENTIFIED BELOW AND ATTACHED HERETO AS IF FULLY RESTATED HEREIN:

1. 2026 Special Event Dates Appendix

RESOLVED AND EFFECTIVE THIS _____ DAY OF FEBRUARY 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

ANTHONY J. DELUCA, Secretary

2026 Special Event Dates Appendix

The dates below are resolved to be Special Events Dates wherein all Special Event paid parking rates and parking regulations shall apply.

Cruisin' Ocean City: April 30, 2026, through May 3, 2026

Air Show: June 13, 2026, through June 14, 2026

4th of July Fireworks: July 4, 2026

White Marlin Open: August 3, 2026, through August 7, 2026

Bike Week/OC Rock and Ride: September 9, 2026, through September 13, 2026

Oceans Calling: September 25, 2026, through September 27, 2026

Country Calling: October 2, 2026, through October 3, 2026

Endless Summer Cruisin': October 8, 2026, through October 11, 2026



TOWN OF **OCEAN CITY**

The White Marlin Capital of the World

Agenda Item #

10.A

Council Meeting

February 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: January 27, 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



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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

February 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: December 29, 2025

ISSUE(S): City Manager Comments

SUMMARY: A. Review of the February 4, 2026, Special Session
B. Review of February 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

February 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: January 27, 2026

ISSUE(S): Mayor and Council Comments

SUMMARY: Not Applicable

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