

Board of Commissioners
229 Rehoboth Avenue
P.O. Box 1163
Rehoboth Beach, Delaware 19971



City of Rehoboth Beach
Telephone 302-227-6181
www.rehobothbeachde.gov

THE COMMISSIONERS OF REHOBOTH BEACH

Regular Meeting

City Hall Commissioners Room, 2nd Floor

Friday, April 17, 2026; 2:00 p.m.

AMENDED AGENDA

	Page
1. Call to Order	
2. Pledge of Allegiance	
3. Roll Call	
4. Presentation of Proclamation for National Public Safety Telecommunicators Week	
Proclamation for National Public Safety Telecommunicators Week	4
5. Correspondence (relating to agenda items only)	
6. Approval of Minutes **	
Executive Session Meeting held on April 6, 2026	
Regular Meeting held on March 20, 2026	
Special Budget Workshop Meeting held on January 16, 2026	
7. City Manager's Report	
8. City Solicitor's Report	
9. Departmental Reports	
• Departmental Briefing - Investment Report	
T Bill Earnings 2026_Q1	5 - 6
Alderman Court Report for March 2026	7 - 20
Building & Licensing Department & Code Enforcement Report for March 2026	
Police Department Report for March 2026	
10. Board & Commission Reports	
Board of Adjustment Report for March 2026	21
11. Committee Reports including possible consideration of approving future advisory committee agenda topics	
A. City Streets & Safety Advisory Committee	22 - 23
1. Committee desire to develop a bike plan to include additional signage program, "fix-it" stations, create a bike network and plan for distributing bike network information.	
2. Discuss innovative financial assistance by way of public/private partnerships, including grants and	

[Update - 17 Apr 2026 **](#)

15. New Business
 - A. Consider appointment of Andrea Witt to Parks & Shade Tree Commission seat vacated by Clifton Hilderley, term ending October 16, 2026.
 - B. Consider appointment of Jennifer Duncan to City Streets & Safety Advisory Committee seat vacated by Clifton Hilderley, term ending October 16, 2026.

16. Future agenda topics

[Future Agenda Topics - 09 Apr 2026](#)
[Evergreen Calendar 2026](#)

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17. Review future meeting dates.
18. Citizen Comment
19. Commissioner Announcements
20. Adjournment

AGENDA ITEMS MAY BE CONSIDERED OUT OF SEQUENCE
[Time may not allow for consideration of all agenda items.]

*For additional information or special accommodations, please call (302) 227-6181 (TDD Accessible) 24-hours prior to the meeting.

The public will be provided the opportunity to make comments regarding Public Hearings, Old Business, New Business and Committee Reports. Comments are limited to three (3) minutes or at the discretion of the chair, one time per topic. Speakers are to state their name and address or relationship to the city.

Comments on non-agenda topics will be heard under "Citizen Comment" with the same speaker requirements and time limits.

**This support document was embedded in the Agenda and the list of Minutes for approval was added to the Agenda when they became available for posting on April 14, 2026.

amw: 04/10/26; posted 04/10/26; amended 04/14/26; reposted 04/14/26



PROCLAMATION

NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

April 12-18, 2026

Whereas, Rehoboth Beach public safety telecommunicators dispatched 16,117 calls for police, ambulance, and fire services in 2025; and

Whereas, public safety telecommunicators are typically the first and often most critical contact that our citizens have with emergency services; and

Whereas, public safety telecommunicators perform one of the most stressful jobs in America, providing a reassuring voice and assistance at the other end of 9-1-1 calls; and

Whereas, public safety telecommunicators must remain calm themselves while assisting others in stressful, threatening situations; and

Whereas, our citizens rely on public safety telecommunicators as their first line of assistance to ensure prompt responses from police officers, firefighters, and paramedics in order to protect lives and preserve property; and

Whereas, the safety of Rehoboth Beach police officers and firefighters is dependent upon the quality and accuracy of information obtained and relayed by public safety telecommunicators; and

Whereas, public safety telecommunicators are collectively available around the clock, 24/7, 365 days a year; and

Whereas, Rehoboth Beach public safety telecommunicators demonstrate compassion, understanding, and professionalism in carrying out their critical job duties; and

Whereas, each of Rehoboth's dispatchers has played a vital role in catching criminals, putting out fires, and treating the injured; and

Whereas, National Public Safety Telecommunicators Week offers an opportunity to show our appreciation for these professionals and to recognize that our health, safety, and well-being often are dependent on the commitment and steadfastness of our dispatchers.

NOW THEREFORE, we, Mayor Stan Mills, and Board Vice President Patrick Gossett, do hereby proclaim the week of April 12-18, 2026 as:

NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

in the City of Rehoboth Beach in honor of those public safety telecommunicators whose diligence and professionalism help keep our city and citizens safe.

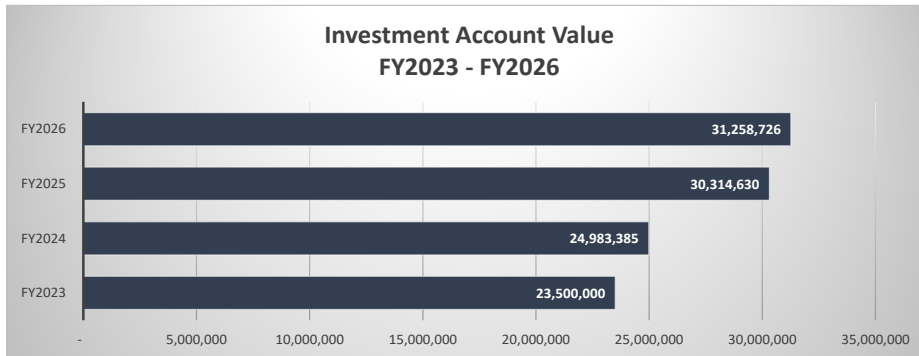
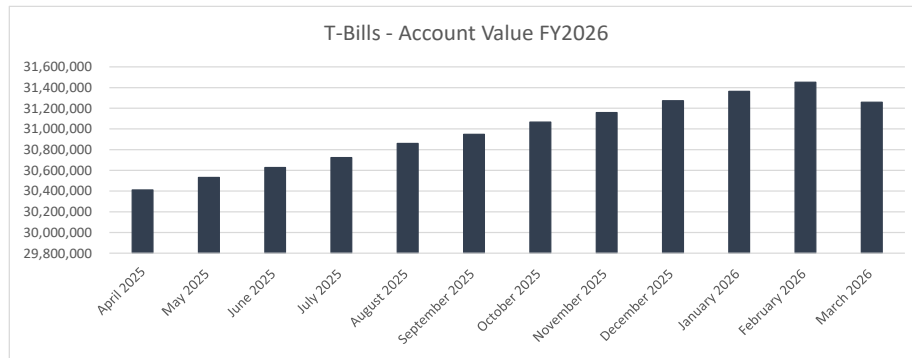
Stan Mills, Mayor

Patrick Gossett, Board Vice President

City of Rehoboth Beach
Treasury Bill Account Summary as of 3/31/2026

Fiscal Year		Total	Water Cap (5489)	Wastewater (5490)	Transfer Tax (5244)
FY2023	Beginning Balance	23,500,000	5,500,000	6,000,000	12,000,000
FY2024	Earnings	1,483,385	346,808	372,902	763,676
FY2024	Balance	24,983,385	5,846,808	6,372,902	12,763,676
FY2025	Earnings	1,331,245	383,046	318,650	629,549
FY2025	Transfer	4,000,000	4,000,000		
FY2025	Balance	30,314,630	10,229,854	6,691,551	13,393,225
FY2026	Earnings	944,097	318,578	208,310	417,209
	3/31/2026 Balance	31,258,726	10,548,432	6,899,861	13,810,433
Total Earnings		3,758,726	1,048,432	899,861	1,810,433

Maturity Date		Total	Water Cap	Wastewater	Transfer Tax
10/31/2026	Treasury Bill	15,480,275	5,224,293	3,416,423	6,839,558
5/21/2026	Treasury Bill	15,772,517	5,322,165	3,481,759	6,968,592
	Cash	5,935	1,974	1,678	2,283
Mar26 Totals		31,258,726	10,548,432	6,899,861	13,810,433



*FY2025 increase includes transfer of \$4M

City of Rehoboth Beach
Treasury Bill Account Summary as of 3/31/2026

Per Statement	Total	Water Cap (5489)	Wastewater (5490)	Transfer Tax (5244)
12/31/2022	23,500,000	5,500,000	6,000,000	12,000,000
1/31/2024	24,767,867	5,796,348	6,318,095	12,653,423
	92,518	21,932	22,707	47,878
2/29/2024	24,860,384	5,818,280	6,340,803	12,701,301
	123,001	28,528	32,099	62,374
3/31/2024	24,983,385	5,846,808	6,372,902	12,763,676
	98,271	22,928	25,289	50,054
4/30/2024	25,081,657	5,869,736	6,398,191	12,813,730
	127,669	29,809	32,783	65,077
5/31/2024	25,209,326	5,899,545	6,430,974	12,878,807
	101,463	23,836	25,487	52,140
6/30/2024	25,310,789	5,923,380	6,456,461	12,930,948
	112,633	26,049	29,716	56,869
7/31/2024	25,423,422	5,949,429	6,486,177	12,987,817
	135,360	31,647	34,619	69,094
8/31/2024	25,558,782	5,981,076	6,520,796	13,056,911
	4,000,000	4,000,000	-	-
	109,887	30,834	28,311	50,742
9/30/2024	29,668,669	10,011,909	6,549,106	13,107,653
	99,359	33,505	21,893	43,961
10/31/2024	29,768,028	10,045,414	6,571,000	13,151,614
	135,263	45,644	29,857	59,761
11/30/2024	29,903,291	10,091,058	6,600,857	13,211,375
	107,153	36,149	23,582	47,422
12/31/2024	30,010,444	10,127,207	6,624,439	13,258,797
	108,664	36,668	23,985	48,012
1/31/2025	30,119,107	10,163,875	6,648,423	13,306,809
	98,321	33,178	21,702	43,442
2/28/2025	30,217,428	10,197,053	6,670,125	13,350,251
	97,202	32,801	21,426	42,974
3/31/2025	30,314,630	10,229,854	6,691,551	13,393,225
	95,786	32,323	21,144	42,319
4/25/2025	30,410,416	10,262,177	6,712,695	13,435,544
	121,613	41,039	26,844	53,730
5/30/2025	30,532,029	10,303,216	6,739,539	13,489,274
	95,322	32,156	21,041	42,126
6/30/2025	30,627,351	10,335,372	6,760,580	13,531,399
	96,782	32,660	21,363	42,759
7/25/2025	30,724,133	10,368,031	6,781,943	13,574,159
	136,384	46,024	30,104	60,256
8/29/2025	30,860,517	10,414,055	6,812,047	13,634,415
	87,413	29,499	19,266	38,649
9/26/2025	30,947,930	10,443,554	6,831,313	13,673,063
	118,352	39,939	26,124	52,290
10/31/2025	31,066,282	10,483,493	6,857,437	13,725,353
	91,289	30,809	20,116	40,364
11/30/2025	31,157,571	10,514,302	6,877,552	13,765,717
	116,120	39,185	25,632	51,303
12/31/2025	31,273,691	10,553,487	6,903,184	13,817,020
	91,135	30,754	20,116	40,265
1/31/2026	31,364,826	10,584,241	6,923,300	13,857,284
	87,980	29,689	19,420	38,870
2/28/2026	31,452,805	10,613,931	6,942,720	13,896,155
	(194,079)	(65,499)	(42,859)	(85,721)
3/31/2026	31,258,726	10,548,432	6,899,861	13,810,433
Earning All Yrs	3,758,726	1,048,432	899,861	1,810,433
FY2026 Earnings	944,097	318,578	208,310	417,209
FY2026 Budget	1,101,738	250,000	251,738	600,000
FY2026 Remain	157,641	(68,578)	43,428	182,791

Maturity Date	Fund	Value	Mar26 RoR	RoR 3-Yr Annualized
5/21/2026	Water Cap	5,322,165	1.24%	4.58%
10/31/2026	Water Cap	5,224,293	0.03%	
	Water Cap Cash	1,974		
5/21/2026	Wastewater Imp	3,481,759	1.24%	4.73%
10/31/2026	Wastewater Imp	3,416,423	0.03%	
	Wastewater Cash	1,678		
5/21/2026	Transfer Tax	6,968,592	1.24%	4.72%
10/31/2026	Transfer Tax	6,839,558	0.03%	
	Transfer Tax Cash	2,283		
Total		31,258,726		

STATISTICAL REPORT FOR ALDERMAN'S COURT 37

Alderman's Court 37
229 Rehoboth Avenue
Rehoboth Beach, Delaware 19971

Period Covered: March 2026

	Traffic	Criminal	Civil	Total
Dispositions	201	0	0	201

Fines: \$7,683.50
Court Costs: \$3,377.17
Court Security: \$1,766.82
Victim Compensation Fund: \$1,770.00
Video Phone Fund: \$152.00
Victim's Rights Fund: \$0
Civil Citations: \$1.00
Combat Violent Crimes Fund: \$2,145.00

TOTALS COLLECTED: \$16,895.49

PARKING TICKET APPEALS - 3

Cc: Mayor/Commissioners

Building Inspector Report March 2026

City Of Rehoboth Beach
DEPARTMENT: Building & Licensing

PROJECT TYPE	PERMITS FROM 03/01/26 TO 03/31/26				PERMITS YEAR TO DATE			
	ISSUED	VOIDED	EST VALUE	FEES	ISSUED	VOIDED	EST VALUE	FEES
Commercial New								
Application Fee- Building	0	0	0	.00	1	0	0	.00
Commercial New Construction	0	0	0	.00	1	0	46,223	.00
Plumbing Permit	0	0	0	.00	1	0	0	60.00
Public Space - Dumpster Permit	0	0	0	.00	1	0	0	20.00
Tree Removal Permit	0	0	0	.00	2	0	0	625.00
PROJECT TOTALS	0	0	0	.00	6	0	46,223	705.00
Commercial Addition								
Application Fee- Building	0	0	0	40.00	2	0	0	40.00
Application Fee- Tree	0	0	0	40.00	2	0	0	40.00
Commercial Addition & Remodel	0	0	0	.00	3	0	6,154,329	67,766.43
Plumbing Permit	0	0	0	.00	2	0	0	430.00
Public Space - Dumpster Permit	0	0	0	.00	3	0	0	20.00
Sign Permit	0	0	0	.00	1	0	0	.00
PROJECT TOTALS	0	0	0	80.00	13	0	6,154,329	68,296.43
Residential New Build								
Application Fee- Building	2	0	0	780.00	39	0	0	780.00
Application Fee- Plumbing	2	0	0	540.00	28	0	0	540.00
Application Fee- Tree	0	0	0	100.00	5	0	0	100.00
Pool Permit	1	0	0	.00	7	0	0	.00
Registration Fee - Pool	0	0	0	200.00	4	0	0	200.00
Plumbing Permit	8	0	0	1,235.00	38	1	0	5,410.00
Public Space - Dumpster Permit	1	0	0	20.00	18	1	0	340.00
Residential New Construction	2	0	1,802,895	37,457.90	29	0	26,327,956	552,184.25
Tree Removal Permit	0	0	0	.00	16	0	0	6,515.00
Certificate of Occupancy	0	0	0	.00	14	0	0	.00
PROJECT TOTALS	16	0	1,802,895	40,332.90	198	2	26,327,956	566,069.25
Residential Addition								
Application Fee- Building	3	0	0	600.00	30	0	0	600.00
Application Fee- Fence	0	0	0	20.00	1	0	0	20.00
Residential Fence Permit	0	0	0	.00	1	0	0	.00
Plumbing Permit	1	0	0	140.00	6	0	0	490.00
Public Space - Dumpster Permit	0	0	0	.00	3	0	0	60.00
Residential Addition & Remodel	1	0	17,700	354.00	24	0	4,351,899	71,572.36
Tree Removal Permit	1	0	0	270.00	2	0	0	445.00
Certificate of Occupancy	0	0	0	.00	1	0	0	.00
PROJECT TOTALS	6	0	17,700	1,384.00	68	0	4,351,899	73,187.36
Residential Accessory Struct								
Application Fee- Building	1	0	0	40.00	2	0	0	40.00
Residential Accessory Bldg	1	0	31,738	634.76	1	0	31,738	634.76
PROJECT TOTALS	2	0	31,738	674.76	3	0	31,738	674.76
Commercial Demolition								
Application Fee- Plumbing	2	0	0	80.00	5	0	0	80.00

City of Rehoboth Beach, DE Munis Live



Building Inspector Report March 2026

Application Fee- Tree 1 0 0 20.00 1 0 0 20.00
City of Rehoboth Beach

DEPARTMENT: Building & Licensing

PROJECT TYPE	PERMITS FROM 03/01/26 TO 03/31/26				PERMITS YEAR TO DATE			
	ISSUED	VOIDED	EST VALUE	FEES	ISSUED	VOIDED	EST VALUE	FEES
Application Fee- Demo	2	0	0	100.00	6	0	0	100.00
Demolition	1	0	0	3,000.00	5	0	0	12,300.00
Plumbing Permit	1	0	0	50.00	2	0	0	105.00
Public Space - Dumpster Permit	0	0	0	.00	4	0	0	60.00
Tree Removal Permit	1	0	0	225.00	1	0	0	225.00
PROJECT TOTALS	8	0	0	3,475.00	24	0	0	12,890.00
Residential Demolition								
Application Fee- Plumbing	0	0	0	100.00	5	0	0	100.00
Application Fee- Tree	0	0	0	20.00	1	0	0	20.00
Application Fee- Demo	1	0	0	480.00	24	0	0	480.00
Demolition	2	0	0	3,300.00	38	0	0	82,300.00
Plumbing Permit	1	0	0	50.00	24	0	0	1,120.00
Public Space - Dumpster Permit	0	0	0	.00	1	0	0	20.00
Tree Removal Permit	0	0	0	.00	3	0	0	970.00
PROJECT TOTALS	4	0	0	3,950.00	96	0	0	85,010.00
Commercial Alteration								
Application Fee- Building	12	0	0	1,580.00	80	0	0	1,580.00
Application Fee- Plumbing	1	0	0	60.00	3	0	0	60.00
Commercial Addition & Remodel	9	0	950,814	29,373.16	77	0	3,732,594	111,608.50
Plumbing Permit	3	0	0	225.00	21	0	0	1,630.00
Public Space - Dumpster Permit	0	0	0	.00	7	0	0	120.00
Residential Addition & Remodel	0	0	0	.00	1	0	6,891	137.82
Tree Removal Permit	0	0	0	.00	1	0	0	.00
PROJECT TOTALS	25	0	950,814	31,238.16	190	0	3,739,485	115,136.32
Commercial Repair								
Application Fee- Building	19	0	0	2,380.00	120	0	0	2,380.00
Application Fee - Public Space	0	0	0	60.00	3	0	0	60.00
Commercial Repair	12	0	916,551	21,076.58	120	1	3,797,392	109,211.62
Plumbing Permit	0	0	0	.00	2	0	0	140.00
Public Space - Dumpster Permit	1	0	0	20.00	10	0	0	160.00
Residential Repair Permit	2	0	19,475	389.50	3	0	88,325	1,766.50
PROJECT TOTALS	34	0	936,026	23,926.08	258	1	3,885,717	113,718.12
Commercial Fence								
Application Fee- Fence	0	0	0	40.00	2	0	0	40.00
Commercial Fence Permit	0	0	0	.00	2	0	0	266.43
PROJECT TOTALS	0	0	0	40.00	4	0	0	306.43
Curb & Sidewalk								
Application Fee- Curb/Sidewalk	0	0	0	20.00	1	0	0	20.00
PROJECT TOTALS	0	0	0	20.00	1	0	0	20.00

Building Inspector Report March 2026

Plumbing

City of Rehoboth Beach

DEPARTMENT: Building & Licensing

PROJECT TYPE	PERMITS FROM 03/01/26 TO 03/31/26				PERMITS YEAR TO DATE			
	ISSUED	VOIDED	EST VALUE	FEES	ISSUED	VOIDED	EST VALUE	FEES
Application Fee- Plumbing	2	0	0	640.00	32	0	0	640.00
Application Fee - Public Space	0	0	0	20.00	1	0	0	20.00
Plumbing Permit	3	0	0	110.00	42	0	0	1,275.00
PROJECT TOTALS	5	0	0	770.00	75	0	0	1,935.00
Public Space Permit								
Application Fee - Public Space	0	0	0	120.00	7	0	0	120.00
Public Space Street Opening	0	0	0	.00	3	0	0	120.00
Small Colocated WCF	0	0	0	.00	8	0	0	800.00
Vehicle on Boardwalk	0	0	0	.00	1	0	0	45.00
Public Space - Dumpster Permit	7	0	0	40.00	67	0	0	560.00
PROJECT TOTALS	7	0	0	160.00	86	0	0	1,645.00
Residential Alteration								
Application Fee- Building	7	0	0	2,380.00	119	0	0	2,380.00
Application Fee- Plumbing	0	0	0	140.00	7	0	0	140.00
Plumbing Permit	2	0	0	160.00	30	0	0	2,135.00
Public Space - Dumpster Permit	0	0	0	.00	8	0	0	160.00
Residential Addition & Remodel	7	0	245,755	5,367.70	111	0	7,000,617	150,762.18
PROJECT TOTALS	16	0	245,755	8,047.70	275	0	7,000,617	155,577.18
Residential Repair								
Application Fee- Building	26	0	0	4,860.00	243	0	0	4,860.00
Application Fee - Public Space	0	0	0	20.00	2	0	0	20.00
Plumbing Permit	0	0	0	.00	4	0	0	280.00
Public Space - Dumpster Permit	1	0	0	20.00	11	0	0	220.00
Residential Repair Permit	29	0	527,368	11,523.54	240	2	5,135,766	108,299.35
PROJECT TOTALS	56	0	527,368	16,423.54	500	2	5,135,766	113,679.35
Residential Fence								
Application Fee- Fence	3	0	0	940.00	47	0	0	940.00
Residential Fence Permit	3	0	0	354.00	47	0	0	6,494.49
PROJECT TOTALS	6	0	0	1,294.00	94	0	0	7,434.49
Residential Pool								
Application Fee- Pool	0	0	0	180.00	9	0	0	180.00
Pool Permit	2	0	0	4,050.51	6	0	0	12,789.58
Registration Fee - Pool	0	0	0	450.00	9	0	0	450.00
PROJECT TOTALS	2	0	0	4,680.51	24	0	0	13,419.58
Tree Removal								
Application Fee- Tree	10	0	0	2,180.00	109	0	0	2,180.00
Tree Removal Permit	11	0	0	2,575.00	106	0	0	27,975.00
PROJECT TOTALS	21	0	0	4,755.00	215	0	0	30,155.00

Building Inspector Report March 2026

DEPARTMENT TOTALS 208 0 4,512,296 141,251.65 2,130 5 56,673,730 1,359,859.27

City of Rehoboth Beach

DEPARTMENT: Building & Licensing

PROJECT TYPE	----- PERMITS FROM 03/01/26 TO 03/31/26 -----				----- PERMITS YEAR TO DATE -----			
	ISSUED	VOIDED	EST VALUE	FEE\$	ISSUED	VOIDED	EST VALUE	FEE\$
REPORT TOTALS	208	0	4,512,296	141,251.65	2,130	5	56,673,730	1,359,859.27

** END OF REPORT - Generated by Joanne Perry **

CITY OF REHOBOTH BEACH - BUILDING & LICENSING – CODE ENFORCEMENT – March 2026

Code Enforcement Actions													
	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Fiscal Total
Residential – Warning	2	10		3			1	2	2	3	1	4	28
Residential – Violation	1		1	2	1	2		1		3		4	15
Commercial – Warning	3	8	1	3	2	1		1	6	4	3	6	38
Commercial – Violation	1					2			1			1	5
Working outside normal business hours – Contact	12	13	5	3			1	1				2	37
Working outside normal business hours – Violation	1	1											2
Work w/o Business License – Contact	2	12	3	1	1			3	1	1	2	1	27
Work w/o Business License – Violation	9	3							2				14
Commercial - Encroachment on sidewalks - Contact	1		2	3	2		2	1	4	3	2	4	24
Commercial - Encroachment on sidewalks - Violation													0
Residential - Encroachment on sidewalk - Contact					2		1		1	3		1	8
Residential - Encroachment on sidewalk - Violation													0
Working w/o Permit – Warning	5	2		3	1	2	3	4	7	3	4	5	39
Working w/o Permit – Violation					9		2	1		3			15
Rental License – Contact	3	3	5	6	2		1	14	4	6	7	7	58
Rental License – Violation													0
Stop Work Notices	6	5	3	2	2	5	7	4	2	4	2	4	46
Complaints	12	9	19	10	12	11	10	2	3	6	8		102
Citations Issued	12	3	4		9	8			1	2	10	8	57
Permits and Inspections													
Rental Inspections	18	22	9	10	2	3	1	6	3	5	5	11	95
Permit of Compliance (Annual Review)	5		1			25	29	8					68
Permit Close Outs	3	17	14	49	64	22	26	24	42	17	6	32	316



**CITY OF REHOBOTH BEACH
POLICE DEPARTMENT**

229 REHOBOTH AVENUE
REHOBOTH BEACH, DE 19971

KEITH W. BANKS

Chief of Police
Phone: (302)227-2577
Fax: (302)227-6054

CITY OF REHOBOTH BEACH COMMISSIONERS' MEETING
APRIL 17, 2026
POLICE REPORT FOR THE MONTH OF MARCH 2026

Total Charges for the Month	313
Adult Arrests / Citations	311
Juvenile Arrests / Citations	2

Court	Criminal	Traffic	Civil	Total
JP 2	44			44
JP 3	5	13		18
JP 7				0
JP 11	4	2		6
JP 14	1	10		11
Alderman 37		232		232
Family				0
VAC		2		2
CCP				0
Totals	54	259	0	313

Revenue from Parking Permits, Parking Violations & Meters	
Parking Dept. fines collected from Permits	\$750.00
Parking Dept. fines collected from Parking Violations	\$3,370.00
Parking Dept. fines collected from Meters	\$1,725.00

Patrol Data, Door Checks, Police & Dispatch Hours	
Vehicle Patrol Hours	1684
Bike Patrol Hours	0
Total Miles	5028
Foot Patrol Hours	74
Commercial Door Checks	2112
Residential Door Checks	178
Total Man-Hours/Police & Dispatch	5719

2026 REHOBOTH BEACH MONTHLY ARREST STATISTICS

** Please note Arrests vs. Incidents **

	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
Complaints Handled	121	130	129										380
ARRESTS													
Traffic Arrests	227	224	259										710
Criminal Arrests	21	6	54										81
Adult Arrests	248	221	311										780
Juvenile Arrests	0	9	2										11
Civil Arrests	0	1	0										1
Adult Civil Arrests	0	1	0										1
Juvenile Civil Arrests	0	0	0										0
Traffic Crashes	8	6	7										21
Involving Bicycles	0	0	0										0
Involving Moped/Scooter	0	0	0										0
Involving Pedestrians	0	0	0										0
DUI Arrests	2	3	3										8
Seatbelt Arrests	6	2	3										11
Cell Phone Arrests	23	28	27										78
Speed Arrests	30	39	51										120
Robbery Incidents	0	0	0										0
Burglary Incidents	1	0	1										2
Burglary Attempted	0	0	0										0
Theft from Vehicle	0	0	0										0
Theft Incidents	0	2	1										3
Shoplifting Incidents	1	1	0										2
Crim Mischief Incidents	0	2	1										3
Domestic Incidents	2	1	1										4
Assault Incidents	0	2	2										4
Domestic Assault	0	1	2										3
Drugs Incidents	5	0	0										5
Noise	3	0	1										4
Fraud	1	1	2										4
Resisting Arrest	0	0	1										1
Trespassing	0	0	2										2

2026 NOISE COMPLAINT STATISTICS
 JANUARY - PRESENT

MONTH	TOTAL NOISE COMPLAINT	Between 0800-2300	Between 2300-0800	Total Reactive Complaints	Total Proactive Complaints	Total Commercial Complaints	Total Residential Complaints	Total Beach Complaints	Total Rental Occupied Complaints	Total Owner Occupied Complaints	Total "Other" Occupied Complaints	Total Music Related Complaints	Total People Noise Related Complaints	Total Both People/Music Related Complaints	Total Animal Noise Related Complaints	Total "Other" Noise Related Complaints	Total Noise Complaint	Originating Inside Premise	Total Noise Complaints	Originating Outside Premise	Total Noise Complaints with Pool Present	Total Noise Complaints with Hot Tub Present	Total Civil Arrests	Total Criminal Arrests
JAN	3	3	0	3	0	0	3	0	1	2	0	0	0	2	0	0	1	0	3	0	0	1	0	0
FEB	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MAR	1	1	0	1	0	0	1	0	1	0	0	0	1	0	0	0	0	0	1	0	0	1	0	0
APR																								
MAY																								
JUN																								
JUL																								
AUG																								
SEP																								
OCT																								
NOV																								
DEC																								
TOTALS	4	4	0	4	0	0	4	0	2	2	0	0	1	2	0	0	1	0	4	0	0	2	0	0



Dispatch Center Operations Report March 2026 Incident Totals



Total Incidents Dispatched	539
Police Incidents	129
Ambulance Incidents	336
Fire Incidents	74
Traffic Stops	364
911 Disconnects	93
Fire Alarm Testings	50
Water Call Outs	5
Sewer Call Outs	0
9-1-1 Calls Received	727
Cellular Calls	622
VoIP Calls	43
Wired Calls (Land Line)	62
Administrative Calls	864
Text to 9-1-1	1
Police - Fire Assists	1
Police - EMS Assists	5
ECHO - Police Responses	0
Assist Other Agency Totals	8
Delaware State Police	3
Dewey Beach Police	5
Police - Alarm Incidents	13
Police - Drone Assists	0
EMS Incidents within City Limits	32
Fire Incidents within City Limits	15



Dispatch Center Operations Report March 2026 Incidents by Time and Day of Week



Incidents by Time	Police	Fire	EMS	Traffic Stops
7 am to 7 pm	81	49	218	263
7 pm to 7 am	48	25	118	101

Total	129	74	336	364
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Incident by Day of Week	Police	Fire	EMS	Traffic Stops
Sunday	30	17	55	68
Monday	19	12	51	43
Tuesday	11	13	47	45
Wednesday	15	6	52	29
Thursday	24	11	44	16
Friday	10	10	45	68
Saturday	20	5	42	95

Total	129	74	336	364
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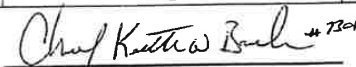
ARREST COMPARISON WITH THE PREVIOUS YEAR

MONTH / YEAR / TOTAL
MARCH 2025: 197
MARCH 2026: 313
+/-: 116

PERSONNEL AS OF THIS REPORT

1 Chief
1 Captain
2 Lieutenants
1 Executive Asst. to Chief of Police
4 Sergeants
1 Cpl. /Detective
6 Corporals
3 Patrolman First Class
3 Patrolmen
0 Academy Recruit
0 Seasonal Officers
1 Dispatch Supervisor
11 Full-time Dispatchers
0 Part-time Dispatchers

Officers	Police Administration	Dispatch
22	1	12



Keith W. Banks
Chief of Police

From: jan konesey <jkonesey@gmail.com>
Sent: Tuesday, April 7, 2026 2:14 PM
Subject: March Board of Adjustment meeting overview

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The March Board of Adjustment meeting was held on March 23, 2026 at 1:30 P.M. Board members Jan Konesey, Edie Herron, Richard Perry and Bill Perlstein were present. Barry Brandt was absent.

One case was before the Board. Case #0126-01. Request for Variance from Code 270-20 height regulations to permit the deck elevation height to be 15'9" above the crown of the street. The property is located in the R1 residential district at 69 Oak Ave. The variance is being requested by William Feeney, architect, on behalf of Kevin Jurrens and Dorothy Ingalls, owners of the property.

The property in question received another height variance in June of 2025 for a shed located on the property. The variance was granted due to the existing topography. Several months after receiving that variance, applicant filed a demolition request for the house. And later the City received this request for another height variance for the house.

The Board questioned why the entire request, including the demolition, wasn't included in the initial request. Multiple answers were given by the architect. The variance was granted by unanimous vote based on the topography of the site.

Meeting was adjourned at 2:27 P.M.

Respectfully submitted by Jan Konesey, Vice-Chair of the BOA

1 **Agenda Item Report**

2 Mayor & Commissioners Meeting

3 Date: March 20, 2026

4 Author: Mark Saunders, Chair City Streets and Safety Advisory Committee

5 Version:1

6 Topic: Bicycle Safety and Pathway recommendations from City Streets and Safety Advisory Committee

8 **PURPOSE**

9
10 **The purpose of this report from the City Streets and Safety Advisory Committee is to put forward**
11 **recommendations to the Board of Commissioners regarding bicycle safety, proactive actions and**
12 **suggested bicycle network in the City of Rehoboth Beach.**

14 **BACKGROUND**

15 The BOC authorized this committee to solicit public input, gather professional advice, and to form
16 practical suggestions on bicycle related topics, including safety measures, education, bylaws and a
17 suggested city pathway to direct and encourage bicycle activity in the City of Rehoboth Beach.

19 **MOTION**

20
21 **A motion is made to adopt the suggestions made herein by the City Streets and Safety Advisory**
22 **Committee. The suggestions are,**

23
24 **1- Budget and move forward on additional signage noting sidewalk prohibitions where applicable,**
25 **especially Rehoboth Avenue and the Boardwalk. Signage should conform to Deldot code**
26 **requirements. Arrow signs should direct bicycle to lockable bike parking and our recommended “fix it**
27 **“stations. Signage concerning bikes on the boardwalk should be seen before one enters the**
28 **boardwalk. QR codes should be placed in signage with bicycle advisory information.**

29
30 **2- Budget and build several “fix it “stations which would include pumps and bike pathway information.**
31 **These stations may be combined with additional bike parking facilities. Committee members are**
32 **available to confer with staff on locations along the suggested bike network.**

33
34 **3- adopt a suggested RB bike network, as per the recommended route per maps provided. This should**
35 **include a discussion with Deldot suggesting the addition of another crosswalk at Rehoboth Ave and**
36 **canal street near the current EGG restaurant, connecting to the bike path on the other side for both**
37 **pedestrians and walking bikes.**

38 **The object of the bike network is to increase safety and encourage bicycle traffic away from main**
39 **roads.**

40
41 **4- Budget for and implement a plan to distribute bike network information, including brochures/maps,**
42 **website inclusion, existing kiosks etc. Make it available to visitors and rental agents wherever possible.**

43

44 **5-Adopt a motorized bicycle and scooter policy. Adopt the basic State of Delaware rules of definition**
45 **as presented herein. With the addition of existing RB rules, such as sidewalk and boardwalk**
46 **prohibitions. Non pedal bikes and scooters will be considered as mopeds, and the motorized vehicle**
47 **rules will apply.**

48

49 **6- Committee and Commissioners will confer with Chief Banks to ensure strong law enforcement of all**
50 **bikes and assisted bikes regulation in a fair and impartial manner.**

51

52 **7- Consider innovative financial assistance by way of public /private partnerships, including grants and**
53 **sponsorships. Committee will assist staff whenever possible.**

54

55 [CDP](#)

56 [Safe bicycle use and pedestrian friendly streets are considered a high priority in the CDP.](#)

57

April 10, 2026, Chamber Update: City of Rehoboth Beach

CHAMBER NEWS/ UPDATES/ UPCOMING EVENTS:

- Staff represented at Southern Delaware Tourism Policies and Procedures meeting, Association of Chambers of Commerce Delaware Quarterly Meeting, and Dewey Business Partnership Annual Meeting.
- **Ribbon Cuttings were held for the following businesses:** Kaja Asian, Shoreline Sitters, the Market at 59 Baltimore
- We hired our summer events intern, Karissa Mann, who is slated to start on May 18th.
- **Upcoming Events:**
 - Thursday, April 22nd, Board Installation, 11AM @ Atlantic Sands
 - Spring Sidewalk Sale, May 1-3rd
 - Business After Hours, Summer House, May 13th, 5PM

Downtown Rehoboth Beach ONLY Occupancy Comparison

February 2025 vs. February 2026

	WEDNESDAY			SATURDAY	
	2025	2026		2025	2026
WEEK 1 <i>(Updated)</i>	7%	13%	WEEK 1	18%	31%
WEEK 2	12%	12%	WEEK 2	89%	42%
WEEK 3	16%	18%	WEEK 3	42%	30%
WEEK 4	27%	16%	WEEK 4	59%	45%

****Continued on page 2***

March 2025 vs. March 2026

	WEDNESDAY	
	2025	2026
WEEK 1	18%	18%
WEEK 2	25%	23%
WEEK 3	27%	23%
WEEK 4	26%	28%

	SATURDAY	
	2025	2026
WEEK 1	52%	38%
WEEK 2	63%	40%
WEEK 3	64%	44%
WEEK 4	79%	43%

April 2025 vs. April 2026

	WEDNESDAY	
	2025	2026
WEEK 1	16%	34%

	SATURDAY	
	2025	2026
WEEK 1	39%	48%



Organization Committee (OrgCom). The Audit Subcommittee of OrgCom is building a model to recognize donors, working with the Treasurer on information for the 2025 Form 990 tax return, and, in accordance with our Events Policy Statement, reviewing 2025 events and Q4 financial information.

An OrgCom member who also serves on the Development Committee provided information on future fundraising activities. A list of 5 to 10 potential revenue opportunities that will enhance the city is being compiled.

The search for a Volunteer Recruitment Manager continues. A position description was developed and shared with the RBMS Board of Directors (BOD) and RBMS's current volunteers, and it is posted in the office and online. The Executive Director is also sharing it at community events. Additional ways to market this important position were discussed. One proposed course of action is to work through other community organizations to publicize the position.

As the committee charged with establishing a strong foundation for the effective management and governance of RBMS, OrgCom will work with RBMS leadership to ensure that a robust and effective succession plan is in place. This essential tool establishes continuity in leadership so that, when officers' terms on the BOD end, successors are in line and have the time and opportunity to be fully prepared to assume their positions.

The Promotions Committee is hard at work preparing for the Margarita Crawl 2026, showcasing our own Rehoboth Restaurants. We hope to welcome 1200 visitors downtown on May 30th.

The April 11th Gumbo Crawl, which showcased 24 of our own Rehoboth Restaurants, was a great success. We welcomed over 1100 visitors downtown that day.

The winners of the Gumbo Crawl are based on the votes of participants:

Best Gumbo:

1st Place winner – Mariachi Restaurant

2nd Place winner – Zogg's Raw Bar & Grill

3rd Place winner – Purple Parrot Grill | Rehoboth Beach Restaurant & Biergarten

Best Specialty Drink – Victoria's Restaurant

Rehoboth Beach Main Street is a not-for-profit, volunteer-driven organization. Our mission is to foster and promote a vibrant, year-round, in-town experience for businesses, residents, and visitors alike.



The Development Committee is also cultivating new and existing supporters for the Friends of Rehoboth Beach Main Street.

The Design Committee is showcasing the 5th Annual Bloomin' Dance Party, to be held on April 17th at the Convention Center from 7-10 PM. The Fabulous Funsters are providing the music again this year. Tickets are available online, at RBMS during

Taylor Tedder
City Manager
229 Rehoboth Avenue
P.O. Box 1163
Rehoboth Beach, Delaware 19971



City of Rehoboth Beach

Telephone 302-227-6181
www.rehobothbeachde.gov

PUBLIC NOTICE

A Public Hearing will be held by the City of Rehoboth Beach Mayor & Commissioners on Friday, April 17, 2026 at 2:00 p.m. in the Commissioners Room on the second floor of City Hall, 229 Rehoboth Avenue, Rehoboth Beach, Delaware.

The Mayor & Commissioners will publicly hear and determine an Amended Permit of Compliance and an Amended Supplemental Permit of Compliance for Outdoor Dining request by Mark Hunker & Jeff McCracken of Jam Holdings LLC for the change of name of the restaurant serving alcoholic beverages from "Coho's" to "Jam Bistro" and modification of the floor plan, and to operate an outdoor dining patio serving alcoholic beverages, in conjunction with the restaurant known as "Jam Bistro", pursuant to the Municipal Code, Section 215-11 - Modifications of Floor Plan and Section 270-19(B) - Use Restrictions, Dining Patios. The restaurant and outdoor dining patio are located at 305B Rehoboth Avenue.

For additional information or special accommodations, please call (302) 227-6181 (TDD Accessible) ten (10) days prior to the meeting.

All interested parties are invited to attend.

Taylor Tedder
City Manager

amw: 03/26/26; posted 03/26/26
c: Director of Building & Licensing
Residents within 200 feet
File

Cape Gazette: March 31, 2026
Delaware State News: March 30, 2026

Building & Licensing
229 Rehoboth Avenue
P.O. Box 1163
Rehoboth Beach, Delaware 19971



City of Rehoboth Beach
Telephone 302-227-6181, ext. 222
Fax 302-227-4504
www.rehobothbeachde.gov

To: Mayor & Commissioners
From: Corey Shinko, Director of Planning, Zoning & Development
Date: April 1, 2026
Re: Application No. 0326-03 Amended Restaurant Permit of Compliance; and Dining Patio Supplemental Permit of Compliance

LSA

JAM Bistro by Eden – 305 Rehoboth Avenue, Rehoboth Beach, De. 19971

This application seeks approval of a revised interior floor plan and bar configuration, and a dining patio, for JAM Bistro by Eden located at 305 Rehoboth Avenue, Rehoboth Beach, De. Location and allowable spaces are shown on the attached documentation. A Restaurant Permit of Compliance was previously issued at this location on April 12, 2022 to Coho's Market & Grill. That prior approval is noted as background only. The current review is based solely on the plans submitted for JAM Bistro by Eden and is independent of the prior approval.

The following constitutes the complete staff report for the above-referenced application:

1. Pursuant to Section 215-3:

A. Applicant: Mark Hunker, 305 Rehoboth Avenue, Rehoboth Beach, De. 19971

B. Name of restaurant: "JAM Bistro by Eden"

JAM Bistro by Eden is a table service establishment serving locally sourced American cuisine. The menu offers a full dinner service with appetizers, salads, mains, and sides. The restaurant's website is www.jambistro.com.

C. Restaurant location: 305 Rehoboth Avenue, Rehoboth Beach, De., 19971
Contact Information: Mark Hunker: (302) 216-6235
Restaurant #: (302) 227-3220

D. Based on the plans submitted, the following findings are made:

1. The property is located at 305 Rehoboth Avenue, Rehoboth Beach, De. 19971

2. The structure is a one-story building located in a C-1, Central Commercial District. Pursuant to Section 270-13C (3) (d), a restaurant serving alcoholic beverages is a permitted use.

3. Restaurant Areas:

Staff independently reviewed and measured the submitted floor plan and assigned interior areas by functional use pursuant to §270-4 and the City's PoC review methodology, rather than by plan label alone. Staff's calculated service area includes all non-patron

Building & Licensing
 229 Rehoboth Avenue
 P.O. Box 1163
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 www.rehobothbeachde.gov

interior areas shown on the submitted plan, including kitchen, food preparation, food storage, restrooms, employee and service circulation, and related support areas.

	<u>Submitted</u>	<u>Calculated</u>
a) Service area: kitchen facilities, storage, restrooms, employee stations hallways and utilities.	711 sf	672 sf
b) Permanent seated dining area	571 sf	350 sf
c) Bar area	120 sf	150 sf
d) Dance Floor	0 sf	0 sf
e) Bar Seats.	8	8
f) Dining Seats	41	41
g) Restaurant gross floor area	1,126 sf	1,172 sf
h) Bar area is less than 350 sq. ft. – compliant with §270-19(A.)(5)		
i) Minimum seating: The calculated dining seat count of 41 satisfies the minimum requirement of 35 patron seats with kitchen facilities pursuant to §270-19A(3).		
j) Combined dining and bar area: The calculated combined dining and bar area of 500 square feet (350 sf + 150 sf) is within the 2,500 square foot maximum established by §270-19A(4).		

Dining Patio Areas:	<u>Submitted</u>	<u>Calculated</u>
k) Dining Patio seating area	740 sf	754 sf
l) Dining Patio Seating total	62	62

4. The designated areas for food storage and preparation are shown and labeled on the submitted plans. The applicant currently has a City building permit for improvements under review. Permit of Compliance approval does not authorize occupancy or operation absent all other required approvals.

Building & Licensing
229 Rehoboth Avenue
P.O. Box 1163
Rehoboth Beach, Delaware 19971



City of Rehoboth Beach
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www.rehobothbeachde.gov

5. The distance to the nearest property lines of the nearest church, public park, and residential lot are as follows:
 - A. All Saints' Episcopal Church – approximately 0.56 miles by way of road.
 - B. Deer Park – approximately 0.15 miles by way of road.
 - C. Residential lot – (zoned R-2) abuts the property to the North.
 - E. The Applicant has stated that the establishment's primary purpose shall be that of a restaurant.
 - F. The applicant has stated that the approximate percentage of revenue between the sale of alcohol and food is 30 percent alcohol and 70 percent food.
 - G. Authorization for the City to investigate is attached.
 - H. Written and dated declaration by the applicant is attached.
 - I. The fee of one thousand, two hundred and fifty (\$1,250.00) dollars has been paid.
2. Recommendation:
Based on the foregoing findings, staff recommends approval of the application

Upon approval, please contact Building & Licensing to schedule a visual inspection of the approved arranged seating

The Applicant has requested a Rehoboth Beach Certificate of Compliance pursuant to Section 543(g) of Title 4 of the Delaware Code, and Chapter 215 of the Municipal Code of the City of Rehoboth Beach. A Certificate of Compliance is not a building permit required to be secured under Chapter 270 of the City Code and is not any other zoning or building construction approval. All other approvals must be separately obtained by the appropriate issuing agency. Pursuant to Chapter 215-11, it shall be illegal for any restaurant or dinner theater to substantially modify its floor plan, seating arrangement and/or the location and number and sizes of bar areas and permanent seated dining areas from the plans submitted to the City and approved by the Board of Commissioners without a public hearing and new permit of compliance. The Building Inspector retains the right to inspect the restaurant or dinner theater premises and to initiate enforcement actions for modifications to the approved floor plan, seating arrangement, the location and number and sizes of bar areas and permanent seated dining areas, or for other violations of Chapter 215 (Restaurants) of the City Code.

BI Exhibit A

EXISTING TENANT SPACE FLOOR PLAN WITH
NEW BAR AREA AND OUT DOOR DECK AREA

SCALE: 1/4" = 1' - 0"

EXISTING AND NEW EQUIPMENT SCHEDULE

- | | |
|--|--|
| 1. FLAT TOP WORK TABLE (EXISTING EAGLE T2448STB) | 18. SNACK SHELVING (EXISTING) |
| 2. HAND SINK (EAGLE HSA-10-8) | 19. REFRIGERATED DELI CASE (OJEDA RDCH-5) |
| 3. PREP SINK (EXISTING ADVANCE TABCO FE-1-2424-X) | 20. 52"X36" SODA MACHINE |
| 4. WORKTOP FREEZER (EXISTING AVANTCO 178SSWT27FHC) | 21. GRAB & GO DISPLAY REFRIGERATOR - 72" (MARCHIA MDS72) |
| 5. COUNTERTOP OVEN (EXISTING ADVANTCO 178SSWT27FHC) | 22. GLASS DOOR REFRIGERATOR (EMPURA EMG-75B) |
| 6. MOP SINK (EXISTING RELOCATED) | 23. GLASS DOOR FREEZER (EMPURA E-KB27FG) |
| 7. 3-COMPARTMENT SINK (REGENCY 600S31414C) | 24. HOT FOOD TABLE (EXISTING ADVANCE TABCO SW-3E-120) |
| 8. DISHMACHINE (EXISTING ECOLAB EHT) | 25. WALK-IN COOLER/FREEZER (TURBO AIR ADR109AE) |
| 9. DIRTY DISH TABLE - (EXISTING REGENCY 600DDT36) | 26. Manitowoc Ice Cube Machine |
| 10. DEEP FRYER (EXISTING PITCO 40D) | 27. PANINI SANDWICH (EXISTING ADVANTCO P88SG) |
| 11. Induction Range 924HIMC | 28. TOASTER (EXISTING WARING WCT708CND) |
| 12. GAS RANGE - 24" (EXISTING VULCAN 24S-4N) | 29. GREASE TRAP (ENDURA 50 GPM) |
| 13. COUNTERTOP GRIDDLE - 16" (EXISTING AVANTCO 177EG16N) | 30. AVANTCO CBE-HC 36" 2 DRAWER REFRIGERATED BASE REFRIGERATOR |
| 14. MIXER TABLE - 30" (EXISTING ADVANCE TABCO MX-GL-300) | 31. NEW AVANTCO 178HBB50HC COOLER |
| 15. EXHAUST HOOD - 76" (EXISTING LARKIN MODEL LF) | 32. E32D5 DOUBLE STACKED W/HOOD |
| 16. Avantco SSPPT-260 60" 2 Door Refrigerated Pizza Prep Table | 33. Avantco Kegerator TAP |
| 17. SW48N12C - 48" (Cutting Top Sandwich) | 34. Bottle Cooler 69K-100HC |

FINISH SCHEDULE

- FLOORS: KITCHEN - EXISTING LINOLEUM (BEIGE)
SALES AREA - EXISTING VINYL LAMINATE
- WALLS: KITCHEN - FRP PANELING (OFF WHITE)
SALES AREA - PAINTED SHEETROCK (WASHABLE SEMI-GLOSS)
- VENTILATION: KITCHEN - EXISTING HOOD/HVAC TO REMAIN
SALES AREA - EXISTING HVAC SYSTEM TO REMAIN
- SERVICE COUNTER: BAR - 3/4" PLYWOOD, PAINTED
COUNTER TOP - FORMICA

- CEILING: KITCHEN - EXISTING SUSPENDED/WASHABLE TILES
SALES AREA - NEW SUSPENDED GRID CEILING
- COUNTERS: KITCHEN - SEE EQUIPMENT PLAN
SALES AREA - SILESTONE
- LIGHTING: KITCHEN - EXISTING TO REMAIN (SEE PLAN)
SALES AREA - NEW DOWN AND DISPLAY FIXTURES
- DECK & PLANTERS: DECK - 2X TREATED LUMBER, 3/4" TREATED DECK BOARDS
PLANTER - 2X TREATED LUMBER, TREATED 3/4" DECK BOARDS
- SHADE SAIL: MATERIAL - SUNBRELLA

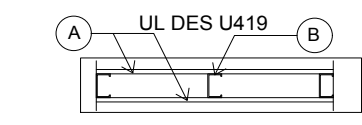
PROJECT INFORMATION

PARCEL NO.: 334-14.17-39.00
ZONING: C-1
BUILDING OWNER: NANCY MEADOWS TRUST
506 NEWCASTLE STREET, REHOBOTH BEACH, DE, 19971
TENANT: JAM BISTRO
305 REHOBOTH AVENUE, REHOBOTH BEACH, DE 19971
INTERNATIONAL BUILDING CODE (IBC 2012)
TENANT SPACE USE CLASSIFICATION: M (MERCHANTILE)

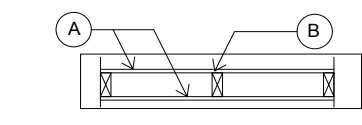
OCCUPANT LOAD FACTOR:
KITCHEN 200 S.F. PER PERSON
SERVICE AREA 200 S.F. PER PERSON
REST ROOM 0 S.F. PER PERSON
DECK AREA 30 S.F. PER PERSON

AREA CALCULATION	SQ.FT.
INSIDE DINING AREA	571.0 S.F.
BAR AREA	120.0 S.F.
KITCHEN	278.0 S.F.
REST ROOMS	88.0 S.F.
SERVICE AREA	69.0 S.F.
TOTAL AREA	1,126.0 S.F.
OUT DOOR DINING DECK AREA	740.0 S.F.

OCCUPANT LOAD:
KITCHEN: 278 SF / 200 SF = 2 PERSONS
REST ROOM: 88 SF / 0 SF = 0 PERSONS
CUSTOMER SEATING: 571 SF 15SF=38 PERSONS
BAR SEATING: 120 SF 15SF=8 PERSONS
DECK AREA: 740SF / 15 SF = 1 PERSONS [62 NON FIXED SEATING]



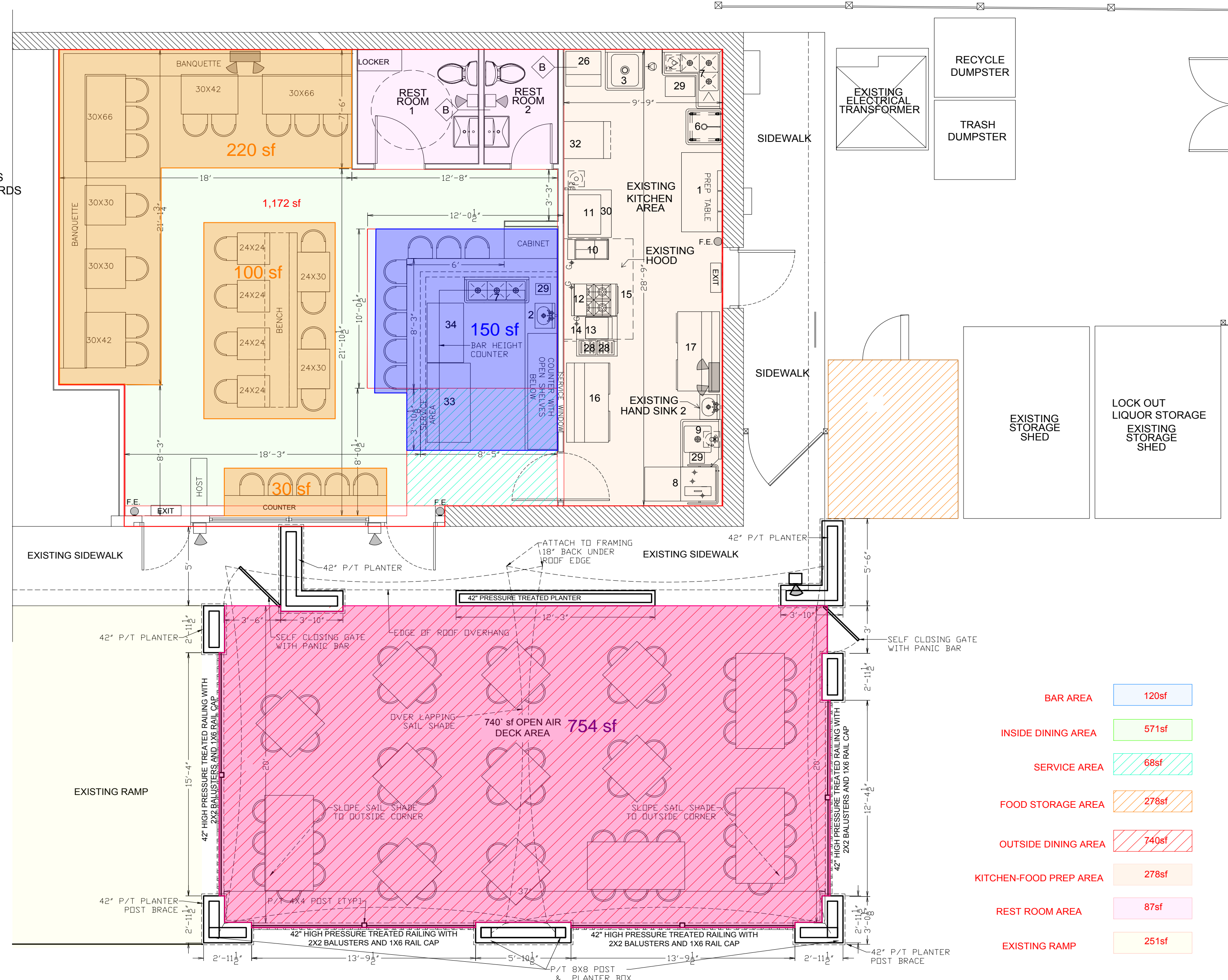
PARTITION TYPE 'A'



PARTITION TYPE 'B'

EMERGENCY EXIT FIXTURES

- LED EMERGENCY EXIT LIGHT BATTERY BACKUP (EXISTING)
- LED EMERGENCY LIGHT BATTERY BACKUP (EXISTING)
- LED REMOTE EMERGENCY LIGHT, BATTERY BACKUP
- FIRE EXTINGUISHER 2A-10B-C (EXIT DOOR)
- FIRE EXTINGUISHER CLASS B (KITCHEN)



B&L Dept. Calculations

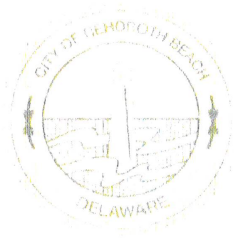
Restaurant Calculations:
Seating Area: 350 sf
Dining Seats: 41
Bar Area: 150 sf
***less than 350 as permitted per 270-19(A),(5)
Bar Seats: 8
Service Area: 672 sf
Total Restaurant Area: 1,172 sf

Dining Patio Calculations:
Deck Area: 754 sf
Total Seats: 62

BAR AREA	120sf
INSIDE DINING AREA	571sf
SERVICE AREA	68sf
FOOD STORAGE AREA	278sf
OUTSIDE DINING AREA	740sf
KITCHEN-FOOD PREP AREA	278sf
REST ROOM AREA	87sf
EXISTING RAMP	251sf

A1 Deck & Bar Plan
SCALE: 1/4" = 1'-0"

City of Rehoboth Beach
City of Delaware
City Secretary
1000 North DuPont Highway, Suite 200
Rehoboth Beach, Delaware 19970



RECEIVED
MAR 05 2026

Office of City Secretary

**APPLICATION FOR PERMIT OF COMPLIANCE
PURSUANT TO CHAPTER 215 OF THE MUNICIPAL CODE
OF THE CITY OF REHOBOTH BEACH, DELAWARE**

All applicants must answer questions 1 – 14 (pages 1 - 4) and fully complete pages 5 – 11.

Application for:

- (New) Restaurant Permit of Compliance Hearing (Page 7)
- Amended Restaurant Permit of Compliance, e.g. substantial modification of floor plan (Page 7)
- Dining Patio/Outdoor Dining on Public Space Supplemental Permit of Compliance (Page 8) *279*
- Brewery-Pub Supplemental Permit of Compliance (Page 9)
- Dinner Theater Permit of Compliance (Page 10)

Application for Administrative Permit of Compliance

- Transfer of Liquor License

Revised: April 2023

1) Applicant Name: COHO'S / JAM BISTRO
Mailing Address: 305 B REHOBOTH AVE
REHOBOTH BEACH DE 19971
Contact Person for this Application: MARK HUNKER
Telephone: (202) 246-6275
Email: MEHUNKER@GMAIL.COM

2) Name of Restaurant (d/b a): JAM BISTRO
Address: 305 B REHOBOTH BEACH
REHOBOTH BEACH DE 19971
Telephone: (302) 227-3330
Website: JAMBISTRO.COM

3) Name of owner(s) of Restaurant:
1) MARK HUNKER
2) JEFF McGRACKEN
3) _____

4) Name of Legal Entity owning Business:
a) JAM HOLDINGS LLC
b) Type of entity: (check appropriate box)
 Sole proprietorship Partnership Corporation LLC
 Other (define): _____

5) Property owner, if different from applicant:
Individual(s) Name: NANCY MEADOWS TRUST
Mailing Address: 506 NEW CASTLE STREET
REHOBOTH BEACH DE 19971
Telephone: (302) 542-1993
Email: SUSANMEADOWS@GMAIL.COM

6) Zoning classification:
 C-1 Central Commercial district
 C-2 Commercial Amusement district
 C-3 Secondary Commercial district

7) Tax Map Data:

Parcel ID #: 334-14.17-39.00

Lot #: 103,105

Block #: REHOBOTH AVE

8) Distance in feet from the application location to the nearest property line of:

• Church:
Name: WESTMINSTER PRESBYTERIAN Distance: 0.6 MILES

• Public park:
Name: DEER PARK Distance: 0.3 MILES

• Lot zoned residential:
Address: 65 SUSSEX ST Distance: 500 FEET

9) Service Provided: Breakfast Lunch Dinner Bar

10) Alcohol Service:

New License: Yes No

Has State ABCC application been submitted?
(If yes, attach copy) Yes No

Transfer License: Yes No

If transfer, current license issued to: JAM HOLDINGS

11) Hours of Operation:

Monday:	Open: <u>4:00</u>	am	<u>pm</u>	Close: <u>11:00</u>	am / <u>pm</u>
Tuesday:	Open: <u>4:00</u>	am / <u>pm</u>		Close: <u>11:00</u>	am / <u>pm</u>
Wednesday:	Open: <u>4:00</u>	am / <u>pm</u>		Close: <u>11:00</u>	am / <u>pm</u>
Thursday:	Open: <u>4:00</u>	am / <u>pm</u>		Close: <u>11:00</u>	am / <u>pm</u>
Friday:	Open: <u>4:00</u>	am / <u>pm</u>		Close: <u>11:00</u>	am / <u>pm</u>
Saturday:	Open: <u>11:00</u>	<u>am</u> / pm		Close: <u>11:00</u>	am / <u>pm</u>
Sunday:	Open: <u>11:00</u>	<u>am</u> pm		Close: <u>11:00</u>	am / <u>pm</u>

12) Approximate percentage of projected annual revenue derived from the sale of alcohol/food is:

a. % of total revenue of alcohol 30 %

b. % of total revenue of food 70 %

100 % (must total 100%)

13) Seating Capacities:

Restaurant

Number of bar seats: _____
 Number of permanent dining seats: 471
 Ratio of bar to dining seats: 19.5 %

Dining Patio

Number of patio seats: 60

Dinner Theater

Number of permanent dining seats: _____



14) Area Square Footage Calculation

Proposed Sq. Ft.

RESTAURANT – (Review page 7 prior to completion)

Permanent Seated Dining Area(s): 571
 Service Area(s): 69
 Subtotal: 640

 Bar Area(s): 120
 Permanent Marked Dance Floor & Stage: _____
 Subtotal: 120

 Total Dining Area: 760 *

*Total may not exceed 2,500 square feet

Kitchen: 278
 Food preparation area: INCLUDED IN KITCHEN
 Food storage area: 0
 Restroom(s): 88
 Other: (i.e.: hall, elevator, staff area) _____
 Total Interior Area: 1126

DINING PATIO(S) – (Review page 8 prior to completion)

Patio Area: 740

BREWERY-PUB – (Review page 9 prior to completion)

Brewery-Pub: _____
 Brewing area: _____
 Brewing storage area: _____

DINNER THEATER – (Review page 10 prior to completion)

Dinner Theater: _____
 Gross Floor Area: _____

SUBMITTAL CHECKLIST

(Check all applicable boxes to indicate fulfillment of required information.)

- Attached are twelve (12) copies of the restaurant's existing floor plan with dimensions. Applicable only to modifications of existing floor plans.
- Electronic copy of all architectural plans, renderings, menus, etc.
- Attached are twelve (12) 30" x 24" scalable copies, prepared by a certified architect, of a floor plan with dimensions of the proposed restaurant or proposed expansion of an existing restaurant to include the following information:
 - a. The location (address) of the restaurant.
 - b. For a **restaurant**, highlighted delineation, by color, of the location, floor plan, area calculations, of the following:
 - a. Permanent Seated Dining
 - i. Plans to show table and chair placement and table capacities.
 - b. Bar area(s)
 - c. Kitchen - Food Preparation area
 - d. Kitchen - Food Storage area
 - e. Restrooms
 - f. Permanently Marked Dance Floor
 - g. Stage Area
 - h. Other: (i.e.: hall, elevator, staff area, HVAC, stairs, location of refuse containers and details of screening, and location of grease interceptors)
 - c. For a **dining patio**, the location, floor plan, area calculations and details of the perimeter barrier.
 - a. Plans to show table and chair placement and table capacities.
 - d. For **outdoor dining on public space**, a completed Outdoor Dining on Public Space License Application.
 - e. For a **dinner theater**, the stage and other areas associated with the theater.
 - a. Plans to show table and chair placement and table capacities.
 - f. For a **brewery-pub**, the locations, floor plan and area calculation of all areas devoted to the brewing of beer and the storage of raw materials, waste matter and finished product related thereto.
 - g. Any actual modification to the seating placement, seating capacity or other interior changes of a restaurant that is not reflected in the floor plan on file and approved by B&L will require a new Permit of Compliance application.
 - h. Existing plan resulting in an increase occupant load requires submittal Permit of Compliance which must meet the stricter requirements for the City of Rehoboth's building code and State Fire Code.
- Attached are twelve (12) copies of the menu.
- Attached is a signed and executed check list relative to §270-19 Use Restrictions pertaining to restaurants, dining patio, brewery pubs and dinner theaters.
- Attached / enclosed is the required application fee of \$1,250.00.

The applicant certifies that the primary purpose of the business shall be that of a restaurant as defined in Chapter 215 of the Municipal Code of the City of Rehoboth Beach, Delaware.

The Applicant hereby authorizes the City of Rehoboth Beach, its agents and employees, to seek information and to conduct an investigation as to the truth of the statements set forth in this application.

Date: MARCH 5, 2024 [Signature]
Applicant

STATE OF DELAWARE)
) SS.
COUNTY OF SUSSEX)

BE IT REMEMBERED that on this 5TH day of MARCH

A.D. 2024, personally appeared before me, the Subscriber, a Notary Public of the State and County aforesaid, MARK HUNKER in the foregoing application, known to me personally to be such, and he did depose and say the foregoing application is true and correct to the best of his knowledge and belief.

[Signature]

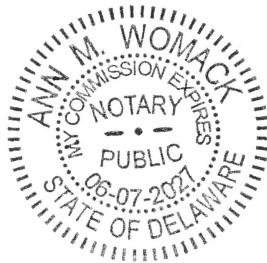
SWORN TO AND SUBSCRIBED before me the day and year aforesaid.

Ann M. Womack
Notary Public



PAID

ck 24515 \$1,250.00
Amus 3/5/24



Checklist for Compliance with Zoning Code § 270-19 Use Restrictions

Restaurants. In addition to the standards of the relevant zoning district, an establishment that meets the definition of a restaurant where alcoholic liquor is sold or consumed on the premises shall comply with the following:

- 1) Be totally enclosed, excepting any area included in a validly issued dining patio supplemental certificate of compliance.
- 2) Is regularly used and kept open principally for the purpose of serving complete meals. The service of only such food and victuals as sandwiches or salads shall not be deemed to be the service of meals.
- 3) Have seating and tables for a minimum of 35 patrons, and suitable kitchen facilities connected therewith for cooking an assortment of foods under the charge of a chef or cook.
- 4) The sum of the floor space devoted to permanent seated dining area and bar area in any building shall not exceed 2,500 square feet, except that where a restaurant occupies space in a building also housing a hotel/motel containing at least 25 bedrooms, the area so devoted may be up to but not more than 3,750 square feet.
- 5) The bar area shall be no more than 25% of the square footage of the permanent seated dining area, but not to exceed a maximum of 500 square feet, except that any restaurant regardless of its permanent seated dining area may have a bar area of 350 square feet.
- 6) Tables and chairs in the permanent seated dining area may not be temporarily moved so as to increase the space where patrons can consume alcoholic liquor without such consumption being secondary to food consumption while seated at tables.
- 7) Patrons may not consume alcoholic liquor in the permanent seated dining area unless seated at tables.

I have read and understand the requirements for Restaurants and have to the best of my knowledge provided information that complies with the requirements.

Owners Printed Name: Mark Hawker

Signature: [Handwritten Signature]

Date: 3/5/26


Checklist for Compliance with Zoning Code § 270-19 Use Restrictions

Dining Patios. Dining patios licensed, constructed or expanded after June 14, 1991, shall only be used for consumption of food and beverages consistent with the following conditions:

- 1) The gross area devoted to dining patio purposes shall be limited to 1,000 square feet per restaurant, which area shall be permitted in addition to the limitation contained in § 270-19A(4).
- 2) Food and beverages may be served only to seated patrons and no patrons may wait on the dining patio for seating.
- 3) There shall be no live entertainment on the dining patio.
- 4) There shall be no external speakers or amplifiers on the dining patio and no internal speakers from the premises are to be directed to the dining patio.
- 5) There shall be no bar on the dining patio.
- 6) There shall be a physical barrier around the perimeter of the dining patio no less than 42 inches high constructed of wood, concrete, plastic, wrought iron, dense vegetation or other approved material such that entry and exit will be restricted to no more than two discrete locations.
- 7) No one shall construct or operate a dining patio or outdoor dining on public space unless it is included in a supplemental permit of compliance issued pursuant to Chapter 215 of the Municipal Code of Rehoboth Beach, Delaware.
- 8) A dining patio existing as of June 14, 1991, shall be considered a legal nonconforming use but shall be subject to all of the provisions of this chapter if expanded pursuant to a supplemental permit of compliance.

I have read and understand the requirements for Restaurants and have to the best of my knowledge provided information that complies with the requirements.

Owners Printed Name: MARKS HENKEN

Signature: 

Date: 3/5/26

Checklist for Compliance with Zoning Code § 270-19 Use Restrictions

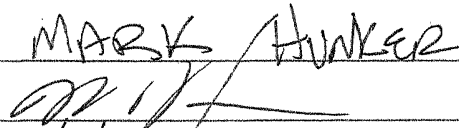
Prohibited uses citywide.

No structure or land shall be used or occupied anywhere in the City of Rehoboth Beach, regardless of whether the land is zoned residential or commercial, for the following uses:

- Taproom
- Tavern
- Dance hall
- Cabaret
- Nightclub
- After-hours club
- Microbrewery
- Craft distillery
- Cafe

See page 14 for definitions of above referenced terms.

Anything contained in Article **II**, Use Regulations, or any other portion of Chapter **270**, Zoning, of the Municipal Code of Rehoboth Beach, Delaware, which is inconsistent herewith is to the extent of such inconsistency repealed.

Owners Printed Name: MARK HUNKER
Signature: 
Date: 3/5/26

13) Seating Capacities:

Restaurant

Number of bar seats: 8
 Number of permanent dining seats: 41
 Ratio of bar to dining seats: 19.5% %

Dining Patio

Number of patio seats: 60

Dinner Theater

Number of permanent dining seats: N/A

14) Area Square Footage Calculation

Proposed Sq. Ft.

RESTAURANT – (Review page 7 prior to completion)

Permanent Seated Dining Area(s): 604
 Service Area(s): 114
 Subtotal: 718
 Bar Area(s): INCLUDED ABOVE <2007
 Permanent Marked Dance Floor & Stage: 0
 Subtotal: 0
 Total Dining Area: 718 *
 *Total may not exceed 2,500 square feet

Kitchen: 278
 Food preparation area: INCLUDED ABOVE
 Food storage area: 0
 Restroom(s): 88
 Other: (i.e.: hall, elevator, staff area) HOSTESS AREA 42
 Total Interior Area: 1126

DINING PATIO(S) – (Review page 8 prior to completion)

Patio Area: 740

BREWERY-PUB – (Review page 9 prior to completion)

Brewery-Pub: /
 Brewing area: /
 Brewing storage area: /

DINNER THEATER – (Review page 10 prior to completion)

Dinner Theater: /
 Gross Floor Area: /

Dinner Menu

Jam uses organic ingredients that are locally sourced whenever possible.
www.jambistro.com



Appetizers

- Lump Crab Deviled Eggs, candied bacon, jalapeño, old bay dijonaise 15
- Edamame Guacamole, flour tortilla chips 12
- Baked Truffle Mac N Cheese, cheez-it crust 11
- Pork Drummings, pomegranate bbq, buffalo + blue cheese slaw 14
- Panko Crusted Fried Calamari, chimichurri, lemon, parmesan 13
- Fried Pickles, beer battered kosher dill spears, horseradish aioli 10
- Salmon Tartar, cucumbers, pomegranate, dill crème fraiche, corn chips 13
- Cheesy Bread, housemade sourdough baguette, cheddar, mozzarella, garlic, butter 8
- Grilled Jumbo Shrimp Cocktail, house cocktail sauce (3) 12 (6) 21
- Chicken Wings (6), sriracha buffalo or honey BBQ 13
- ½ Dozen Oysters on the ½ Shell, sriracha cocktail sauce 16
- Nachos, tortilla chips, white cheddar, pickled peppers, romaine, tomatoes 11

Add edamame guacamole \$3; short ribs \$8; blackened shrimp \$8; buffalo chicken \$5

Variations of the French Fry

- | | |
|----------------------|-------------------------------------|
| Hand Cut Fries 6 | |
| Sea Salt + Vinegar 7 | |
| Truffle + Parmesan 7 | Crispy Smashed Fingerlings 8 |
| Philly Crab Fries 7 | Smoked Bacon + Vermont Cheddar Whiz |
| | Blue Cheese + Buffalo Vinaigrette |

Salads

- Roasted Baby Beet, cashews, raisins, peppadew goat cheese, cider/walnut vinaigrette 14
- Classic Caesar, romaine, roasted garlic croutons, parmesan, creamy caesar dressing 10
- Local Berry Salad, arugula, mixed greens, candied pecans, asiago, crispy shallots, champagne vinaigrette 13

Mains

- Pork Tenderloin, mashed potatoes, broccolini, balsamic glaze 28
- Pan Seared Scottish Salmon + Salad, edamame guacamole, mixed greens, carrot, bell pepper, cucumber, tomato, orange mojo 28
- Pasta Primavera, RWB fusilli pasta, mushrooms, tomatoes, broccoli rabe, lemon, parmesan, e.v.o.o. 23
- Add: grilled or blackened chicken \$9; grilled or blackened shrimp \$10; chef's daily fish *mkt*
- Grilled BBQ Chicken, rice pilaf, squash, zucchini, carrots, pomegranate bbq 27
- Cherry Cola Braised Boneless Beef Short Ribs, gorgonzola mashed potatoes, green beans, crispy shallots, braising jus reduction 29
- Kobe Beef Burger, applewood smoked bacon, onion jam, cheddar, hand cut fries 19
- Shrimp & Grits, andouille sausage, parmesan grits, sautéed spinach, shrimp butter 27
- Grilled Ribeye, wild mushroom risotto, asparagus, chef's butter 36

A La Carte Sides \$6

- Gorgonzola Mashed Potatoes
- Parmesan Grits
- Asparagus
- Caramelized Brussels Sprouts
- Green Beans
- Rice Pilaf
- Cast Iron Corn Bread Basket \$8

Chef de Cuisine Gary Johnson

Consuming raw or undercooked meats, poultry, shellfish, or eggs may increase your risk of foodborne illness.

RECEIVE
MAR 05 2020

Office of City Secretary

EXISTING TENANT SPACE FLOOR PLAN WITH
NEW BAR AREA AND OUT DOOR DECK AREA

SCALE: 1/4" = 1' - 0"

EXISTING AND NEW EQUIPMENT SCHEDULE

- | | |
|--|--|
| 1. FLAT TOP WORK TABLE (EXISTING EAGLE T2448STB) | 18. SNACK SHELVING (EXISTING) |
| 2. HAND SINK (EAGLE HSA-10-8) | 19. REFRIGERATED DELI CASE (OJEDA RDCH-5) |
| 3. PREP SINK (EXISTING ADVANCE TABCO FE-1-2424-X) | 20. 52"X36" SODA MACHINE |
| 4. WORKTOP FREEZER (EXISTING AVANTCO 178SSWT27FHC) | 21. GRAB & GO DISPLAY REFRIGERATOR - 72" (MARCHIA MDS72) |
| 5. COUNTERTOP OVEN (EXISTING AVANTCO OV-013) | 22. GLASS DOOR REFRIGERATOR (EMPURA EMG-75B) |
| 6. MOP SINK (EXISTING RELOCATED) | 23. GLASS DOOR FREEZER (EMPURA E-KB27FG) |
| 7. 3-COMPARTMENT SINK (REGENCY 600S31414C) | 24. HOT FOOD TABLE (EXISTING ADVANCE TABCO SW-3E-120) |
| 8. DISHMACHINE (EXISTING ECOLAB EHT) | 25. WALK-IN COOLER/FREEZER (TURBO AIR ADR109AE) |
| 9. DIRTY DISH TABLE - (EXISTING REGENCY 600DDT36) | 26. Manitowoc Ice Cube Machine |
| 10. DEEP FRYER (EXISTING PITCO 40D) | 27. PANINI SANDWICH (EXISTING AVANTCO P88SG) |
| 11. Induction Range 924HIMC | 28. TOASTER (EXISTING WARING WCT708CND) |
| 12. GAS RANGE - 24" (EXISTING VULCAN 24S-4N) | 29. GREASE TRAP (ENDURA 50 GPM) |
| 13. COUNTERTOP GRIDDLE - 16" (EXISTING AVANTCO 177EG16N) | 30. AVANTCO CBE-HC 36" 2 DRAWER REFRIGERATED BASE REFRIGERATOR |
| 14. MIXER TABLE - 30" (EXISTING ADVANCE TABCO MX-GL-300) | 31. NEW AVANTCO 178HBB50HC COOLER |
| 15. EXHAUST HOOD - 76" (EXISTING LARKIN MODEL LF) | 32. E32D5 DOUBLE STACKED W/HOOD |
| 16. Avantco SSPPT-260 60" 2 Door Refrigerated Pizza Prep Table | 33. Avantco Kegerator TAP |
| 17. SW48N12C - 48" (Cutting Top Sandwich) | 34. Bottle Cooler 69K-100HC |

FINISH SCHEDULE

- FLOORS: KITCHEN - EXISTING LINOLEUM (BEIGE)
SALES AREA - EXISTING VINYL LAMINATE
- WALLS: KITCHEN - FRP PANELING (OFF WHITE)
SALES AREA - PAINTED SHEETROCK (WASHABLE SEMI-GLOSS)
- VENTILATION: KITCHEN - EXISTING HOOD/HVAC TO REMAIN
SALES AREA - EXISTING HVAC SYSTEM TO REMAIN
- SERVICE COUNTER: BAR - 3/4" PLYWOOD, PAINTED
COUNTER TOP - FORMICA

- CEILING: KITCHEN - EXISTING SUSPENDED WASHABLE TILES
SALES AREA - NEW SUSPENDED GRID CEILING
- COUNTERS: KITCHEN - SEE EQUIPMENT PLAN
SALES AREA - SILESTONE
- LIGHTING: KITCHEN - EXISTING TO REMAIN (SEE PLAN)
SALES AREA - NEW DOWN AND DISPLAY FIXTURES
- DECK & PLANTERS: DECK - 2X TREATED LUMBER, 3/4" TREATED DECK BOARDS
PLANTER - 2X TREATED LUMBER, TREATED 3/4" DECK BOARDS
- SHADE SAIL: MATERIAL - SUNBRELLA

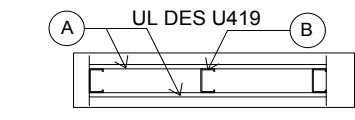
PROJECT INFORMATION

PARCEL NO.: 334-14.17-39.00
ZONING: C-1
BUILDING OWNER: NANCY MEADOWS TRUST
506 NEWCASTLE STREET, REHOBOTH BEACH, DE, 19971
TENANT: JAM BISTO
305 REHOBOTH AVENUE, REHOBOTH BEACH, DE 19971
INTERNATIONAL BUILDING CODE (IBC 2012)
TENANT SPACE USE CLASSIFICATION: M (MERCHANTILE)

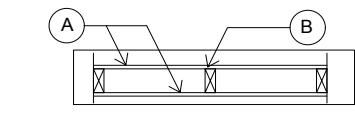
OCCUPANT LOAD FACTOR:
KITCHEN 200 S.F. PER PERSON
SERVICE AREA 200 S.F. PER PERSON
REST ROOM 0 S.F. PER PERSON
DECK AREA 30 S.F. PER PERSON

AREA CALCULATION	SQ.FT.
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REST ROOMS	88.0 S.F.
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REST ROOM: 88 SF / 0 SF = 0 PERSONS
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BAR SEATING: 120 SF 15SF=8 PERSONS
DECK AREA: 740SF / 15 SF = 1 PERSONS [62 NON FIXED SEATING]



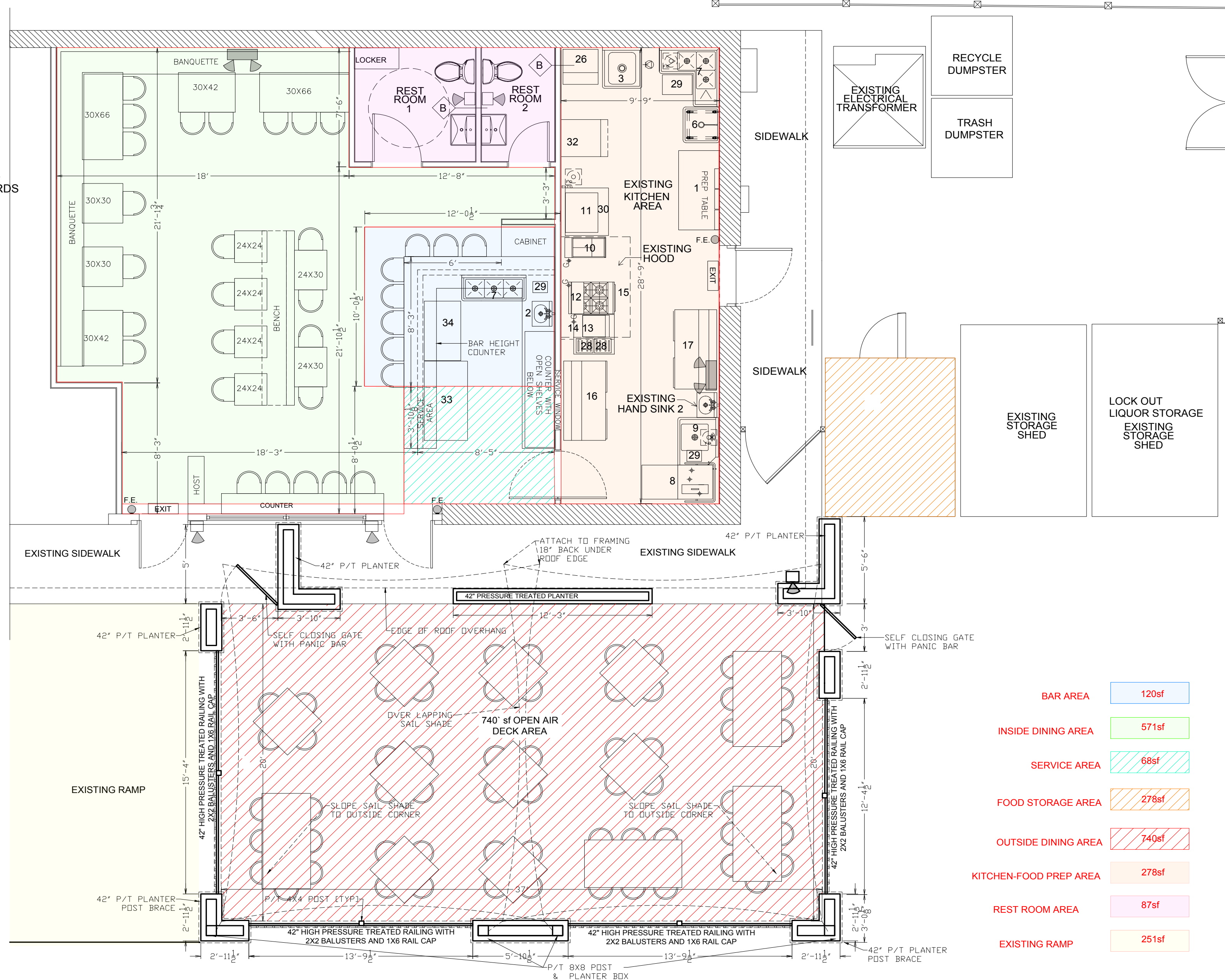
PARTITION TYPE 'A'



PARTITION TYPE 'B'

EMERGENCY EXIT FIXTURES

- LED EMERGENCY EXIT LIGHT BATTERY BACKUP (EXISTING)
- LED EMERGENCY LIGHT BATTERY BACKUP (EXISTING)
- LED REMOTE EMERGENCY LIGHT, BATTERY BACKUP
- FIRE EXTINGUISHER 2A-10B-C (EXIT DOOR)
- FIRE EXTINGUISHER CLASS B (KITCHEN)



BAR AREA	120sf
INSIDE DINING AREA	571sf
SERVICE AREA	68sf
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OUTSIDE DINING AREA	740sf
KITCHEN-FOOD PREP AREA	278sf
REST ROOM AREA	87sf
EXISTING RAMP	251sf

A1 Deck & Bar Plan
SCALE: 1/4" = 1'-0"

Taylor Tedder
City Manager
229 Rehoboth Avenue
P.O. Box 1163
Rehoboth Beach, Delaware 19971



City of Rehoboth Beach

Telephone 302-227-6181
www.rehobothbeachde.gov

PUBLIC NOTICE

A Public Hearing will be held by the City of Rehoboth Beach Mayor & Commissioners on Friday, April 17, 2026 at 2:00 p.m. in the Commissioners Room on the second floor of City Hall, 229 Rehoboth Avenue, Rehoboth Beach, Delaware.

The Mayor & Commissioners will publicly hear and determine a Supplemental Permit of Compliance for Outdoor Dining on Public Space request by Raghu Kumar & Suraj Kumar of India's Restaurant LLC to operate an outdoor dining patio serving alcoholic beverages on public space, in conjunction with the restaurant known as "Indigo", pursuant to the City of Rehoboth Beach Municipal Code, Section 270-19(B) - Use Restrictions, Dining Patios. The restaurant and outdoor dining patio are located at 44 Rehoboth Avenue.

For additional information or special accommodations, please call (302) 227-6181 (TDD Accessible) ten (10) days prior to the meeting.

All interested parties are invited to attend.

Taylor Tedder
City Manager

:amw: 03/24/26

c: Director of Building & Licensing
Residents within 200 feet
File

Cape Gazette: Friday, March 27, 2026
Delaware State News: Friday, March 27, 2026

Building & Licensing
229 Rehoboth Avenue
P.O. Box 1163
Rehoboth Beach, Delaware 19971



City of Rehoboth Beach
Telephone 302-227-6181, ext. 222
Fax 302-227-4504
www.rehobothbeachde.gov

To: Mayor and Board of Commissioners
From: Corey Shinko, Director of Planning, Zoning & Development
Date: April 1, 2026
Re: Application No. 0126-02 - Outdoor Dining on Public Space License

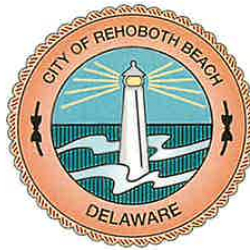
LSA

Indigo - 44 Rehoboth Avenue, Rehoboth Beach, Delaware 19971

This application is for a license to establish outdoor dining on public space pursuant to Chapter 215, Article V of the Municipal Code of the City of Rehoboth Beach. Location and allowable spaces are shown on the attached documentation. The findings set forth below constitute the basis for staff's determination, and Appendix A is provided for supporting reference.

1. Pursuant to §215-23A:
 - A. Applicant: India's Restaurant LLC, d/b/a Indigo
 - B. Name of Restaurant:
Indigo - 44 Rehoboth Avenue, Rehoboth Beach, Delaware 19971
 - C. Restaurant Location: 44 Rehoboth Avenue, Rehoboth Beach, Delaware 19971.
Contact: Raghu Kumar (410) 491-1936
Restaurant: (302) 212-5220.
 - D. Pursuant to the plans submitted, the following is true:
 1. The property is located at 44 Rehoboth Avenue, Rehoboth Beach, Delaware 19971. Tax Map ID: 334-14.18-26.00, Lot 16.
 2. The property is located in a C-1, Central Commercial District. Pursuant to §270-13C(3)(d), a restaurant serving alcoholic beverages is a permitted use in this zoning district.
 3. The applicant holds a current City of Rehoboth Beach business license (No. 3450, expires December 31, 2026) and a valid OABCC Spirits Restaurant license (No. 14953, expires September 30, 2026).
 4. The applicant holds an approved Permit of Compliance for the interior restaurant operation, consistent with §215-26B.

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 229 Rehoboth Avenue
 P.O. Box 1163
 Rehoboth Beach, Delaware 19971



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E. Area and design of the proposed outdoor dining area on public space:

Outdoor dining enclosed area	125 sq. ft.
Table configuration	Three 4-top tables
Separation barrier height	42 inches (minimum)
Barrier material	Composite (TimberTech); 3" × 3" metal posts
Entry/exit locations	1 discrete location
Pedestrian Access Route (PAR)	10'-0" (exclusive of buffer area)
Take-out window clearance	6'-0" to Archie's Ice Cream service window
Service aisle (table to barrier)	3'-0 ³ / ₄ "
Architect of record	Jeffrey Wolf Architecture
Drawing date	March 16, 2026

F. Alcohol service is proposed in the outdoor dining area. There is no bar in the outdoor dining area, consistent with §270-19B(5) and §215-28A(4).

G. The applicant has stated that the primary purpose of the establishment shall be that of a restaurant as defined in Chapter 215 of the Municipal Code.

H. Authorization for the City to investigate is on file. A written and dated declaration by the applicant is on file.

I. The fee of one thousand, two hundred and fifty (\$1,250.00) dollars has been paid.

2. Pursuant to the plans submitted, field verification, and application materials on file, the following findings are made:

A. The proposed outdoor dining area is authorized under §215-23A as a new license requiring issuance by the Board of Commissioners. The applicant does not hold an existing outdoor dining license with the City; the City Manager renewal pathway under §215-23B is not applicable.

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- B. All eligibility prerequisites under §215-26 have been satisfied. The applicant holds a current City business license (§215-26A), an approved Permit of Compliance for the interior operation (§215-26B), a completed application with scaled drawings prepared by an architect of record (§215-26C), a valid OABCC license (§215-26E), a certificate of liability insurance naming the City as an additional insured (§215-26F), and an executed indemnification agreement (§215-26G).
- C. The proposed outdoor dining area complies with the dimensional requirements of the Design Manual for Outdoor Dining on Public Space, incorporated by reference under §215-25. The Pedestrian Access Route (PAR) measures 10'-0" exclusive of the buffer area, meeting the 10-foot minimum required for the first block of Rehoboth Avenue (Design Manual, Appendix A). The outdoor dining area is located adjacent to and continuous with the building façade.
- D. The separation barrier complies with §270-19B(6) and the Design Manual. The barrier is 42 inches in height, constructed of approved composite materials with metal posts, self-supporting, solid and continuous, and restricts entry and exit to one discrete location. The barrier does not encroach into the Pedestrian Access Route.
- E. Table and chair placement complies with the Design Manual. Only 2-top and 4-top tables are used, oriented in conformance with Design Manual requirements. A minimum 3-foot service aisle is maintained. Chairs are oriented to pull out parallel to the sidewalk. The 6-foot minimum clearance from the Archie's Ice Cream service window is maintained.
- F. The proposed outdoor dining area has been reviewed for general compliance with applicable City requirements and the Design Manual, including accessibility and life safety considerations. Based on the plans submitted, the layout provides aisle widths of 36¾" and 44", which meet the minimum 36-inch accessible route standard under ICC A117.1-2017 as adopted by §102-55 of the City Code. The outdoor dining area does not obstruct any identified entrance, exit, or the existing 72-inch emergency egress route from the interior restaurant. Compliance with all applicable City, State, and Federal codes and regulations, including but not limited to the Americans with Disabilities Act, State Fire Code, and Delaware Division of Public Health requirements, remains the responsibility of the applicant and is not determined through this review.
- G. The proposed outdoor dining area has been reviewed in accordance with §215-23F and §215-23G. The design is safe, the materials are suitable, and the outdoor dining area will not damage or restrict access to existing sidewalks, street trees, or other infrastructure. Adequate space remains for pedestrian circulation and other sidewalk functions at and around the site.

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- H. The interior Permit of Compliance authorizes a maximum of 86 permanent interior dining seats and a maximum interior occupant load of 97 persons. This outdoor dining on public space license does not modify or amend the interior Permit of Compliance in any respect. Interior seating and occupant load limitations remain in full force and effect.
3. Recommendation:
Based on the foregoing findings, staff recommends approval of the application.
4. The following conditions shall apply to any approval of this license:
- A. Prior to operation, the applicant shall execute a License Agreement for Outdoor Dining on Public Space with the City of Rehoboth Beach. The License Agreement shall be renewed annually. A nonrefundable annual license fee of three hundred twenty-five (\$325.00) dollars is due upon execution of the License Agreement each calendar year.
 - B. This outdoor dining on public space license does not modify the interior Permit of Compliance. The interior maximum of 86 permanent dining seats and occupant load of 97 persons remain in full effect.
 - C. The certificate of liability insurance on file expires May 12, 2026. Per §215-26F, continuous coverage must be maintained throughout the license term. A renewed certificate naming the City of Rehoboth Beach as an additional insured, providing coverage of not less than \$1,000,000 per occurrence, must be filed with the City prior to expiration of the current policy.
 - D. This license becomes effective for alcohol service only upon approval by the Delaware Office of Alcoholic Beverage Control Commissioner, consistent with §215-26E.
 - E. Visible property markers shall be placed at the front outer corners of the property prior to operation of the outdoor dining area, consistent with the Design Manual.
 - F. The licensee shall comply with all operational use restrictions under §215-28 and §270-19B, including but not limited to: food and beverage service cutoff at 11:00 P.M.; patron vacate by 11:30 P.M.; no live entertainment; no external speakers or amplifiers; no bar in the outdoor dining area; no food or beverage preparation in the outdoor dining area; and maintenance of the separation barrier in conformance with the approved plan at all times during operation.

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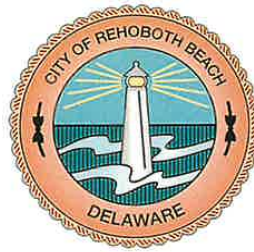
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- G. The licensee shall comply with all applicable City, State, and Federal codes and regulations at all times, including but not limited to the Americans with Disabilities Act, State Fire Code, and Delaware Division of Public Health requirements. Compliance with such regulations is the responsibility of the licensee.
- H. This license is conditional at all times pursuant to §215-31 and may be suspended or revoked by the City Manager upon a finding of noncompliance.

Upon approval, please contact Building & Licensing to schedule a visual inspection of the approved outdoor dining area prior to operation.

The applicant has requested a license to establish outdoor dining on public space pursuant to §543(g) of Title 4 of the Delaware Code and Chapter 215 of the Municipal Code of the City of Rehoboth Beach. An outdoor dining license is conditional at all times pursuant to §215-31. The City Code Enforcement Officer is responsible for monitoring compliance pursuant to §215-30. The City Manager may revoke the license for failure to maintain compliance with Chapter 215 or failure to observe a City ordinance. Pursuant to §215-11, it shall be illegal for any restaurant to substantially modify its floor plan, seating arrangement, and/or the location and number and sizes of bar areas and permanent seated dining areas from the plans submitted to the City and approved by the Board of Commissioners without a public hearing and new Permit of Compliance. The Building Inspector retains the right to inspect the premises and to initiate enforcement actions for modifications to the approved floor plan, seating arrangement, or other violations of Chapter 215 (Restaurants) of the City Code.

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 229 Rehoboth Avenue
 P.O. Box 1163
 Rehoboth Beach, Delaware 19971



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APPENDIX A — Staff Findings and Compliance Verifications

Requirement	Status	Finding / value
A — Eligibility prerequisites (§215-26)		
City business license (§215-26A)	Satisfied	No. 3450, exp. 12/31/2026
Permit of Compliance — approved (§215-26B)	Satisfied	Interior POC on file; 86 seats / OL 97
OABCC liquor license (§215-26E)	Satisfied	No. 14953, exp. 09-30-2026
Scaled drawings — architect/engineer (§215-26C)	Satisfied	Jeffrey Wolf Architecture, 16 Mar 2026
Certificate of liability insurance (§215-26F)	Condition	Expires 05/12/2026 — renewal required
Indemnification agreement (§215-26G)	Satisfied	Executed 01/22/2026
Landlord authorization	Satisfied	Confirmed on application form
License Agreement for Public Space Dining	Condition	Required prior to operation; renewed annually
B — Dimensional compliance (Design Manual / §215-23F–G)		
Minimum PAR — 1st block Rehoboth Ave	Satisfied	10'-0" confirmed; exclusive of buffer
PAR on street side of sidewalk	Satisfied	Confirmed on plan
Dining area depth — 4-top config (max 8')	Satisfied	3'-8" table + 3'-0¾" aisle ≈ 6'-9"
Dining area adjacent to building façade, continuous	Satisfied	Confirmed on plan
No split dining areas	Satisfied	Single continuous area
Corner setback	N/A	Not a corner property
No restriction to sidewalk / infrastructure (§215-23F)	Satisfied	Field verified; no infrastructure impacted
Adequate pedestrian circulation retained (§215-23G)	Satisfied	Residual PAR confirmed; cumulative impact reviewed
C — Table and chair placement (Design Manual)		
Only 2-top and/or 4-top tables	Satisfied	Confirmed on plan
2-top orientation	Satisfied	Longest dim parallel to façade/barrier

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4-top orientation	Satisfied	Shortest dim parallel to façade/barrier
3' min. service aisle	Satisfied	3'-0 ³ / ₄ " confirmed on plan
6' min. clearance from take-out window	Satisfied	6'-0" to Archie's Ice Cream service window
Chairs pull out parallel to sidewalk	Satisfied	Confirmed by table orientation on plan

D — Separation barrier (§270-19B(6) / Design Manual)

42" minimum height	Satisfied	42" confirmed on plan
Approved material	Satisfied	Composite (TimberTech); 3" x 3" metal posts
Entry/exit restricted to 2 discrete locations	Satisfied	1 discrete location; labeled on plan
Self-supporting; no attachments to sidewalk	Satisfied	Confirmed in project description
Solid and continuous; no stanchion style	Satisfied	Solid composite panel; confirmed on plan
Barrier does not encroach into PAR	Satisfied	PAR clear on street side of barrier

E — ADA / Fire / All codes (§215-26D)

ADA — aisle widths	Satisfied	36 ³ / ₄ " and 44"; 36" minimum met
ADA — no blockage of entrances, exits, egress route	Satisfied	72" egress route unobstructed
Fire Dept. WYE connection clearance	Satisfied	No WYE present within dining area footprint
No parklets / in-street / alley / Boardwalk dining	Satisfied	Sidewalk dining on public space only
Property corner markers (Design Manual)	Condition	Written commitment on file; pre-operation
§215-26D all-codes compliance	Condition	Compliance with all applicable City, State, and Federal codes remains the responsibility of the licensee and is not determined through this review.

F — Interior POC

Interior POC unmodified by this license	Satisfied	86 seats / OL 97 unaffected; stated as condition
---	-----------	--

BI Exhibit A

City of Rehoboth Beach

Sharon Lynn
City Manager

slynn@cityofrehoboth.com



City Hall
229 Rehoboth Avenue, P.O. Box 1163
Rehoboth Beach, Delaware 19971
Telephone 302-227-4641
Fax 302-227-4643
www.cityofrehoboth.com

PERMIT OF COMPLIANCE
PURSUANT TO CHAPTER 215, SECTION 3
PERTAINING TO RESTAURANTS SERVING ALCOHOLIC BEVERAGES

On July 16, 2021, the Mayor and Commissioners of the City of Rehoboth Beach held a Public Hearing and granted a Permit of Compliance to India's Restaurant LLC, for the restaurant known as "Indigo" to allow serving of liquor, as well as beer and wine. The restaurant is located at 44 Rehoboth Avenue, Rehoboth Beach, DE 19971. This Permit of Compliance has been issued pursuant to Chapter 215 - Restaurants of the Municipal Code of the City of Rehoboth Beach, Delaware.

It is certified that the said restaurant is in compliance with all of the said applicable zoning and licensing requirements of the City of Rehoboth Beach.

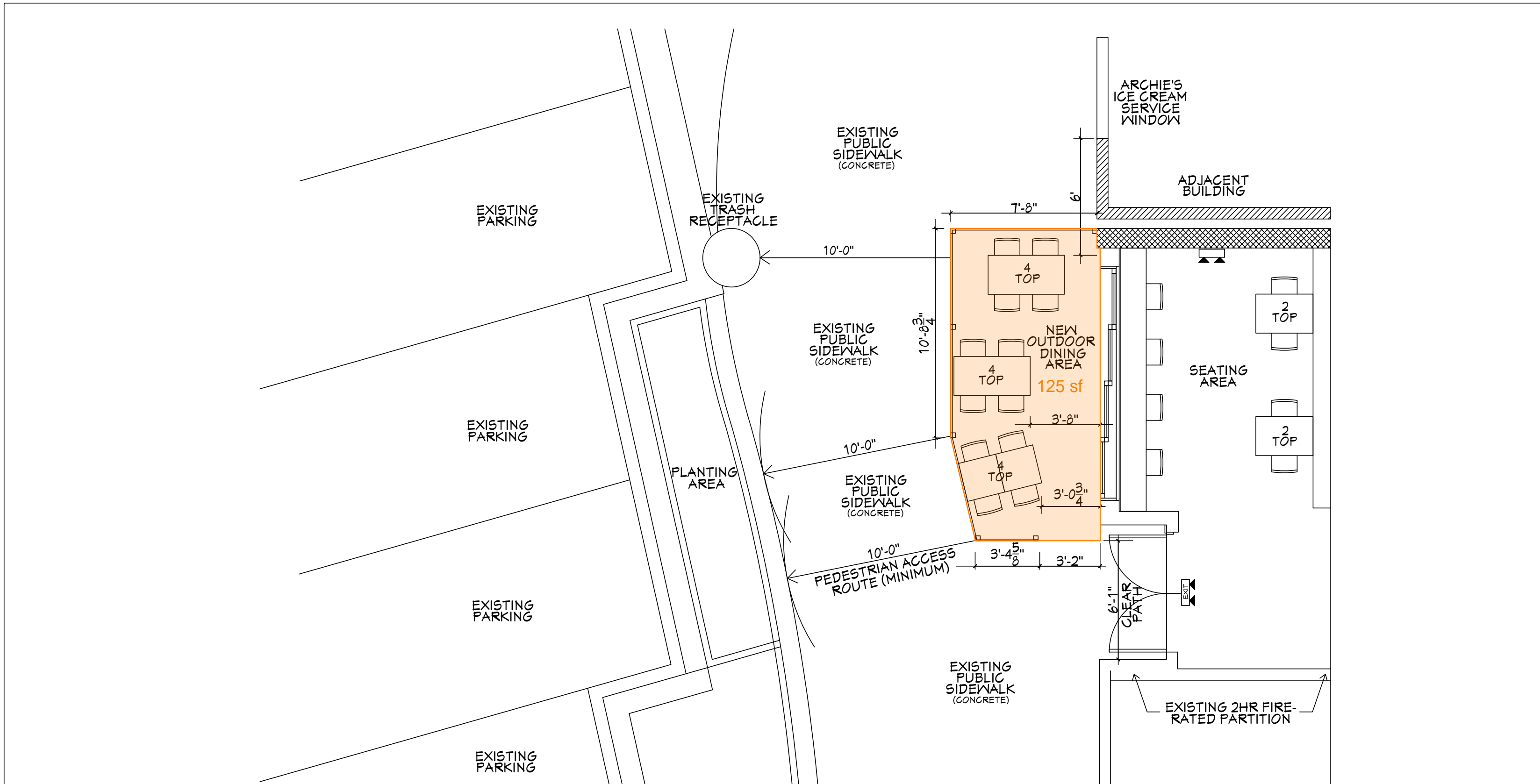
Dated: July 29, 2021

The City of Rehoboth Beach

By:

Sharon Lynn
City Manager

BI Exhibit B

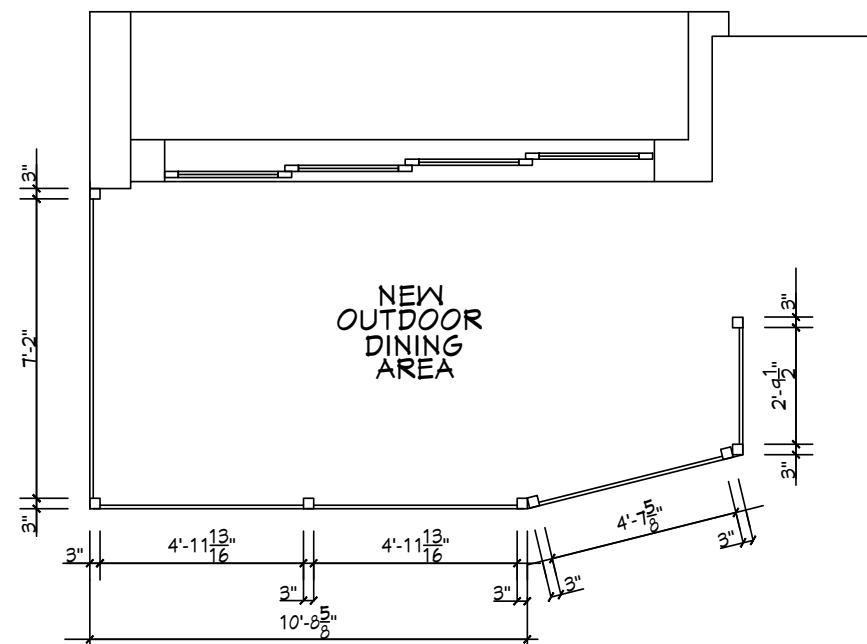


CITY CODE: 270-14 B(16) → 270-19(B.)(6)

THERE SHALL BE A PHYSICAL BARRIER AROUND THE PERIMETER OF THE DINING PATIO NO LES THAN 42 INCHES HIGH CONSTRUCTED OF WOOD, CONCRETE, PLASTIC, WROUGHT IRON, DENSE VEGETATION OR OTHER APPROVED MATERIAL SUCH THAT THE ENTRY AND EXIT WILL BE RESTRICTED TO NO MORE THAN TWO DISCREET LOCATIONS.

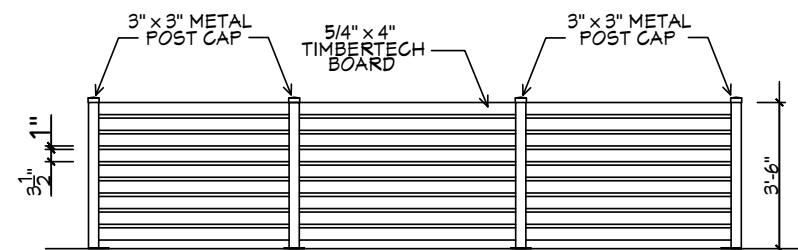
OUTDOOR DINING SPACE PLAN

SCALE: 1/4" = 1' - 0"



SEPARATION BARRIER PLAN

SCALE: 1/4" = 1' - 0"



SEPARATION BARRIER COMPONENTS

SCALE: 1/4" = 1' - 0"

B&L Dept. Calculations

Dining Patio Calculations:

Deck Area: 125 sf
Total Seats: 12

Shall not alter existing interior restaurant Permit of Compliance

PROJECT DESCRIPTION

PROPERTY INFORMATION:
TAX MAP ID# 334-14.18-26.00
ZONING: C-1
TENANT CONTACT INFO:
INDIA'S RESTAURANT, LLC
11 SAXONY DRIVE
OAKHURST, NJ 07755
OWNER / CONTACT INFO:
BLUE CHIP PROPERTIES, LLC
P.O. BOX 2087
LONG BRANCH, NJ 07740

SCOPE OF WORK:
1. CONSTRUCT AN OUTDOOR DINING AREA ON PUBLIC SPACE
2. OUTDOOR DINING SPACE ENCLOSED AREA =
3. SEPARATION BARRIER DESIGN ELEMENTS:
- BARRIER HEIGHT = 42"
- MATERIALS TO BE COMPOSITE
- BARRIER TO BE SELF-SUPPORTING
4. OUTDOOR SPACE TO BE ADA COMPLIANT
CODE COMPLIANCE:
INTERNATIONAL BUILDING CODE 2018 EDITION
LIFE SAFETY CODE NFPA 101
ZONING:
C-1 CENTRAL COMMERCIAL DISTRICT

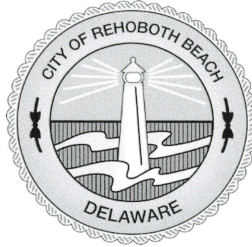
JEFFREY WOLF ARCHITECTURE
reboth beach, delaware
C 301.325.1651
jeffreyswolf@gmail.com

INDIGO RESTAURANT
44 REHOBOTH AVENUE
REHOBOTH BEACH, DELAWARE 19971

A-1

16 MAR 2026

Board of Commissioners
229 Rehoboth Avenue
P.O. Box 1163
Rehoboth Beach, Delaware 19971



City of Rehoboth Beach
Telephone 302-227-6181
www.cityofrehoboth.com

**APPLICATION FOR PERMIT OF COMPLIANCE
PURSUANT TO CHAPTER 215 OF THE MUNICIPAL CODE
OF THE CITY OF REHOBOTH BEACH, DELAWARE**

All applicants must answer questions 1 – 14 (pages 1 - 4) and fully complete pages 5 – 11.

RECEIVED
JAN 27 2020

Application for:

Office of City Secretary

- (New) Restaurant Permit of Compliance Hearing (Page 7)
- Amended Restaurant Permit of Compliance, e.g. substantial modification of floor plan (Page 7)
- Dining Patio/Outdoor Dining on Public Space Supplemental Permit of Compliance (Page 8)
- Brewery-Pub Supplemental Permit of Compliance (Page 9)
- Dinner Theater Permit of Compliance (Page 10)

Application for Administrative Permit of Compliance

- Transfer of Liquor License

Revised: April 2023

1) Applicant Name: INDIA'S RESTAURANT LLC DBA INDIGO
Mailing Address: 44 Rehoboth Ave
Rehoboth Beach DE 19971
Contact Person for this Application: RAGHU KUMAR
Telephone: (410) 491 1936
Email: Indigo.rehoboth2017@gmail.com

2) Name of Restaurant (d/b/a): INDIGO
Address: 44 Rehoboth Ave
Rehoboth Beach DE 19971
Telephone: (302) 212-5220
Website: IndigoRehoboth.com

3) Name of owner(s) of Restaurant:
1) RAGHU KUMAR
2) SURAJ KUMAR
3) _____

4) Name of Legal Entity owning Business:
a) INDIA'S RESTAURANT LLC
b) Type of entity: (check appropriate box)
 Sole proprietorship Partnership Corporation LLC
 Other (define): _____

5) Property owner, if different from applicant:
Individual(s) Name: Blue Chip Properties LLC
Mailing Address: P.O. Box 2087
LONG BRANCH, NJ 07740
Telephone: (732) 245-6933
Email: Charles.vayou@gmail.com

6) Zoning classification:
 C-1 Central Commercial district
 C-2 Commercial Amusement district
 C-3 Secondary Commercial district

7) Tax Map Data:

Parcel ID #: 334-14.18-26.00

Lot #: 16

Block #: Rehoboth Ave BX 1/22/26

8) Distance in feet from the application location to the nearest property line of:

- Church:
Name: WESTMINSTER PRESBYTERIAN Distance: 1180'
- Public park:
Name: DEER PARK Distance: 3000'
- Lot zoned residential:
Address: 27 S. 1ST ST Distance: 750'

9) Service Provided: Breakfast Lunch Dinner Bar

10) Alcohol Service:

- New License: Yes No
- Has State ABCC application been submitted?
(If yes, attach copy) Yes No
- Transfer License: Yes No

If transfer, current license issued to: _____

11) Hours of Operation:

Monday:	Open: <u>11:30</u>	<u>am</u> / pm	Close: <u>10:00</u>	am / <u>pm</u>
Tuesday:	Open: <u>11:30</u>	<u>am</u> / pm	Close: <u>10:00</u>	am / <u>pm</u>
Wednesday:	Open: <u>11:30</u>	<u>am</u> / pm	Close: <u>10:00</u>	am / <u>pm</u>
Thursday:	Open: <u>11:30</u>	<u>am</u> / pm	Close: <u>10:00</u>	am / <u>pm</u>
Friday:	Open: <u>11:30</u>	<u>am</u> / pm	Close: <u>10:30</u>	am / <u>pm</u>
Saturday:	Open: <u>11:30</u>	<u>am</u> / pm	Close: <u>10:30</u>	am / <u>pm</u>
Sunday:	Open: <u>11:30</u>	<u>am</u> / pm	Close: <u>10:00</u>	am / <u>pm</u>

12) Approximate percentage of projected annual revenue derived from the sale of alcohol/food is:

- a. % of total revenue of alcohol 10 %
- b. % of total revenue of food 90 %
- 100 % (must total 100%)

13) Seating Capacities:

Restaurant

Number of bar seats: _____

Number of permanent dining seats: _____

Ratio of bar to dining seats: _____

~~105~~ 105 DW/3-5-26
0 % DW/3-5-26

Dining Patio (OUTDOOR)

Number of patio seats: _____

12 DW/3-5-26

Dinner Theater

Number of permanent dining seats: _____

14) Area Square Footage Calculation

Proposed Sq. Ft.

RESTAURANT – (Review page 7 prior to completion)

Permanent Seated Dining Area(s): _____

Service Area(s): _____

Subtotal: _____

Bar Area(s): _____

Permanent Marked Dance Floor & Stage: _____

Subtotal: _____

Total Dining Area: _____ *

*Total may not exceed 2,500 square feet

Kitchen: _____

Food preparation area: _____

Food storage area: _____

Restroom(s): _____

Other: (i.e.: hall, elevator, staff area) _____

Total Interior Area: _____

DINING PATIO(S) – (Review page 8 prior to completion)

Patio Area: _____

BREWERY-PUB – (Review page 9 prior to completion)

Brewery-Pub: _____

Brewing area: _____

Brewing storage area: _____

DINNER THEATER – (Review page 10 prior to completion)

Dinner Theater: _____

Gross Floor Area: _____

SUBMITTAL CHECKLIST

(Check all applicable boxes to indicate fulfillment of required information.)

- Attached are twelve (12) copies of the restaurant's existing floor plan with dimensions. Applicable only to modifications of existing floor plans.
- Electronic copy of all architectural plans, renderings, menus, etc.
- Attached are twelve (12) 30" x 24" scalable copies, prepared by a certified architect, of a floor plan with dimensions of the proposed restaurant or proposed expansion of an existing restaurant to include the following information:
 - a. The location (address) of the restaurant.
 - b. For a **restaurant**, highlighted delineation, by color, of the location, floor plan, area calculations, of the following:
 - a. Permanent Seated Dining
 - i. Plans to show table and chair placement and table capacities.
 - b. Bar area(s)
 - c. Kitchen - Food Preparation area
 - d. Kitchen - Food Storage area
 - e. Restrooms
 - f. Permanently Marked Dance Floor
 - g. Stage Area
 - h. Other: (i.e.: hall, elevator, staff area, HVAC, stairs, location of refuse containers and details of screening, and location of grease interceptors)
 - c. For a **dining patio**, the location, floor plan, area calculations and details of the perimeter barrier.
 - a. Plans to show table and chair placement and table capacities.
 - d. For **outdoor dining on public space**, a completed Outdoor Dining on Public Space License Application.
 - e. For a **dinner theater**, the stage and other areas associated with the theater.
 - a. Plans to show table and chair placement and table capacities.
 - f. For a **brewery-pub**, the locations, floor plan and area calculation of all areas devoted to the brewing of beer and the storage of raw materials, waste matter and finished product related thereto.
 - g. Any actual modification to the seating placement, seating capacity or other interior changes of a restaurant that is not reflected in the floor plan on file and approved by B&L will require a new Permit of Compliance application.
 - h. Existing plan resulting in an increase occupant load requires submittal Permit of Compliance which must meet the stricter requirements for the City of Rehoboth's building code and State Fire Code.
- Attached are twelve (12) copies of the menu.
- Attached is a signed and executed check list relative to §270-19 Use Restrictions pertaining to restaurants, dining patio, brewery pubs and dinner theaters.
- Attached / enclosed is the required application fee of \$1,250.00.

The applicant certifies that the primary purpose of the business shall be that of a restaurant as defined in Chapter 215 of the Municipal Code of the City of Rehoboth Beach, Delaware.

The Applicant hereby authorizes the City of Rehoboth Beach, its agents and employees, to seek information and to conduct an investigation as to the truth of the statements set forth in this application.

Date: JANUARY 22, 2026 [Signature]
Applicant


STATE OF DELAWARE)
) SS.
COUNTY OF SUSSEX)

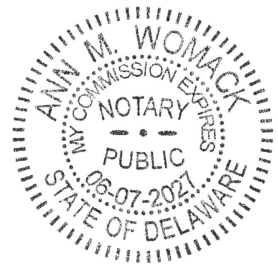
BE IT REMEMBERED that on this 22ND day of JANUARY,
A.D. 2026, personally appeared before me, the Subscriber, a Notary Public of the State and
County aforesaid, RAGHU KUMAR in the foregoing application, known to
me personally to be such, and he did depose and say the foregoing application is true and correct
to the best of his knowledge and belief.

[Signature]

SWORN TO AND SUBSCRIBED before me the day and year aforesaid.

Ann M. Womack
Notary Public


ck 3764 \$1,250.00
Ann 01/22/26




Checklist for Compliance with Zoning Code § 270-19 Use Restrictions

Restaurants. In addition to the standards of the relevant zoning district, an establishment that meets the definition of a restaurant where alcoholic liquor is sold or consumed on the premises shall comply with the following:

- 1) Be totally enclosed, excepting any area included in a validly issued dining patio supplemental certificate of compliance.
- 2) Is regularly used and kept open principally for the purpose of serving complete meals. The service of only such food and victuals as sandwiches or salads shall not be deemed to be the service of meals.
- 3) Have seating and tables for a minimum of 35 patrons, and suitable kitchen facilities connected therewith for cooking an assortment of foods under the charge of a chef or cook.
- 4) The sum of the floor space devoted to permanent seated dining area and bar area in any building shall not exceed 2,500 square feet, except that where a restaurant occupies space in a building also housing a hotel/motel containing at least 25 bedrooms, the area so devoted may be up to but not more than 3,750 square feet.
- 5) The bar area shall be no more than 25% of the square footage of the permanent seated dining area, but not to exceed a maximum of 500 square feet, except that any restaurant regardless of its permanent seated dining area may have a bar area of 350 square feet.
- 6) Tables and chairs in the permanent seated dining area may not be temporarily moved so as to increase the space where patrons can consume alcoholic liquor without such consumption being secondary to food consumption while seated at tables.
- 7) Patrons may not consume alcoholic liquor in the permanent seated dining area unless seated at tables.

I have read and understand the requirements for Restaurants and have to the best of my knowledge provided information that complies with the requirements.

Owners Printed Name: RAGHU KUMAR
Signature: 
Date: JANUARY 22, 2026

INDIGO OUTDOOR DINING SPACE

ADA COMPLIANCE

The two outdoor dining space aisle widths of 36 3/4" and 44" comply with ADA, Chapter 4: Accessible Routes which requires a minimum of 36" clear width of walking surfaces.

The tables and chairs do not block any entrance or exit to the outdoor dining space or the existing restaurant entrance.

The outdoor dining space does not obstruct or alter the 72" width of the existing emergency fire egress route from the indoor restaurant establishment.

PROPERTY CORNER MARKERS

Visible markers will be placed at the front outer corners of the property prior to operation of the outdoor dining space per the Design Manual Outdoor Dining Rules.

Seafood Specialties

- Machi Masala** \$30
House specialty. Fresh salmon marinated in chef's special sauce and an array of masterfully blended spices
- Shrimp Masala** \$32
Shrimp smothered with Indian condiments, onions and green peppers
- Shrimp Saag** \$32
Shrimp cooked with fresh spinach and Indian spices
- Lobster Malai Khosa** \$40
Lobster gently cooked in a cream flavored sauce with coconut

Indian Breads

- Naan** \$5
Teardrop shaped white bread baked in the tandoor. Served hot with or without butter
- Tandoori Roti** \$5
Round whole wheat bread baked in the tandoor, served hot
- Garlic Naan** \$6
White bread stuffed with garlic and mil spices
- Peshawari Naan** \$6
White bread stuffed with almonds, raisins, coconut and mild spices
- Keema Naan** \$6
White bread stuffed with minced lamb and baked in tandoor
- Onion Kulcha** \$6
Bread stuffed with onions baked in tandoor
- Paneer Kulcha** \$6
Unleavened white bread filled with fresh homemade cheese, baked in the tandoor
- Vegetarian Paratha** \$6
Unleavened whole wheat bread filled with hearty vegetables, baked in the tandoor

Accompaniments

- Raita \$6
Cucumber/Yogurt mixture
Plain Yogurt \$6 (homemade)
Papadam \$3
Crisp Lentil Bread
Mango Chutney \$4
Mixed Spicy Pickles \$4

Eating raw or undercooked proteins may increase your risk of food borne illness.

Rice Specialties

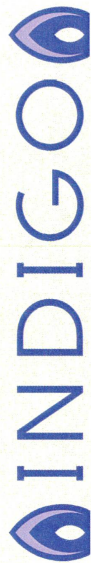
- Served with Raita
- Vegetable Biryani** \$23 (Vegan)
A royal treat. Basmati rice cooked with fresh vegetables and sprinkled with raisins and nuts
- Chicken Biryani** \$25
Long grain Basmati rice cooked with chicken and seasoning
- Shrimp Biryani** \$32
An East India rice dish. Basmati rice cooked with shrimps, herbs, and Indian spices
- Lamb Biryani** \$28
An ornate rice dish cooked with lamb and yogurt, garnished with raisins and nut

Desserts

- Kheer** \$6
Cardamom flavored rice pudding garnished with nuts
- Gajar Halwa** \$6
Delicious carrot pudding made from shredded carrots, roasted in butter and cooked with milk, topped with pistachio and cashew nuts
- Gulab Jaman** \$6
A light pasty made from dry milk and honey. Served in a thick sugary syrup
- Kulfi Ice Cream** \$6
Specialty from India. Made from thickened milk cooked for several hours, then quickly frozen with the nutty taste of almonds and pista

Beverages

- Sweet or Salty Lassi**
A yogurt drink with a touch of kewra water
- Mango Lassi**
Yogurt drink with addition of fresh mango
- Indian Tea**
Tea boiled with cardamom, cinnamon, Indian herbs and spices
- Chai Tea**
Indian tea cooked with spices and milk
- Coffee** (regular or decaffeinated)
Beer
Miller Lite, Heineken, Becks (NA), Guinness Extra Stout, Dogfish Head 60 min.,
Stella on draft
Indian Beer Kingfisher



44 Rehoboth Avenue
Rehoboth Beach, DE 19971
302.212.5220
www.IndigoRehoboth.com

RECEIVED

JAN 2 2026

Office of City Secretary

Indian Cuisine

Indian cuisine is distinguished by its sophisticated use of spices and herbs and the influence of the longstanding and widespread practice of vegetarianism in Indian society. Furthermore, each religion, region, has left its own influence on Indian food. Many of the recipes have evolved since the days when India was predominantly inhabited by Vedic Hindus. Later Mughals, Christians, British, Buddhists, Portuguese, and others had their influence. Vegetarianism came to prominence during the rule of Ashoka, one of the greatest of Indian rulers who was a promoter of Buddhism.



Appetizers

- Samosa** (Vegan and for two) \$8
Crispy pastry with mildly spiced vegetables
- Vegetable Pakora** (Vegan and for two) \$12
Savory vegetable fritters
- Shrimp Pakoras** (for two) \$16
Shrimp lightly marinated in sour cream touched with herbs and batter
- Chicken Pakoras** (for two) \$14
Tender pieces of chicken marinated in gram flour, yogurt and spices and batter fried
- Assorted Snacks** (Vegan and for two) \$15
A delicious combination of appetizers
- Assorted Non-Vegetables** (for two) \$20
Combination of chicken and lamb kebabs and shrimp in a special sauce

Soups

- Dal Shorba** \$8 (Vegan)
A South Indian creation made with lentils, tomatoes and a dash of specially blended spices and herbs, served hot
- Chicken Shorba** \$8
A traditional Indian soup made with chicken and flavored with lemon and coconut

Tandoor Specialties

- Tandoori Chooza** \$25
Tender chicken marinated in yogurt, fresh spices, lemon juice, barbecued in our tandoor
- Murgh Tikka** \$25
Tender boneless pieces of chicken subtly flavored with spices and barbecued in our tandoor
- Seekh Kebab** \$28
Minced lamb mixed with spices and barbecued in our tandoor



Tandoor Specialties

- Fish Tikka** \$33
Fresh salmon pieces flavored with herbs and spices broiled in our tandoor
- Tandoori Prawns** \$37
Fresh prawns, lightly seasoned and slowly broiled in our tandoor
- Chef's Special** \$30
Chef's favorite preparation. Boneless white pieces of chicken marinated in chef's special sauce, with yogurt, garlic and broiled in our tandoor

Vegetarian Specialties

- Daal Tarka** \$22 (Vegan)
Black lentils delicately seasoned with exotic spices
- Channa Masala** \$22 (Vegan)
Chick peas, onions and tomatoes cooked in a light sauce
- Malai Kofta** \$23
Mixed vegetable balls cooked in an onion and tomato sauce
- Saag Paneer** \$23
House made cheese gently cooked with fresh spinach, green coriander and mild spices
- Aloo Gobhi Masala** \$22 (Vegan)
Cauliflower and potatoes cooked in onions, tomatoes and spices
- Navaratan Korma** \$23
A royal entree, garden fresh vegetables gently cooked in spice-laced cream, sprinkled with nuts
- Paneer Makhani** \$23
Chunks of home made cheese cooked in a butter and cream sauce with Indian spices
- Veg Jalfrazie** \$22 (Vegan)
Garden fresh vegetables cooked with Indian spices and touch of lemon juice
- Aloo Saag** \$22 (Vegan)
Spinach and potatoes, cooked with mild Indian spices
- Bengan Bhurtha** \$22 (Vegan)
Roasted eggplant, cooked with ginger, garlic, tomatoes, onions and spices



Chicken Specialties

- Chicken Shahi Korma** \$25
A classic Mughal entree. Succulent chicken pieces delicately flavored with coconut and gently simmered in yogurt with a selection of spices and nuts
- Butter Chicken** \$25
Marinated chicken pieces barbecued in the tandoor and then cooked with tomatoes, butter and cream
- Chicken Tikka Masala** \$25
Tender boneless chicken pieces broiled in the tandoor, then cooked in garlic, tomato, onion and spices
- Chicken Jalfrazie** \$25
Tender boneless chicken pieces broiled in the tandoor, then cooked with onion, spices and touch of lemon juice
- Chicken Saag** \$25
Boneless chicken pieces cooked with fresh spinach and Indian spices
- Chicken Vindaloo** \$25
Chicken cooked with hot Curry Sauce and potatoes

Lamb Specialties

- Lamb Tikka Masala** \$28
Marinated lamb pieces broiled in our Tandoor, then cooked in a thick tomato, onion and green pepper sauce
- Karahi Gosht** \$28
Chefs preparation: Lamb marinated in yogurt and cooked with a special combination of Exotic spices
- Saag Gosht** \$28
Lamb cooked with fresh spinach, green coriander and other fragrant herbs
- Gosht Vindaloo** \$28
A Specialty of Goa, lamb pieces and potatoes cooked in a thick and hot curry sauce
- Khara Pasanda** \$28
A North India delicacy, juicy slices of lamb marinated overnight then simmered in light sauce with yogurt, onions and mild spices
- Rogan Josh** \$28
Tender morsels of lamb cooked in an onion sauce, with yogurt, almonds, cream and a unique blend of spices

"We use ingredients that may contain milk, eggs, wheat, peanuts, soy, and tree nuts. Please inform your server of any allergies."

LICENSE AGREEMENT

THIS IS A LICENSE AGREEMENT, made and entered into this ____ day of April, 2026, by and between **THE CITY OF REHOBOTH BEACH**, a municipal corporation, 229 Rehoboth Avenue, Rehoboth Beach, Delaware 19971, herein referred to as “Licensor” or the “City,” and **INDIA’S RESTAURANT LLC**, a Delaware limited liability company, d/b/a “Indigo,” with a mailing address of 44 Rehoboth Avenue, Rehoboth Beach, Delaware 19971, herein referred to as “Licensee.”

WHEREAS, Licensee is the owner and/or operator of a restaurant known as “Indigo,” located at 44 Rehoboth Avenue, Rehoboth Beach, Sussex County, Delaware; and

WHEREAS, Licensee holds an approved Permit of Compliance for the operation of the interior restaurant at 44 Rehoboth Avenue, Rehoboth Beach, Delaware; and

WHEREAS, on or about February 6, 2026, Licensee submitted to the City a completed application for an Outdoor Dining on Public Space License pursuant to Chapter 215, Article V of the Municipal Code of the City of Rehoboth Beach (Application No. 0126-02); and

WHEREAS, the application included architect-prepared plans depicting the proposed outdoor dining area on public space, including the details of construction, table layout, service aisle, pedestrian access route, and separation barrier, prepared by Jeffrey Wolf Architecture and dated March 16, 2026, copies of which are attached hereto and incorporated by reference; and

WHEREAS, the City Building and Licensing Department conducted a design review of the proposed outdoor dining area pursuant to §215-23F and §215-23G and determined that the application satisfied the applicable review criteria under the

Sussex Tax Map Parcel No. 334-14.18-26.00

applicable provisions of Chapter 215 and the City of Rehoboth Beach Design Manual for Outdoor Dining on Public Space, subject to the conditions of approval imposed by the Mayor and Commissioners; and

WHEREAS, on Friday, April 17, 2026, the Mayor and Commissioners of the City of Rehoboth Beach held a public hearing and approved Licensee’s application for an Outdoor Dining on Public Space License for the area shown on the approved plans;

NOW, THEREFORE, in consideration of the mutual covenants herein expressed, the parties hereto agree as follows:

1. Licensor hereby grants to Licensee a limited license to occupy and use the Outdoor Dining Area on Public Space at 44 Rehoboth Avenue, Rehoboth Beach, Delaware 19971, as shown on the approved plans attached hereto and incorporated by reference, and subject to all conditions of approval imposed by the Mayor and Commissioners (the “License”). Operation of the outdoor dining area must conform to the approved plans. No modifications shall be made to the Outdoor Dining Area on Public Space without express written consent from Licensor.

2. Interior Permit of Compliance. Licensee acknowledges that this License Agreement authorizes only the use of the approved outdoor dining area on public space and does not modify or amend the existing Permit of Compliance for the interior restaurant operation at 44 Rehoboth Avenue, including the approved interior seating capacity and occupant load limitations. All interior Permit of Compliance requirements remain in full force and effect.

3. Notwithstanding any other provision of this License Agreement, Licensee agrees that Licensor may terminate this License Agreement by giving thirty (30) days written notice in advance thereof to Licensee, in the event that Licensor, in its sole

discretion, determines that the Licensed Property is needed by Licensor for its use and that the encroachment and related improvements will interfere with such use, whereupon the encroachment and related improvements shall be removed by Licensee at its expense and without any expense or liability to Licensor within thirty (30) days following the date of such notice. This Paragraph is not intended to inhibit Licensor's ability to suspend or revoke this License Agreement under any other Paragraph of this License Agreement.

4. Licensee agrees that its limited right to use the Outdoor Dining Area on Public Space may be suspended by the City Manager for community or special events, utility, sidewalk or road repairs, emergency situations, violation of any provision contained in Chapter 215, Restaurants, of the Municipal Code of the City of Rehoboth Beach, as amended, or for such other municipal purposes or conditions as the City Manager determines require temporary suspension. The length of the suspension will be for a duration as determined necessary by the City Manager.

5. Licensee agrees that when the Outdoor Dining Area on Public Space is not in operation, the Pedestrian Access Route (PAR) is to be maintained clear of snow, the outdoor dining area is not to be used for storage of materials other than tables and chairs, and operational items, e.g., hostess and menu stands, usually placed outside of the designated outdoor dining area, shall be removed.

6. Licensee agrees that the License is conditional at all times. Noncompliance with any of the provisions of this License Agreement or Chapter 215, Restaurants, of the Municipal Code of the City of Rehoboth Beach, as amended, shall constitute grounds for revocation of the License.

7. Licensee agrees that all outdoor dining area use restrictions promulgated under Chapter 270, Zoning, Section 270-19(B) apply to the Outdoor Dining Area on Public Space. Noncompliance with Section 270-19(B) shall constitute grounds for license revocation.

8. Licensee agrees that noncompliance with any of the provisions contained in the “City of Rehoboth Beach Design Manual for Outdoor Dining on Public Space” shall constitute grounds for license revocation.

9. Insurance. This License Agreement shall not become effective until the Licensee files with the City a certificate of liability insurance confirming that the Licensee has procured a policy of commercial general liability insurance issued by an insurance company authorized to do business in the State of Delaware. The policy shall provide in substance that the insurer will defend against all claims and lawsuits which arise and will pay any final judgment of a court of competent jurisdiction against the City, its officers, agents, or employees. The insurance shall provide coverage in an amount of not less than \$1,000,000.00 for each single occurrence. The policy of insurance shall name both the Licensee and the City of Rehoboth Beach as insured parties to the full amount of the policy limits. If the policy is not kept in full force and effect throughout the term of this License, this License Agreement may be terminated upon written notice by the City to the Licensee.

10. OABCC Approval. This License Agreement shall not become effective for alcohol service in the outdoor dining area unless and until Licensee obtains approval from the Delaware Office of Alcoholic Beverage Control Commissioner for such outdoor dining scope, consistent with §215-26E of the Municipal Code.

11. Indemnification. Licensee agrees to indemnify, defend, and hold Licensor harmless from any liability or damages for personal injury, including death, and property damage resulting from or in any way connected with the premises covered by this License Agreement.

12. Maintenance. Licensee is responsible for maintaining the sidewalk within or adjacent to the dining area in a clean and orderly manner. All food or drink spills, and trash of any kind, must be immediately removed from the sidewalk area. Outdoor dining trash must be collected and deposited in private trash receptacles, and not placed in City trash receptacles.

13. License Fee. Licensee agrees to pay the Licensor a nonrefundable license fee of Three Hundred Twenty-Five Dollars (\$325.00) for this License Agreement, which shall be submitted by Licensee upon the execution of this License Agreement. Said fee shall not be pro-rated and applies only to the limited right to use the Outdoor Dining Area during the calendar year. This License Agreement shall be renewed annually upon payment of a nonrefundable annual license fee of Three Hundred Twenty-Five Dollars (\$325.00).

14. Property Corner Markers. Licensee shall place visible property markers at the front outer corners of the property prior to operation of the outdoor dining area. Such markers shall be maintained at all times during operation, consistent with the City of Rehoboth Beach Design Manual for Outdoor Dining on Public Space.

15. Licensee agrees that no interest or estate in the land of Licensor has been acquired by the use and occupancy of said land of Licensor prior to the date of this Agreement and that Licensee does not and shall not claim at any time in the future any

Sussex Tax Map Parcel No. 334-14.18-26.00

interest in Licensor's property upon which the Outdoor Dining Area on Public Space is located.

GENERAL PROVISIONS

16. **Definitions.** Where terms used in this License Agreement are explicitly defined in Chapter 215, Restaurants, of the Municipal Code of the City of Rehoboth Beach, or in the City of Rehoboth Beach Design Manual for Outdoor Dining on Public Space, such definitions shall be controlling in all instances, unless context clearly requires otherwise.

17. **Survivability.** The terms of this License Agreement shall be binding not only upon the parties hereto, but also upon their respective heirs, executors, administrators, successors, and assigns.

18. **Attorney's Fees.** If legal action shall be brought by the Licensor to recover any sums due under this License Agreement or for the breach of any other covenant or condition contained in this License Agreement, Licensee shall pay to the Licensor all costs, expenses, and reasonable attorney's fees incurred by the Licensor in the aforesaid action.

19. **Choice of Law.** This License Agreement shall be interpreted under the laws of the State of Delaware. Any litigation under this License Agreement shall be resolved in the courts of Delaware.

20. **Non-waiver.** The failure of one party to require performance of any provision of this License Agreement shall not affect that party's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this

Sussex Tax Map Parcel No. 334-14.18-26.00

License Agreement constitute a waiver of any subsequent breach or default or a waiver of the provision itself.

21. **Severability.** If any provision of this License Agreement shall be deemed or held to be invalid or unenforceable for any reason whatsoever, then such invalidity or unenforceability shall not affect any other provision of this License Agreement which may be given effect without such invalid or unenforceable provision, and to this end, the provisions of this License Agreement are hereby declared to be severable.

22. **Merger and Incorporation.** This License Agreement contains the entire agreement of the parties with respect to the subject matter of this License Agreement and supersedes all prior negotiations, agreements, and understandings with respect thereto. This License Agreement may only be amended by a written document duly executed by the parties.

IN WITNESS WHEREOF, Licenser has authorized the execution of this document by its corporate officers and the Licensee has set his/her hand and seal hereto with intention of being legally bound.

Sussex Tax Map Parcel No. 334-14.18-26.00

**LICENSOR:
THE CITY OF REHOBOTH BEACH**

BY: _____ (SEAL)
Mayor Stan Mills

[CORPORATE SEAL]

ATTEST:
_____ (SEAL)

STATE OF DELAWARE)
 : ss.
COUNTY OF SUSSEX)

BE IT REMEMBERED, that on this ____ day of April, A.D., 2026, personally came before me the Subscriber, a Notary Public for the State and County aforesaid, Mayor Stan Mills of the CITY OF REHOBOTH BEACH, a municipal corporation of the State of Delaware, party to this Indenture, to be his act and deed, and the act and deed of the said municipal corporation, that the signature of the Mayor is in his own proper handwriting, that the seal affixed is the common and corporate seal of the said municipal corporation duly affixed by its authority, and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by the City Commissioners of the said municipal corporation.

GIVEN under my hand and seal of office, the day and year aforesaid.

Notary Public

Sussex Tax Map Parcel No. 334-14.18-26.00

**LICENSEE:
INDIA’S RESTAURANT LLC, d/b/a Indigo**

Witness

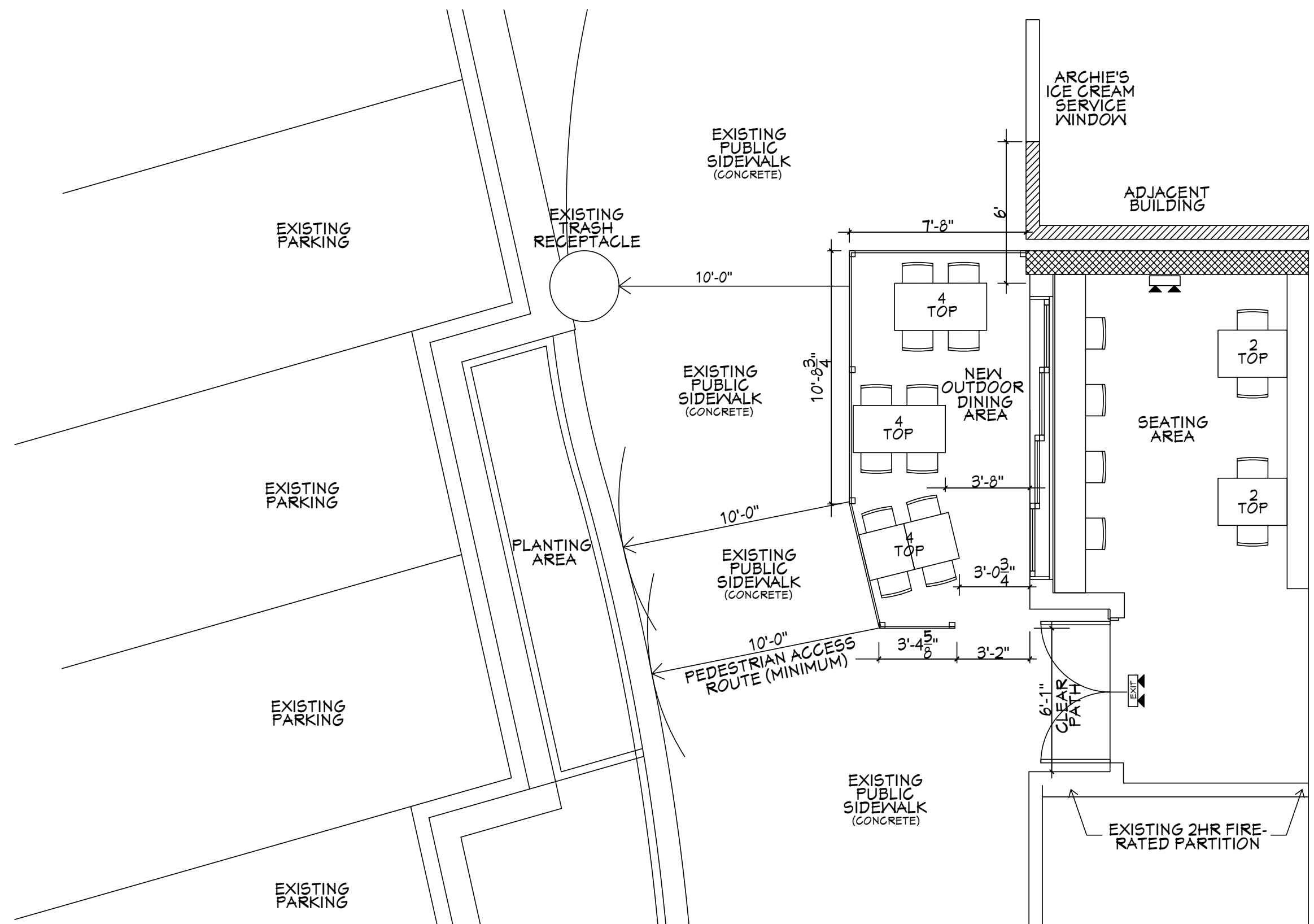
_____(SEAL)
Raghu Kumar,
Authorized Representative of Licensee

STATE OF DELAWARE)
 : ss.
COUNTY OF SUSSEX)

BE IT REMEMBERED, that on this ____ day of April, A.D., 2026, personally came before me the Subscriber, a Notary Public for the State and County aforesaid, Raghu Kumar, authorized representative of INDIA’S RESTAURANT LLC, a Delaware limited liability company, party to this Indenture, known to me personally to be such, and he acknowledged this Indenture to be his act and deed.

GIVEN under my hand and seal of office, the day and year aforesaid.

Notary Public

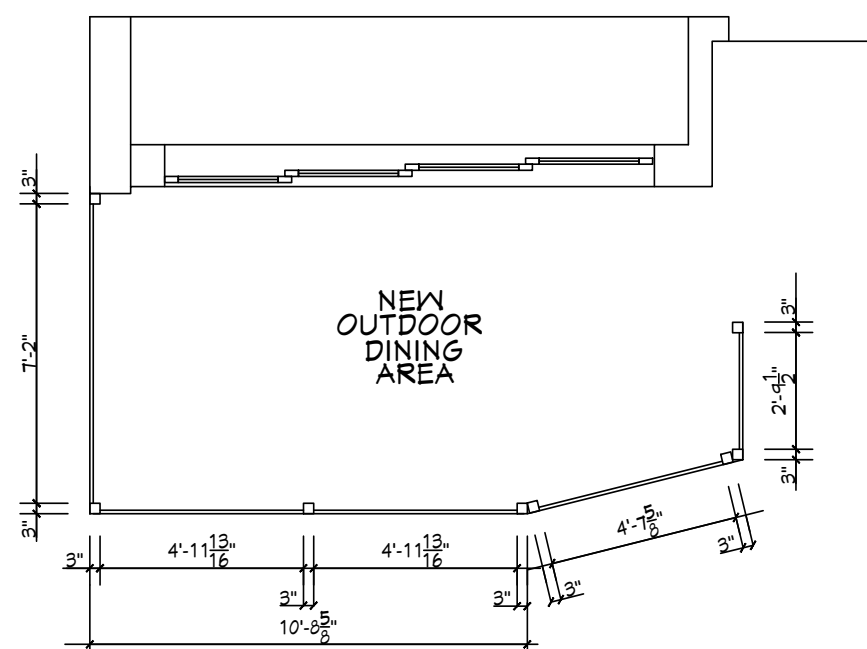


CITY CODE: 270-19 B(16)

THERE SHALL BE A PHYSICAL BARRIER AROUND THE PERIMETER OF THE DINING PATIO NO LES THAN 42 INCHES HIGH CONSTRUCTED OF WOOD, CONCRETE, PLASTIC, WROUGHT IRON, DENSE VEGETATION OR OTHER APPROVED MATERIAL SUCH THAT THE ENTRY AND EXIT WILL BE RESTRICTED TO NO MORE THAN TWO DISCREET LOCATIONS.

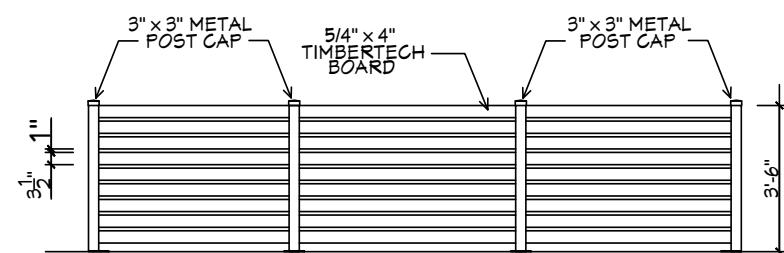
OUTDOOR DINING SPACE PLAN

SCALE: 1/4" = 1' - 0"



SEPARATION BARRIER PLAN

SCALE: 1/4" = 1' - 0"



SEPARATION BARRIER COMPONENTS

SCALE: 1/4" = 1' - 0"

PROJECT DESCRIPTION

PROPERTY INFORMATION:
TAX MAP ID# 334-14.18-26.00
ZONING: C-1
TENANT CONTACT INFO:
INDIA'S RESTAURANT, LLC
11 SAXONY DRIVE
OAKHURST, NJ 07755
OWNER / CONTACT INFO:
BLUE CHIP PROPERTIES, LLC
P.O. BOX 2087
LONG BRANCH, NJ 07740

SCOPE OF WORK:
1. CONSTRUCT AN OUTDOOR DINING AREA ON PUBLIC SPACE
2. OUTDOOR DINING SPACE ENCLOSED AREA=
3. SEPARATION BARRIER DESIGN ELEMENTS:
- BARRIER HEIGHT = 42"
- MATERIALS TO BE COMPOSITE
- BARRIER TO BE SELF-SUPPORTING
4. OUTDOOR SPACE TO BE ADA COMPLIANT

CODE COMPLIANCE:
INTERNATIONAL BUILDING CODE 2018 EDITION
LIFE SAFETY CODE NFPA 101

ZONING:
C-1 CENTRAL COMMERCIAL DISTRICT

JEFFREY WOLF ARCHITECTURE
reboth beach, delaware
C 301.325.1651
jeffreyswolf@gmail.com

**INDIGO RESTAURANT
44 REHOBOTH AVENUE
REHOBOTH BEACH, DELAWARE 19971**

A-1

16 MAR 2026

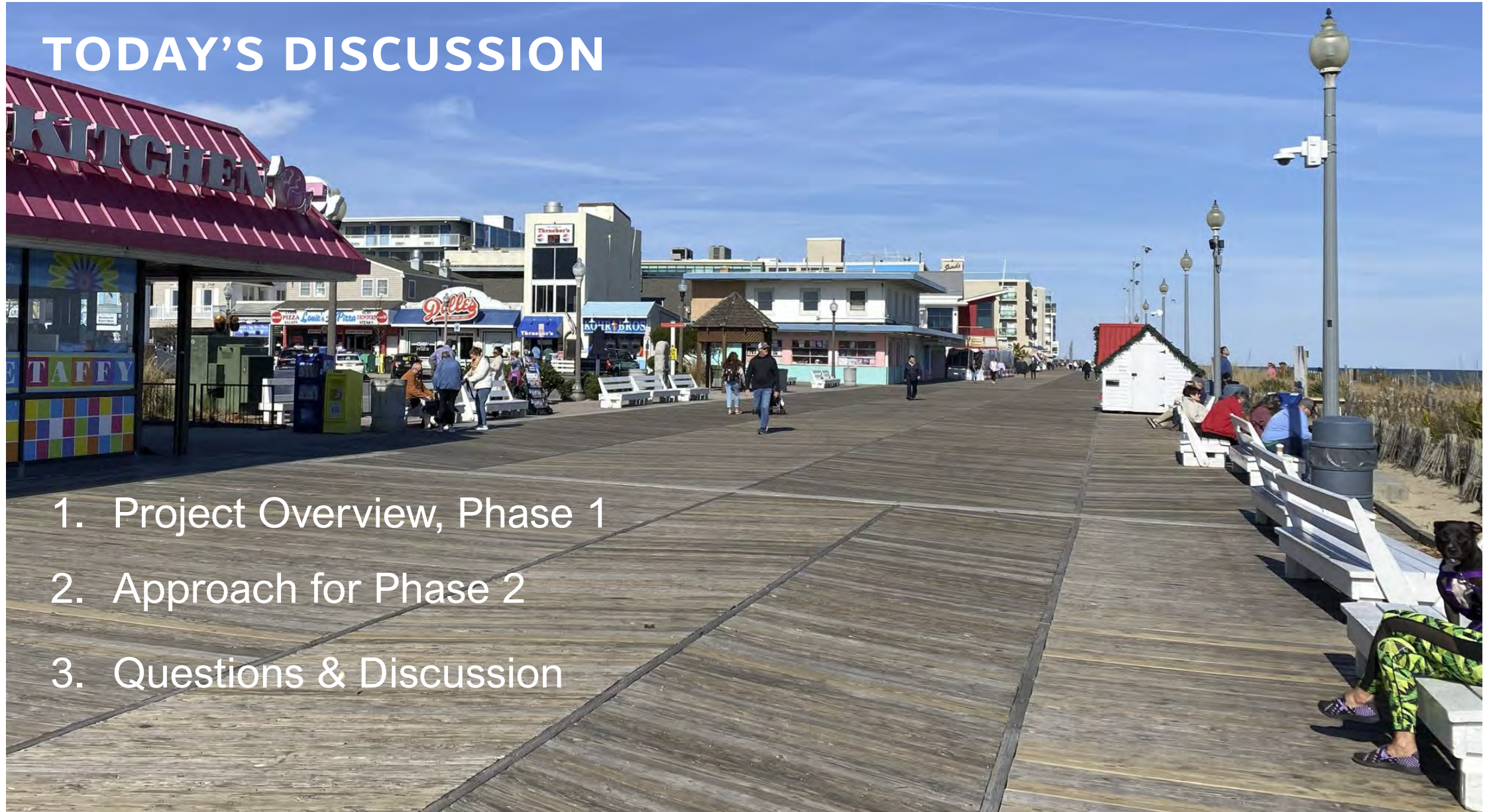


REHOBOTH BEACH
DOWNTOWN ZONING
UPDATE
CITY
COMMISSION

APRIL 17, 2026
JOSEPH KOHL
DOVER, KOHL & PARTNERS

TODAY'S DISCUSSION

1. Project Overview, Phase 1
2. Approach for Phase 2
3. Questions & Discussion





**PROJECT
OVERVIEW:
PHASE 1**

DOVER, KOHL & PARTNERS SERVICES

A Delaware corporation since 1987 | 39 Years of Experience in Urban Design + Town Planning



Staff contacted us. Inquired about how we might help.

REHOBOTH BEACH CODE REVIEW

Proposal: Professional Planning Services

Agreement dated September 16, 2025.

Dear Mr. Tedder,

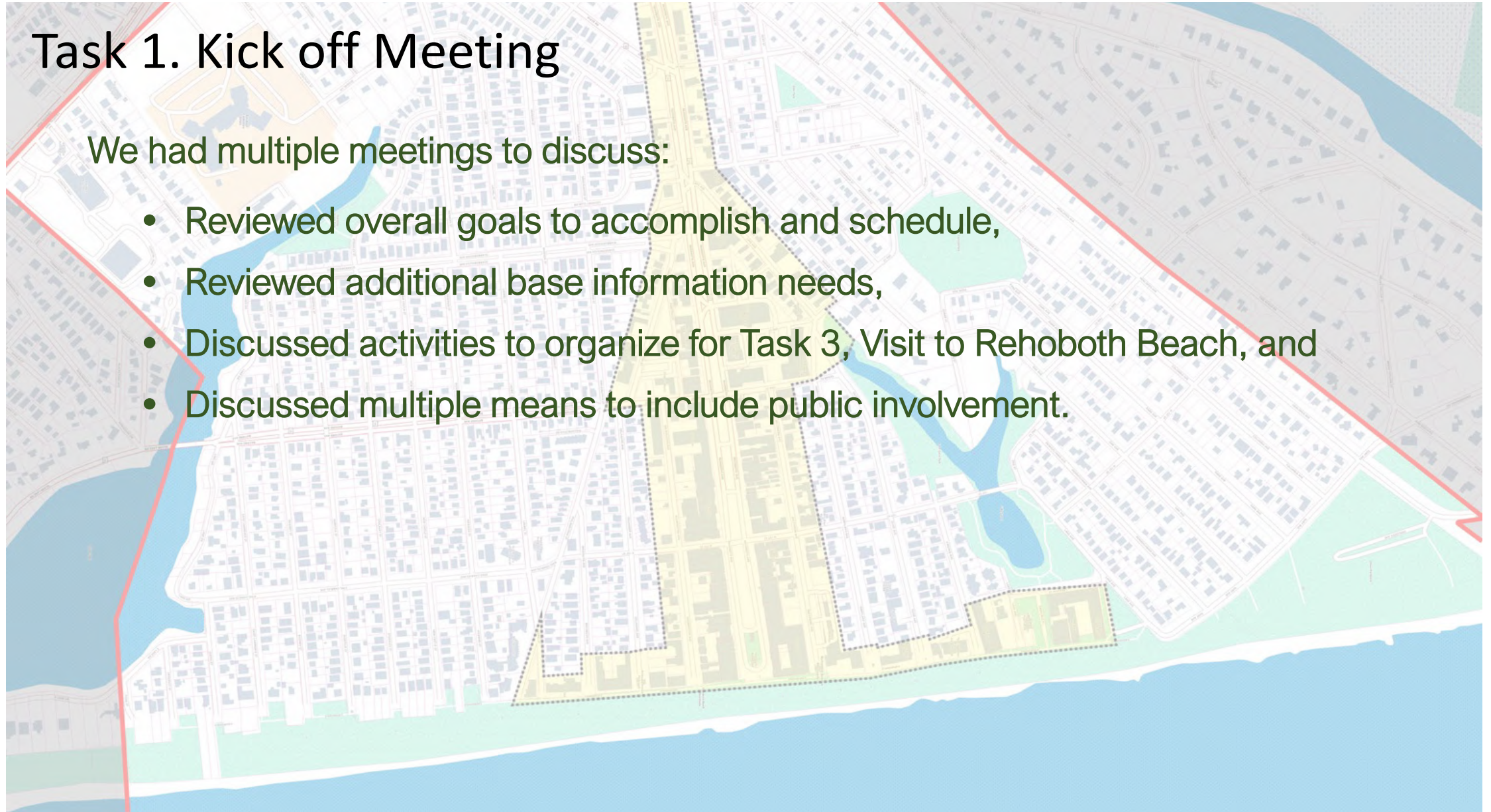
The Image Network, Inc, a Delaware Company, doing business as Dover Kohl & Partners or “DK&P” is offering the following proposal to the City of Rehoboth Beach, Delaware or “City” based on recent conversations with city staff. We have separated the scope into two phases. The first phase is intended to be completed within the City’s current fiscal year. The outcomes from Phase 1 will likely re-direct the priority of work from the Phase 2 activities. For this reason, the tasks described in Phase 2 are descriptive of the work that will be performed, but the specifics will be agreed upon in a second proposal or change order.

Every planning project everywhere begins and then along the way priorities shift. We needed to get to know the place better before mapping out a scope to best serve you.

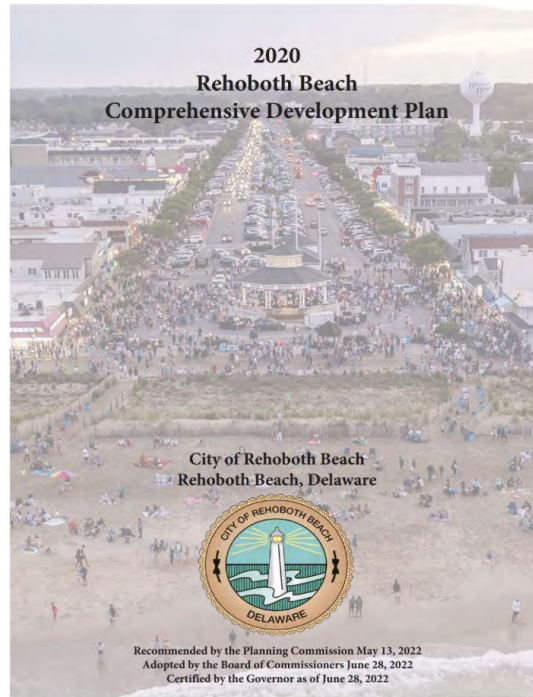
Task 1. Kick off Meeting

We had multiple meetings to discuss:

- Reviewed overall goals to accomplish and schedule,
- Reviewed additional base information needs,
- Discussed activities to organize for Task 3, Visit to Rehoboth Beach, and
- Discussed multiple means to include public involvement.



Task 2. Research



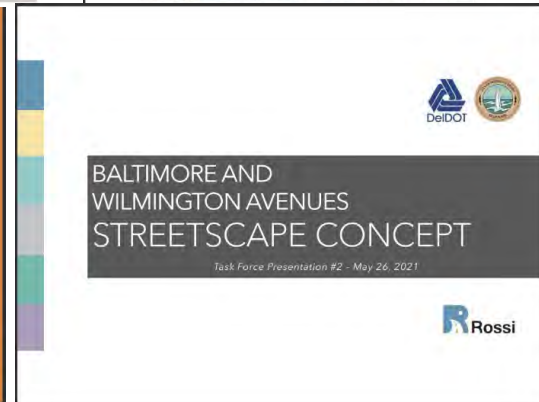
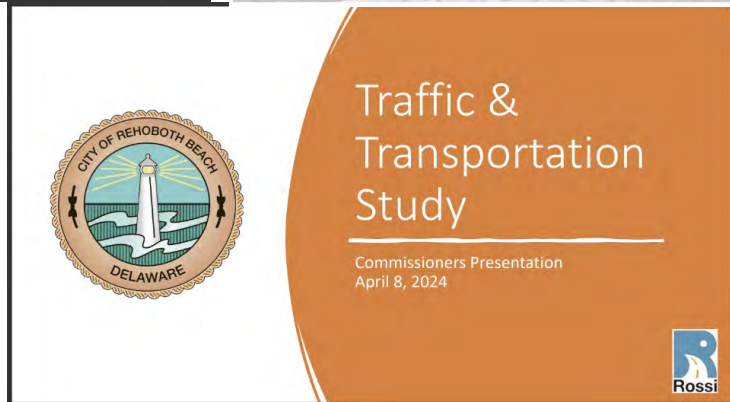
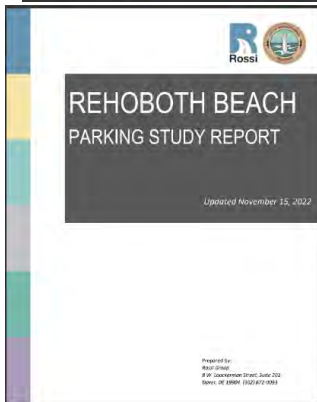
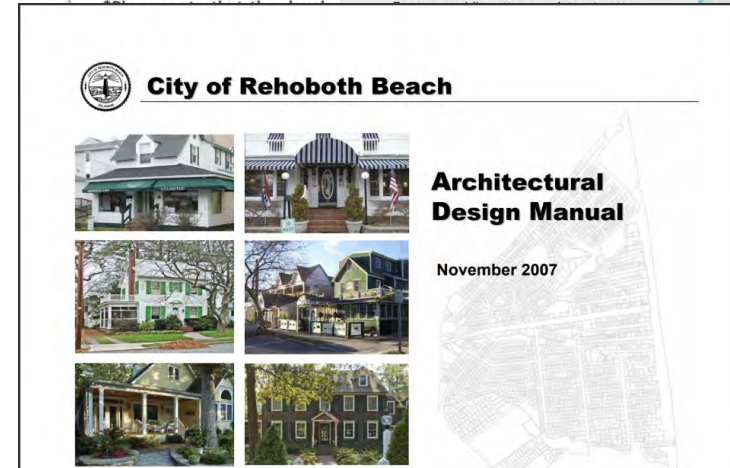
**Municipal Comprehensive Land Use Plan
Annual Report**

Name of Municipality: City of Rehoboth Beach

Date of Plan Certification: June 28, 2022 **Date of Report:** August 12, 2025

In accordance with 22 Del. C. Planning Coordination a report identifying development issues amended. The report shall be

A Complete RB Bike Network Proposal



ENGINEERS

University Office Plaza
Commonwealth Building
260 Chapman Road, Suite 104F
Newark, DE 19702
Phone: 302.266.0212
Fax: 302.266.6208
www.rvc.com

MEMORANDUM

TO: Mary Campbell, Chairperson, Rehoboth Beach Planning Commission
Planning Commission Members

FROM: Shawn McCaney

RE: Neighborhood Preservation Ordinance

DATE: 12 March 2000

For the convenience of the Planning Commission we have summarized and commented on the recommendations contained in the University of Delaware's Draft Analysis Report (October 1999) and Recommendations Report (December 1999) and combined them with additional concerns that we have identified through our own review of the material and observations in the field. This summary should not be considered exhaustive, rather we would hope and expect that the Planning Commission would raise other concerns based on their own experiences.

Task 3. Visit to Rehoboth Beach

WHAT WE HEARD

THE MAIN THEME THAT WAS EXPRESSED BY STAKEHOLDERS WHEN DISCUSSING THE PRESENT AND FUTURE REHOBOTH BEACH CAN BE SUMMARIZED AS:

Fear of losing Rehoboth Beach's uniqueness

OR MAYBE ANOTHER WAY TO SAY THAT IS:

Preserve and enhance what is enjoyed here.



WHAT WE HEARD

IN TERMS OF PHYSICAL OUTCOMES, THIS PROBABLY TRANSLATES INTO:

- **Make civic improvements that solve problems and enhance the features and community activities of Rehoboth Beach,**
- **Allow new development/re-development that matches the scale and character of a small oceanfront town.**



WHAT WE HEARD

SPECIFIC TOPICS OF CONCERN

- 1| BUILDING/ARCHITECTURE CHARACTER
- 2| PERMIT APPROVAL PROCESS
- 3| PARKING
- 4| AFFORDABLE / OBTAINABLE HOUSING
- 5| MANAGE THE IMPACT OF VACATION RENTALS
- 6| MAKE REHOBOTH VITAL YEAR-ROUND



An aerial photograph of a coastal town, likely in New England, showing a mix of residential buildings, a large open area that could be a park or sports field, and a beach with waves breaking on the shore. The text is overlaid on the left side of the image.

WHAT WE HEARD

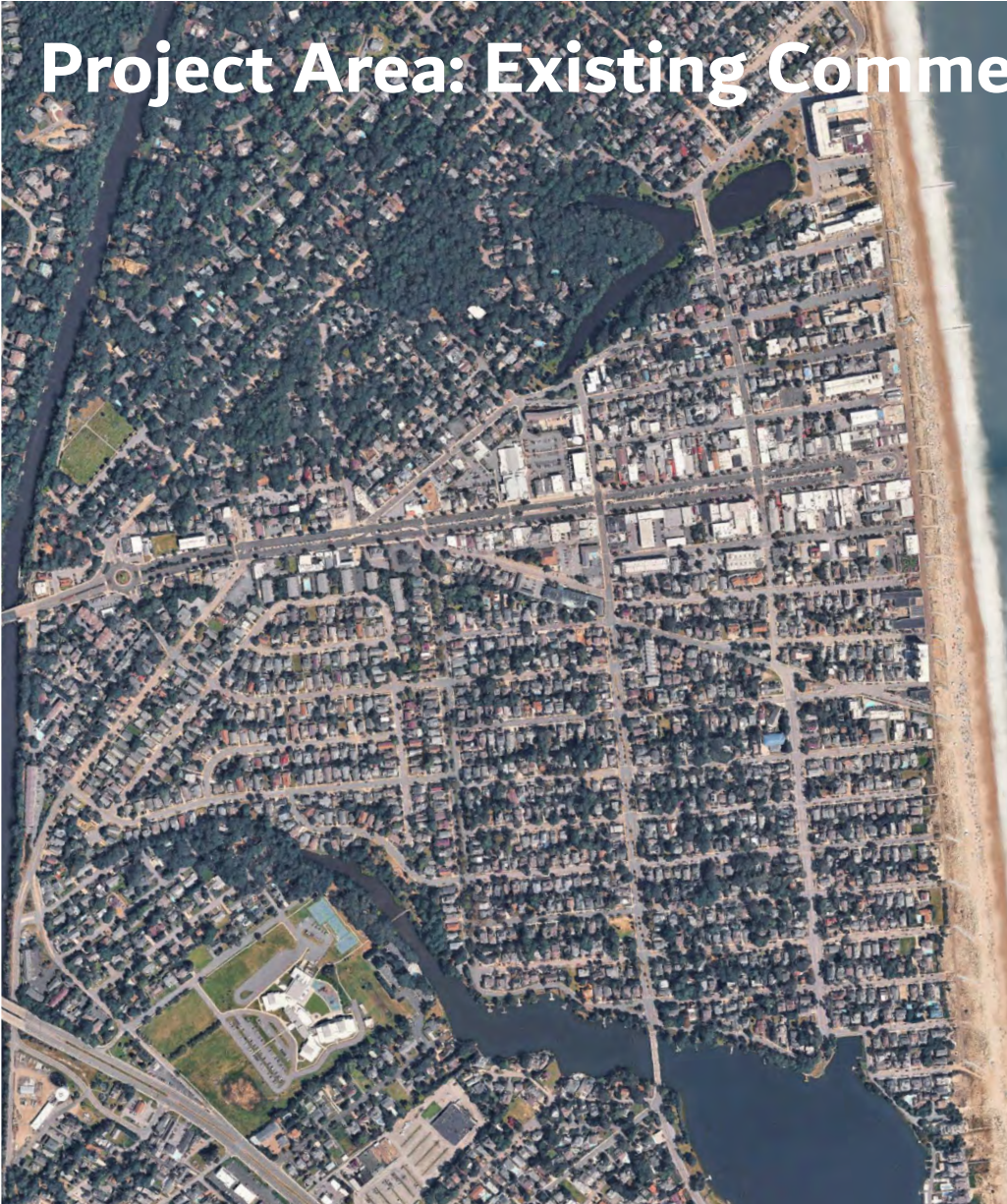
MANY COMPLAINTS, TO NAME A FEW

- 1| WE WANTED MIXED USE BUT THE COMMITTEE WAS DISBANDED
- 2| WE HAVE ARCHITECTURAL GUIDELINES BUT NO ONE IS USING THEM
- 3| WE HAVE STARTED STREETScape PROJECTS BUT THEY ARE NOT ADVANCING.
- 4| THE PERMITTING PROCESS IS DIFFICULT.



PHASE 2

Project Area: Existing Commercial Districts



REHOBOTH BEACH CODE REVIEW

Updated proposal, April 10, 2026.

Letter of Agreement: Professional Planning Services, for updates to the City's land development regulations.

Dear Mr. Tedder,

For the continuation of the project focused on revising the downtown land development (zoning) regulations, the following is a Letter of Agreement for Professional Planning Services for Phase 2. The project area includes all parcels and adjoining streets and public spaces currently shown on the City's official zoning map in districts C-1, C-2, and C-3. The parties include the City of Rehoboth Beach (referred to as "City") and Dover, Kohl & Partners (referred to as "DK&P"). The scope of Phase 2 contained in this letter of agreement, replaces the scope of services originally provided in our Agreement dated September 16, 2025. The professional fees and expenses as proposed in this revised Phase 2, do not exceed the total fees and expenses from the original Agreement. This revised Phase 2 agreement does not include additional support from transportation planners or economists. We have added a Phase 3, which includes the refinement of code language after the charrette.

DK&P recognizes that the City is embarking upon an update to the Comprehensive Development Plan and possibly a new master plan called *Envision Rehoboth 2035*. The work performed under this agreement is not duplicative but can inform portions of the CDP update and will likely shape some of the updated policies, goals, and objectives.

REHOBOTH BEACH DOWNTOWN, Phase 2

Task 4: Preparations for Public Zoning Code Charrette

- Preparation of Base Maps plus site/zoning analysis, and Public Input collateral.
- Public Awareness, Logistics, organization of activities, etc.

Task 5, The week-long Charrette, to be scheduled. This is all about public participation.

- 5 days of workshops, meetings, and a wrap up presentation.
- Work product will be a summary of activities, community input, and graphics produced during the 5 days. Relevant graphics will be updated while the code work begins to illustrate character of place of specific rules.

Task 6, Update to Zoning

- First Draft of Code Assessment and recommended changes. This will describe recommended re-districting of zones within the city's commercial districts plus proposed text language.
- Second Draft, after community review.
- The intent is to have, with staff assistance, ordinances text ready for public hearings.



**PUBLIC
OUTREACH:
*A CODE CHARRETTE***

FIRST, CREATE PUBLIC AWARENESS



Join the conversation about your area(s) of interest. Visit www.cata-brt.org for meeting dates and locations.

Areas:

- 1: Downtown Lansing
- 2: Stadium District
- 3: Sparrow Hospital area
- 4: 2000 block & environs
- 5: Red Cedar/ Frandor area
- 6: Chesterfield Hills to Delta
- 7: Hagadorn to Park Lake Road
- 8: Park Lake to Okemos Road
- 9: Meridian Mall & Meijer

for more information: www.cata-brt.org | [facebook.com/rideCATA](https://www.facebook.com/rideCATA) | twitter.com/rideCATA





COMMUNITY ENGAGEMENT

Learning from Citizen Experts

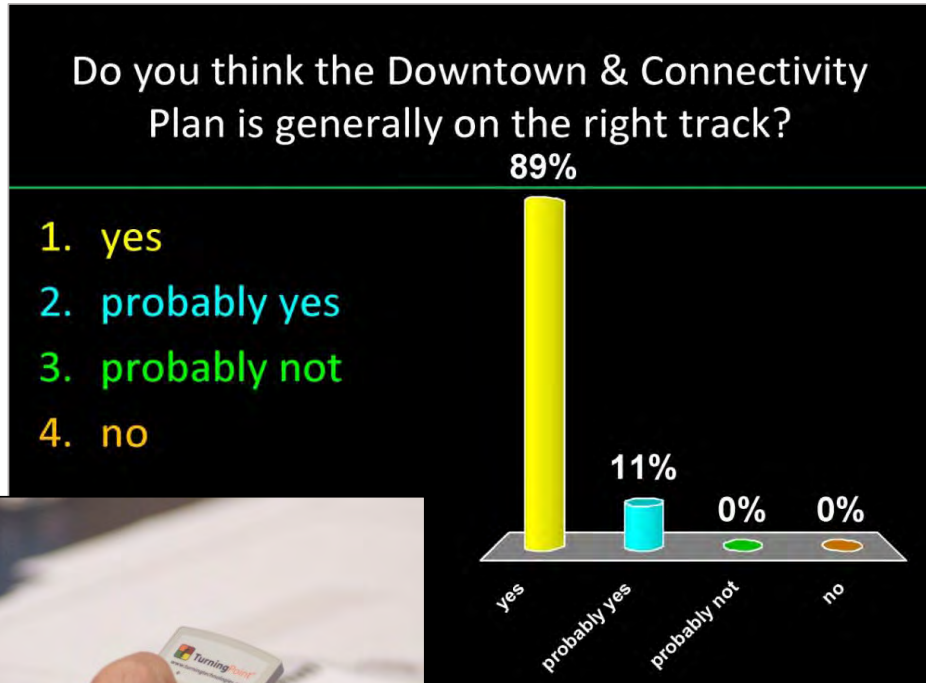


TAILORED HANDS-ON INPUT EXERCISES

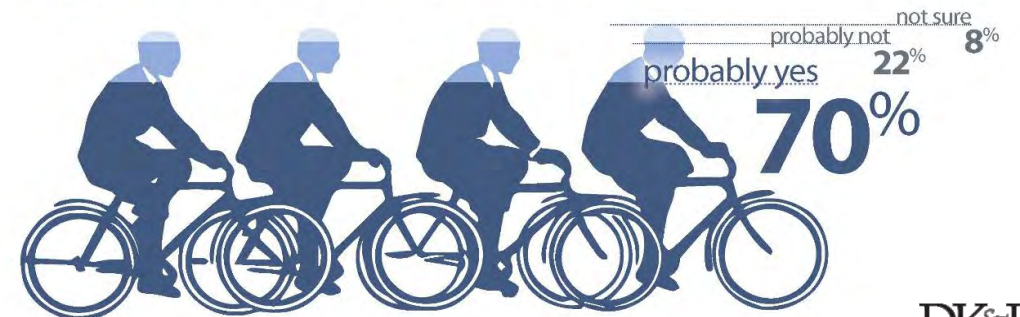


GATHERING FEEDBACK

Polling, Surveys



Q: are there any car trips that YOU would rather walk or bike, if safe/improved routes were available?



DK&P



**CHARRETTE: MULTIPLE
FEEDBACK LOOPS**



DRAFT CHARRETTE WEEK SCHEDULE

	Sunday DAY Zero	Monday DAY ONE	Tuesday DAY TWO	Wednesday DAY THREE	Thursday DAY FOUR	Friday DAY FIVE
9:00 AM	Design Team Travels to Rehoboth / Informal tour and photos if time permits	Set up work studio	WALKING TOUR - 9 AM Rehoboth Avenue	WALKING TOUR - 9 AM The Boardwalk	WALKING TOUR - 9 AM Wilmington Ave & Baltimore Ave	Presentation Prep
10:00 AM			STAKEHOLDER MEETING - 10 AM Rehoboth Avenue	STAKEHOLDER MEETING - 10 AM The Boardwalk	STAKEHOLDER MEETING - 10 AM Wilmington Ave & Baltimore Ave	
11:00 AM		Design Team Driving Tour - 11 AM Rehoboth Ave	OPEN STUDIO HOURS 11AM - 1PM	OPEN STUDIO HOURS 11AM - 1PM	OPEN STUDIO HOURS 11AM - 1PM	
12:00 PM		lunch break	STAKEHOLDER MEETING - 1 PM BUSINESS COMMUNITY	STAKEHOLDER MEETING - 1 PM MOBILITY & PARKING	STAKEHOLDER MEETING - 1 PM INSTITUTIONS / NON-PROFITS	
1:00 PM	Team / City Coordination 2 PM	STAKEHOLDER MEETING - 2 PM HOUSING	STAKEHOLDER MEETING - 2 PM ARCHITECTURE / PRESERVATION			
2:00 PM		STAKEHOLDER MEETING - 3 PM HOMEOWNERS ASSOCIATION	STAKEHOLDER MEETING - 3 PM INFRASTRUCTURE	STAKEHOLDER MEETING - 3 PM ARTS & CULTURE		
3:00 PM						
4:00 PM	prep for community meeting					
5:00 PM	facilitator briefing 5pm	OPEN STUDIO HOURS 4:30 PM - 6:30 PM	OPEN STUDIO HOURS 4:30 PM - 6:30 PM	OPEN STUDIO HOURS 4:30 PM - 6:30 PM		
6:00 PM	Kick-off & Hands-on Input CITY HALL 6PM - 9PM				Work-in-Progress PRESENTATION	
7:00 PM					CITY HALL 6PM - 8PM	
8:00 PM						

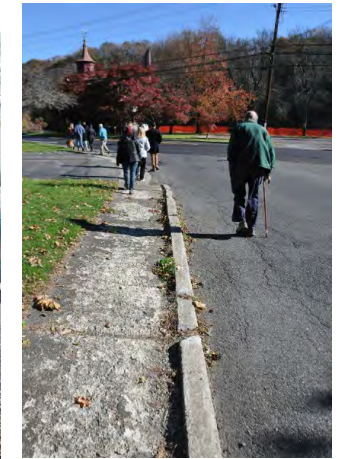
General Public Meetings

Charrette Week Meetings
(stakeholders, walking tours, etc)

Open Studio Hours (AT CITY HALL UNLESS
ALTERNATE LOCATION PROVIDED)

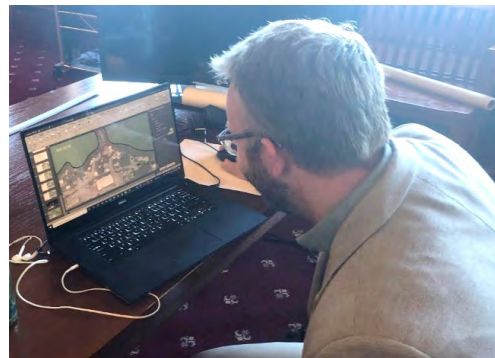
- NOTE:**
1. Listed stakeholder meetings are placeholders and will change after the schedule matures.
 2. The days of the week shown on this draft schedule are subject to change.
 3. All meeting locations to-be-determined.

COMMUNITY WALKING TOURS



WITH THE CODE WE CAN MAKE LOCAL ADJUSTMENTS

ON-SITE PLANNING STUDIO



NOVEMBER 8, 9, AND 10: CITY HALL, RONDOUT, MIDTOWN, UPTOWN

STAKEHOLDER DISCUSSIONS



- HOUSING
- TRANSPORTATION
- ENVIRONMENT
- BUSINESS & ECONOMIC DEVELOPMENT
- PRESERVATION
- INSTITUTIONS / NON-PROFITS
- COMMUNITY STAKEHOLDERS
- ARTS & CULTURE

MONDAY, NOV 8 AND TUESDAY, NOV 9

WRAP-UP PRESENTATION



OPPORTUNITY FOR
MORE QUESTIONS
AND COMMENTS AS
WE WRAP UP THE
WEEK.



SUMMARIZING WHAT WE HEARD FROM YOU



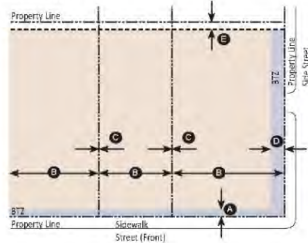
TOPICS TO WORK ON:

GENERAL BUILDING FORM REQUIREMENTS

PART 3 TRANSECT STANDARDS

C. T6: Station Area Mixed Use

1. Form



Key	
Property Line	Potential Building Area (in addition to Build to Zone)
Build-to-Zone (BTZ)	Building

Building Placement

Front Build-to-Zone	0' minimum to 6' maximum	1
Frontage Occupancy	80% minimum	2
Side Setback (mid-block)	0' minimum	3
Side Build-to-Zone (corner)	0' minimum to 10' maximum	4
Rear Setback (lot or Alley)	5' minimum	5

NOTES:

- "Front" and "Side" orientation shall be determined by the Street Hierarchy in the Street Design Standards (Part 6).

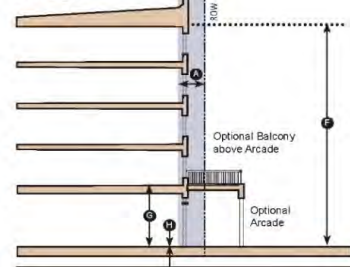
Lot and Block Standards

Maximum Block Perimeter	1800 linear feet maximum
Lot Width	18' minimum, 120' maximum
Lot Depth	no minimum, 180' maximum
Lot Coverage (%)	no maximum

NOTES:

- Blocks shall be configured as shown in the Regulating Plan. Modification to Blocks may be approved by the _____ if determined by the FBCA/FBCS to be consistent with the intent of this article and the above lot and Block standards.
- Blocks may be defined by streets or pedestrian walkways.

2. Height



Key	
Build-to-Zone (BTZ)	Building

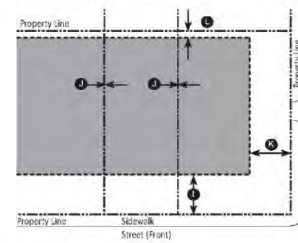
Building Heights

Building Height	2 Stories minimum 5 Stories maximum	1
First Floor Height (floor to floor)	14' minimum	2
Ground Finished Floor (above sidewalk or finished grade)	0' min. (commercial) 24" minimum (residential)	3

NOTES:

- Buildings may extend one additional story on sites designated on the Regulating Plan, to define a landmark site or terminate an Important view vista.
- Basements, Attics, and underground parking shall not count as a story.
- Stories may not exceed 14 feet in height from finished floor to finished floor, except for a First Floor commercial function which may be a maximum of 25 feet.
- Building Heights shall be measured to the eave of the roof or roof deck (if flat).
- Small footprint towers, cupolas, and other rooftop features may above the designated height limit as described in Part 5, Architecture Standards.

3. Parking Location



Key	
Property Line	Setback Line
Parking Area	

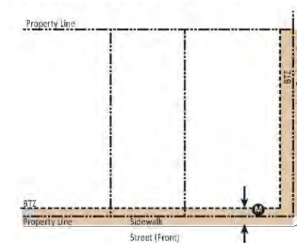
Parking Location

Front Setback	30' minimum	1
Side Setback (mid-block)	0' minimum	2
Side Setback (corner)	30' minimum	3
Rear Setback (lot)	5' minimum	4
Rear Setback (Alley)	0' minimum	5

NOTES:

- Parking shall be accessed from rear Alleys or side streets whenever possible.
- See General Standards (Part 4) for parking requirements.

4. Permitted Encroachments



Key	
Property Line	Encroachment Area
Max Build-to-Zone (BTZ)	

Permitted Encroachments

Permitted Frontage Elements / Encroachments	Gallery, Stoops, Forecourts, Awning/Marquee, Balconies	1
---	--	---

NOTES:

- Frontage Elements may Encroach forward of the Build-to-Line or Zone and/or into the Right-of-Way, barring any additional restrictions by the public entity that has control over the public Right-of-Way.
- See Architecture Standards (Part 5) for additional requirements.

5. Miscellaneous

NOTES:

- Where a building Facade steps back or is absent from the Build-to-Line or Zone, the Build-to-Line or Zone should be defined by a fence, landscape wall or hedge.
- All buildings must have a Principal Entrance along the Front Facade.
- Loading docks and other service entries shall not be located facing Station Area Mixed Use street frontages or Civic Spaces.

PART 3 TRANSECT STANDARDS

THERE ARE OBVIOUS ITEMS TO REVIEW, ALL THAT NEED SOME DISCUSSION:

- HEIGHT, SIZE AND GENERAL MASS OF BUILDINGS
- SETBACKS
- PARKING LOCATION
- MAKING THE STANDARDS EASIER TO UNDERSTAND

ARCHITECTURAL CHARACTER



City of Rehoboth Beach



Architectural Design Manual

November 2007



SUBJECTIVE TOPICS,
THAT NEED MORE PUBLIC
CONSENSUS:

- GENERAL ARCHITECTURAL CHARACTER, STARTING FROM THE EXISTING GUIDELINES PREPARED A FEW YEARS AGO.
- AND RELATED: BUILDING ELEMENTS SUCH AS UPPER FLOOR EXTERIOR BALCONIES, SIGNAGE, THAT NEED DISCUSSION.

PROJECTS UNDERWAY/DISCUSSED

Baltimore Avenue

Wilmington Avenue

Looking east from Second Street

Looking east from First Street

By the Sea

Existing Conditions at Second Street

DeiDOT

Rossi

RELATED TO PROJECTS UNDERWAY OR BEING DISCUSSED :

- APPLICATION PROCEDURES
- STREETScape DESIGNS.
- THE CHRISTIAN STREET ANCHOR SITE
- BIKE ACCESSIBILITY.
- PARKING GARAGE FACADES.

REHOBOTH BEACH PARKING STUDY REPORT

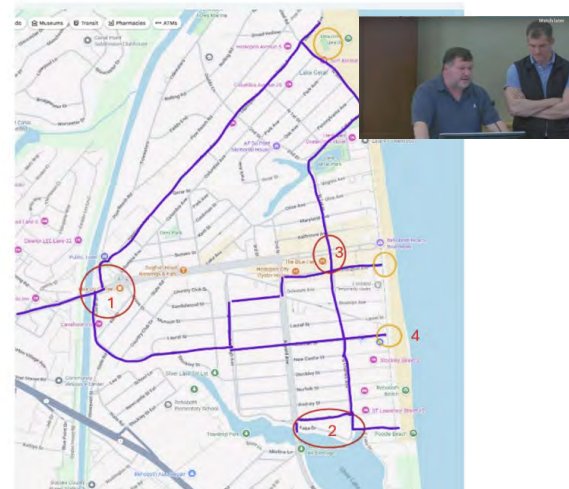
Updated November 15, 2022

Prepared by:
Rossi Group
2000 Lakeshore Street, Suite 302
Dover, DE 19904 (609) 412-0091

A Complete RB Bike Network Proposal

- Encourages bikers to use quieter streets vs. RB Ave, Bayard and the RB Ave circle.
- Offer direct, complete connections from bikers entering from / exiting to the north, south and east
- Almost all residences within 1000 feet of the network

SEE NEXT PAGES FOR CHALLENGES/PROPOSALS FOR EACH HIGHLIGHTED SECTION



ACCESS TO HOUSING | MISSING MIDDLE TYPES

DELAWARE NEWS

DSHA announces participants in zoning and land use reform pilot program

Delaware State Housing Authority | Date Posted: Friday, February 27, 2026

Nine jurisdictions will receive technical assistance to create greater variety of housing types and address affordability challenges

Dover, Del. – Feb. 26, 2026 – Delaware State Housing Authority (DSHA) today announced the eight municipalities and one county that will receive free technical assistance and the planning consultants they will work with to modernize municipal zoning and land use policies aimed at increasing the supply of affordable housing.

“At Smart Growth America, we know that outdated zoning rules too often stand between communities and the prosperity they’re working to build for everyone who lives there,” said **Toccarra Nicole Thomas, Assistant Vice President of Housing and Development at Smart Growth America**. “We’re excited to partner with communities across Delaware to help expand housing options and strengthen local economies by modernizing zoning to meet today’s needs. We applaud the Delaware State Housing Authority and state leaders for advancing this effort, and we can’t wait to get started.”

The jurisdictions have selected one or more reform ideas from these strategies:

- Allowing accessory dwelling units and/or “missing middle” housing types as a permitted use in residential zones
- Allowing manufactured/modular homes where single-family detached homes are permitted
- Creating pre-reviewed design plans for “missing middle” housing types
- Increasing allowable density for housing by reducing minimum lot sizes and bulk standards to promote the development of compact housing
- Increasing building heights for multifamily housing and mixed-use developments
- Establishing an inclusionary zoning program to address affordable and workforce housing needs
- Allowing higher density, mixed-use with residential in commercial zones or employment centers
- Reduce parking requirements in areas zoned for residential and mixed-use

For more information about the SJR8 pilot program, please see [Planning Assistance – State of Delaware – Delaware State Housing Authority](#).

MISSING MIDDLE BUILDING TYPES FIT THE SCALE OF BUILDINGS IN REHOBOTH.

WE HAVE SOME FREE TECHNICAL ASSISTANCE COMING COMPLEMENTS OF DSHA, TO ADDRESS MISSING MIDDLE



PROJECT TIMELINE

REHOBOTH BEACH ZONING UPDATES (2026)

- The Goal is to have new ordinances before you by the end of 2026.
- **Today: Getting Phase 2 started, April 2026**
 - Presentation to City Commission.
 - Continued information gathering.
- **Next steps:**
 - Code Assessment: summarize findings from analysis and confirm scope for next phases of work
 - Preparations for Community Input / Code Charrette
 - Draft Zoning Updates, hearings/workshops.





REHOBOTH BEACH
DOWNTOWN ZONING
UPDATE
**QUESTIONS &
COMMENTS**

City of Rehoboth Beach

Draft Future Agenda Topics

Revised: April 9, 2026

Dated Added	Proposed Meeting Date	Agenda Item	Budget Impact	Sponsor(s)
Thursday, April 9, 2026	Monday, May 4, 2026	Discuss and possible consideration of an ordinance amending Chapter 208 Property Maintenance of the Municipal Code of the City of Rehoboth Beach by adding new sections regarding Aged Building Safety Inspections.		Corey Shinko
Thursday, April 9, 2026	Monday, June 8, 2026	Quarterly update on Strategic Plan		Taylor Tedder
Thursday, April 9, 2026	Thursday, June 18, 2026	Submission of Nominating Petitions as to Qualifications of Candidates		
Thursday, April 9, 2026	Thursday, June 18, 2026	Set the City's Real Estate Tax Rate		

November 2026

Revised: 12/30/2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9 Commissioners Meeting	10	11 Veterans Day	12	13	14
15	16	17	18	19	20 Commissioners Regular Meeting Proclamation Small Business Saturday (28th) Capital Improvement Plan Update	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5
6	7	Notes				

January 2026

Revised: 12/30/2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	31	1	2	3
4	5 Commissioners Meeting	6	7	8	9	10
11	12	13	14	15	16 Commissioners Special Budget Meeting #1 Commissioners Regular Meeting Proclamation National Law Enforcement Appreciation Day Investment Report	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
1	2	Notes				

February 2026

Revised: 12/30/2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9 Commissioners Meeting Commissioners Special Budget Meeting #2	10	11	12	13	14
15	16	17	18	19	20 Commissioners Special Budget Meeting #3 Commissioners Regular Meeting Police Department Briefing	21
22	23	24	25	26	27	28
1	2	3	4	5	6	7
8	9	Notes				

March 2026

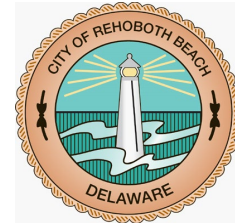
Revised: 12/30/2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9 Commissioners Meeting Strategic Plan Quarterly Update and State of the City Report Commissioners Special Budget Meeting #4	10	11	12	13	14
15	16	17	18	19	20 Commissioners Special Budget Meeting #5 Commissioners Regular Meeting Budget Adoption FY2027 Proclamation for Women's History Month and VIA Day Public Works Department Briefing	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6	Notes				

April 2026

Revised: 12/30/2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1 Start of FY2027	2	3	4
5	6 Commissioners Meeting	7	8	9	10	11
12	13	14	15	16	17 Commissioners Regular Meeting Investment Report	18
19	20	21	22	23	24 Arbor Day Event and Proclamation	25
26	27	28	29	30	1	2
3	4	Notes				

May 2026

Revised: 12/30/2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	1	2
3	4 Commissioners Meeting Proclamation National Police Week (May 10 - 16), EMS Week (May 17 - 23) and Public Works Week (May 17-23)	5	6	7	8	9
10	11	12	13	14	15 Commissioners Regular Meeting Pre-Season Briefing	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	Notes				

June 2026

Revised: 12/30/2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1 Gay Pride Month Ceremony	2	3	4	5	6
7	8 Commissioners Meeting Gay Pride Month Proclamation Strategic Plan Quarterly Update	9	10	11	12	13
14	15	16	17	18	19 Commissioners Regular Meeting Nominating Petitions Set Real Estate Tax Rate Human Resources Department Briefing	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4
5	6	Notes				

July 2026

Revised: 12/30/2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1	2	3	4
5	6 Commissioners Meeting	7	8	9	10	11
12	13	14	15	16	17 Commissioners Regular Meeting Investment Report	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	Notes				

August 2026

Revised: 12/30/2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1
2	3	4	5	6	7	8 Annual Municipal Election
9	10 Commissioners Meeting	11	12	13	14	15
16	17	18	19	20	21 Commissioners Regular Meeting Building and Licensing Department Briefing	22
23	24	25	26	27	28	29
30	31	Notes				

September 2026

Revised: 12/30/2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1	2	3	4	5
6	7 Commissioners Meeting Proclamation Ovarian Cancer Month Strategic Plan Quarterly Update and State of the City Report	8	9	10	11	12
13	14	15	16	17	18 Commissioners Regular Meeting (Reorganization Meeting) Resolution Opening of Bank Accounts Election of Officers	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3
4	5	Notes				

October 2026

Revised: 12/30/2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	1	2	3
4	5 Commissioners Meeting Proclamation Breast Cancer Awareness Month	6	7	8	9	10
11	12	13	14	15	16 Commissioners Regular Meeting Investment Report End of Season Reports	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
1	2	Notes				

December 2026

Revised: 12/30/2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	1	2	3	4	5
6	7 Commissioners Meeting Strategic Plan Quarterly Update	8	9	10	11	12
13	14	15	16	17	18 Commissioners Regular Meeting Reappointment of Judge Renee Bennett (January Deadline) Police Department Briefing	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2
3	4	Notes				