



TOWN OF OCEAN VIEW

201 CENTRAL AVENUE
OCEAN VIEW, DE 19970

April 9, 2026

TO: Honorable Mayor and Council

FROM: Kenneth L. Cimino, Director of Planning, Zoning & Development 

VIA: Carol S. Houck, Town Manager 

DATE: April 14, 2026

SUBJECT: Monthly Update for the Dept. of Planning, Zoning & Development as of April 9, 2026

Maintenance and Operations

The FY 2026 Street Paving Project will commence on April 13, 2026, in the Kelley Estates Community. The project is expected to take one week to pave Hudson Avenue, Tingle Street, and Long View Drive in the Edenshire Community.

Spring street sweeping activities will take place later this month in the communities that have curb and gutter. Once we determine the exact days, we will reach out to the affected communities.

Land Use and Development

Shore Vista Residential Community – Phase I roads have been completed. We anticipate the building permits for the first group of homes will be released by the end of the month. This first group of homes will have model homes included in the group.

Silver Woods Mixed Use Planned Community - Construction of dwelling units in Phase 2A-2, and Phase 2B nears completion. Construction of dwelling units in Phase 2C and 2D has commenced.

Capital Improvement Projects

Bids for contract OVPZ&D 26-06, Oakwood Avenue Parking Lot expansion, were placed in two local publications and on the town's website. Bids were received by the Town Manager on Thursday, April 9, 2026, at 11:00 a.m.

Bids for Contract OVPZ&D 26-07, Berzins Nature Park and Trail were advertised in two print publications and on the Town's website on April 10, 2026.

SINCE 1889

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Code Enforcement

Staff issued 7 violations for failure to obtain a business license and/or building permit and property maintenance.

Permits & Certificates of Occupancy (C.O.'s)

Total building & sign permits issued in March: **53**

Total C.O.'s issued in March: **34**

Business & Rental Licenses

- Total Business Licenses issued for CY26: **675**
- Total Rental Licenses issued for CY26: **510**