

TOWN OF OCEAN VIEW
DELAWARE

February 11, 2025

TO: Honorable Mayor and Council

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

VIA: Carol S. Houck, Town Manager

SUBJECT: Monthly Update for the Dept. of Planning, Zoning & Development as of
February 7, 2025

Land Use and Development

The Shore Vista Residential Community to be located on Woodland Avenue has received final plan approval from DNREC. A pre-construction meeting for this project will be held on February 14, 2025.

Building construction in the Silver Woods Mixed Use Planned Community continues.

The Planning and Zoning Commission will be reviewing a proposed ordinance amending §140-24, §140-128, and §140-152 of the Land Use and Development Chapter of the Town Code. If recommended by the Planning Commission, the first reading of the proposed ordinance will take place at the regularly scheduled Town Council Meeting on March 11, 2025.

Design for Berzins Nature Area and Park is nearing completion. The current schedule shows Plans, Specifications and Estimate will be completed by May 30, 2025. Construction is anticipated to commence in late 2025/early 2026.

Capital Improvement Projects

The next phase of sidewalk construction along Woodland Avenue will commence on March 3, 2025. A pre-construction meeting for this project is scheduled for Monday, February 24, 2025.

Grants

The Planning Department is currently applying for grants from DelDOT's Transportation Alternatives Program (TAP) for construction of the last phase of sidewalks along Woodland Avenue and construction of the next two phases of sidewalks along West Avenue, Design and

Construction of sidewalks along the west side of Central Avenue, and a FEMA BRIC (Building Resilient Infrastructure and Communities) Grant for drainage improvements to Betts Avenue.

Code Enforcement

Staff issued **5** 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 January: **21**

Total C.O.'s issued in January: **32**

Business & Rental Licenses

- Total Business & Rental Licenses issued for CY25: **1,084**