

TOWN OF OCEAN VIEW
DELAWARE

January 9, 2024

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
January 5, 2024

Maintenance & Operations

A significant rainfall of 5+/- inches of rain on Sunday, December 17, 2023, and Monday, December 18, 2023, resulted in the closure of Woodland Avenue in both directions between Mitchell Avenue and Smithfield Court. This drainage issue is due to a lack of maintenance along Prong 3A of the Banks Bennett Tax Ditch. Town staff is actively working to resolve this issue.

Land Use and Development

A Conceptual Plan Review for the Howard Subdivision is scheduled for January 18, 2024, with the Planning and Zoning Commission. This proposed 16 lot Single-Family dwelling unit community is located on Woodland Avenue on a parcel of land f.k.a. the Brown Property.

The Silver Woods Mixed Use Planned Community began site work for Sediment and Erosion Control for the first phase of its approved 161 lot townhouse community.

Capital Improvement Projects

Construction for The Cottages Drainage Improvement Project commenced on Tuesday, January 2, 2024. The anticipated completion date is April 15, 2024.

The Woodland & Daisey Avenue sidewalk project is scheduled to commence on Monday, January 8, 2024. The anticipated completion date is March 8, 2024.

The design for the final segment of the sidewalk along West Avenue continues. This project will complete our connectivity effort for a walkable community between SR 26 and the Assawoman Canal while making drainage improvements to Betts Avenue.

Design for a project to replace the existing asphalted-coated corrugated pipe system in the Hunters Run Community has commenced. This effort will inspect all pipes under Town-owned roadways to determine replacement needs prior to paving the road network. Also included is the replacement of the existing trench drain system in the roadway.

Pavement rehabilitation Projects

The FY 2024 Pavement Rehabilitation Project has been revised. The Hunters Run Community was scheduled to be paved this season. Due to the condition of the underground pipe network and the likelihood that several pipes under the roads will need to be replaced, paving in Hunters Run has been deferred until FY 2026.

The Cottages Community will be paved this spring after the completion of the drainage improvement project. This community is on the current FY 2023 through FY 2026 Pavement Rehabilitation schedule. The estimated cost of paving The Cottages in lieu of Hunters Run has resulted in an increase of \$46,783.00. Once bids are received, we will be seeking additional funding for the project if needed at the March 13, 2024 meeting.

Code Enforcement

We issued **five (5)** violations for failure to obtain a business license/building permit or failure to obtain a Certificate of Zoning Compliance/Occupancy.

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

Total building & sign permits issued in December 2023: **10**

Total C.O.'s issued in December 2023: **26**

Business & Rental Licenses

Our department is actively processing business and rental license renewal applications for CY 2024.