

TOWN OF OCEAN VIEW
DELAWARE

June 10, 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
June 4, 2025

Land Use and Development

Shore Vista Residential Community – Contractors continue work on roadway limits while preparing to begin utility installations within the right-of way.

Silver Woods Mixed Use Planned Community – Construction of dwelling units in Phase 1 is nearing completion. Construction of dwelling units in Phase 2A-1 and Phase 2A-2 has commenced. Work on roadway limits and utility construction in Phase 2B has been completed. Work on roadway limits and utility construction in Phase 2C and Phase 2D continues.

Ocean View Beach Club – Final surface paving has been halted. The Landscaping Plan for the community has been revised by the developer and approved by the Planning Director and Town Engineer. The plantings are scheduled for installation after October 1, 2025.

The Ordinance amending §140-24, §140-28 and §140-152 of the Land Use and Development Code has been revised to address public comments and will be reviewed by the Planning Commission on July 17, 2025.

Capital Improvement Projects

The Woodland Avenue sidewalk project is scheduled for final surface paving the week of June 9th. This project is on schedule and under budget.

The lighting project for the 33 West Avenue parking lot has been completed.

The last phase of sidewalks along Woodland Avenue is complete. This project will complete connectivity along Woodland Avenue from West Ave./Muddy Neck Road to the Assawoman Canal Trail. This project is fully funded and will be advertised for construction in October of this year.

Final Design for the Berzins Nature Park and Trail has been completed. The Delaware Department of Transportation (DelDOT) reached out to our office to inquire if the Town was interested in managing the construction of the project, which we replied yes. This project is now ours to advertise and administer the construction.

Now that we have assumed management of the project, the terms of the TAP Grant Agreement have changed. Previously, the Town was to send DelDOT 20% of the estimated \$920,432 cost for construction, which would have been approximately \$184,086. Under the new agreement, the Town will invoice DelDOT 80% of each monthly construction estimate for an estimated total reimbursement of \$736,344. The Town will need to approve the funding later this year for this project to move into construction.

Design of the Betts Avenue Drainage Project has been completed. This project is ready for construction when funding becomes available.

Design of the remaining two phases of sidewalk along West Avenue from Osprey Lane to the Assawoman Canal has been completed. These projects are ready for construction when funding becomes available.

Design of the Woodland Park Drainage Improvement Project has been completed. This project will complete our multi-year effort to improve drainage throughout the entire community. This project is ready for construction when funding becomes available.

Maintenance and Operations

Line striping activities were completed along West Avenue from SR 26 to Osprey Lane on May 29, 2025.

Intersection improvements were completed in Fairway Village at the intersection of Augusta Drive and Oakmont Drive on May 29, 2025. The intersection is now an ALL-WAY STOP controlled intersection.

Code Enforcement

Staff issued 6 violations for failure to obtain a business license and/or building permit and 28 property maintenance violations for tall grass.

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

Total building & sign permits issued in May: **42**

Total C.O.'s issued in May: **37**

Business & Rental Licenses

- Total Business & Rental Licenses issued for CY25: **1,286**