

TOWN OF OCEAN VIEW
DELAWARE

March 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
March 6, 2025

Land Use and Development

The developer of the Shore Vista Residential Community, to be located on Woodland Avenue, has begun clearing activities and installing erosion and sediment control measures.

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

The Planning and Zoning Commission will be reviewing a proposed ordinance on March 20th, amending §140-24, §140-128, and §140-152 of the Land Use and Development Chapter of the Town Code. If approved by the Planning Commission, first reading of the proposed ordinance will take place at the regularly scheduled Town Council Meeting on April 8, 2025.

The proposed Blue Heron Landing community continues to linger. The Planning Department is considering requiring plan review to start over as the preliminary plan approval has expired. Over the past 20+/- years during the attempt to develop this property, the Town has lost valuable staff hours and revenue, with no return on the reviews in the form of building permits, transfer taxes, and tax revenue.

The Stingray Harbor Residential Community has been completed for over a year. We are working with the developer on the right-of-way deed and the final declaration plans for the condo regime. The process has required a number of reviews by the Town Solicitor and the Town Engineer. We will not accept turnover of the right-of-way until all outstanding invoices have been paid by the developer.

Capital Improvement Projects

The next phase of sidewalk construction along Woodland Avenue commenced on March 3, 2025.

The West Avenue lighting project will commence this month.

Code Enforcement

Contractors working for Beazer Homes were found in violation of §84-16 for working on Sunday, February 9, 2025, which resulted in a \$500.00 fine. This was not the first violation of §84-16 since the project commenced. A meeting with Beazer homes and their contractor resulted in the fine being paid on March 3, 2025. The next violation of this chapter of the Town Code will result in a \$1,000.00 fine and a recommendation to Mayor and Council to revoke the business license of the violator.

Additionally, 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 February: 37

Total C.O.'s issued in February: 17

Business & Rental Licenses

- Total Business & Rental Licenses issued for CY25: 1,152