

TOWN OF OCEAN VIEW
DELAWARE

March 10, 2026

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 4, 2026

Maintenance and Operations

Town staff responded to two significant winter storm events since the January meeting of the Mayor and Town Council.

The January 24th to January 25th weather event resulted in 6 – 8 inches of snow before turning to freezing rain and rain. Town and contract staff worked 17.0 hours uninterrupted to clear our 27 miles of roadway. No issues were encountered during this event.

The February 22nd to February 23rd weather event resulted in 15 – 18 inches of snow and sustained winds over 40 mph for several hours creating blizzard conditions. These conditions caused downed trees and power lines across our roadway network and community, forcing us to halt snow removal operations at 11:30 p.m. for the safety of our staff until winds subsided just before 6:00 a.m. Snow removal operations resumed at daybreak and all roads were cleared and passable by 5:30 p.m. on February 23rd. Staff returned on February 24th and worked a 10-hour shift to continue pushing snow back as far as possible to further widen the travel ways.

Town and contract staff removed trees from our right of way and assisted many property owners in the community from February 24th through March 2nd.

Land Use and Development

Shore Vista Residential Community – Due to the inclement weather we have experienced in January and February, this proposed residential development has been mostly inactive.

Silver Woods Mixed Use Planned Community - Construction of dwelling units in Phase 2A-2, and Phase 2B continues.

Capital Improvement Projects

Bids for contract OVPZ&D 26-05, Woodland Avenue Sidewalks, Phase III, were placed in two local publications and on the town's website. Bids were received by the Town Manager on February 19, 2026, and a recommendation to award this contract will be presented to Mayor and Council at the March 10, 2026 meeting with Mayor and Council.

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 will be received by the Town Manager on Tuesday, March 31, 2026, at 11:00 a.m.

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 January & February: **65**

Total C.O.'s issued in January & February: **84**

Business & Rental Licenses

- Total Business Licenses issued for CY26: **629**
- Total Rental Licenses issued for CY26: **475**