

TOWN OF OCEAN VIEW
DELAWARE

November 12, 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
November 8, 2024

Land Use and Development

Building construction in the Silver Woods Mixed Use Planned Community continues. Dan Ryan Builders (DRB) has begun construction of townhouses in their portion of the Silver Woods Mixed Use Planned Community. Beazer Homes continues to construct townhouses there, as well.

The developer of the Ocean View Beach Club Residential Planned Community continues to make repairs to the curbs, sidewalk, roadway and other miscellaneous features to be deeded to the town. Final surface pavement has been placed in some areas.

The Shore Vista Community on Woodland Avenue is working towards final plan approval for stormwater from DNREC.

Verizon will be appearing before the Planning Commission in December for preliminary and possible final plan approval for the proposed cell tower to be located at Bear Trap Dunes.

Capital Improvement Projects

The final design for the replacement of the culvert pipe under Eastgate Boulevard in Avon Park is near completion. DNREC is currently reviewing the plans that make improvements to the Prong 4 of the Deep Hole Tax Ditch. This project is jointly funded by DNREC, Deep Hole Tax Ditch Commission, and the Town of Ocean View.

The next phase of sidewalks along Woodland Avenue has been advertised for construction. This phase will include the construction of approximately a half mile of sidewalk and drainage improvements from Daisey Avenue towards State Route 26. Construction is anticipated to commence in February 2025.

Code Enforcement

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

A Municipal Lien has been placed on the property at 30 Brighton Street for failure to pay fines related to §93-2 of the Town Code.

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

Total building & sign permits issued in October: 44

Total C.O.'s issued in October: 42

Business & Rental Licenses

- Total Business & Rental Licenses issued for CY24: 1,390