

TOWN OF OCEAN VIEW  
DELAWARE

November 18, 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  
November 12, 2025

**Land Use and Development**

Shore Vista Residential Community – Contractors continue work on utility installations within the right-of way.

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

**Capital Improvement Projects**

Design for sidewalk and drainage improvements along Oakland Avenue, Central Avenue and Oakwood Avenue are ongoing. This project will bring connectivity from Woodland Avenue to John West Park via Oakland Avenue, Central Avenue and Oakwood Avenue. Construction funding will be provided by the Delaware Department Transportation's (DelDOT) Transportation Alternatives Program (TAP) up to 80% of the total project cost.

Planning and Construction Management staff met with the Avon Park Community on Monday, November 3, 2025 to discuss the culvert replacement project under Eastgate Boulevard. The Eastgate Boulevard Pipe Culvert Replacement Project in Avon Park will commence on Monday, November 17, 2025. This project is anticipated to take approximately 45 days to complete.

**Code Enforcement**

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 October: 39

Total C.O.'s issued in October: 31

### **Business & Rental Licenses**

- Total Business Licenses issued for CY25: 773, plus 27 temporary licenses
- Total Rental Licenses issued for CY25: 565