

TOWN OF OCEAN VIEW  
DELAWARE

September 9, 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 September 4, 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 1 is complete. Construction of dwelling units in Phase 2A-1, Phase 2A-2, and Phase 2B has commenced. Work on roadway limits and utility construction in Phase 2C and Phase 2D has been completed. Remedial repairs to curb, sidewalk and the roadway within the right-of-way to be dedicated to the Town in Phase 1 have commenced. This remedial work, being completed by the developer's subcontractor (Beazer Homes) is estimated to cost the developer in excess of \$131,000.00 and shall be completed prior to any building permits being issued for the construction of dwelling units in Phase 2C and Phase 2D.

**Capital Improvement Projects**

The contract for the replacement of the culvert pipe under Eastgate Boulevard has been advertised. This project will replace a culvert pipe along the Deep Hole Tax Ditch Prong 4 under Eastgate Boulevard in the Avon Park Community.

Design of the last phase of sidewalk and drainage improvements has been completed and is ready for advertising. This project will bring sidewalks to Woodland Avenue, from Hudson Avenue to south of Betts Avenue, completing connectivity from SR 26 to the Assawoman Canal. This project should commence in March of 2026.

## **Maintenance and Operations**

Drainage improvements near 4 Elliott Avenue have been completed. Our contractor installed two drainage inlets, 280 feet of 12-inch drainage pipe, and cleaned approximately 40 feet of existing ditch.

Drainage improvements along Betts Avenue at Powell Lane have been completed. Contractors cleaned and flushed the 12-inch pipe under Betts Avenue and constructed approximately 150 feet of swale along the north side of Betts Avenue at Powell Lane. Approximately 20 feet of ditch along the south side of Betts Avenue at Powell Lane was also cleared.

Drainage repairs in Bear Trap Dunes at the intersection of October Glory Avenue and Sycamore Street are under way and should be completed by September 9, 2025. Contractors are replacing approximately 55 feet of 15-inch drainage pipe under Sycamore Street that has failed.

Pipe cleaning was completed in the Cottages, Westview, and Bear Trap Dunes.

## **Code Enforcement**

Staff issued 12 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 July & August: 73

Total C.O.'s issued in July & August: 68

## **Business & Rental Licenses**

- Total Business & Rental Licenses issued for CY25: 1,327

**Silverwoods Phase 1B  
Semi-Final Punch List (Estimate)**

20250731

\* All limits have been marked in field. (Pink and White)

	<b>PCC Curb &amp; Gutter</b>	<b>4" PCC Sidewalk</b>	<b>6" PCC Sidewalk</b>	<b>HMA Patching</b>
<b>Wyoming Ave.:</b>				<b>8" GABC &amp; 4" Type B</b>
North Side of Street:	60 LF	225 SF		
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<b>Wyoming Ave.:</b>				
South Side of Street	260 LF	25 SF		
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<b>Exeter Street:</b>				
East Side of Street:	190 LF			
<hr/>				7'x17' House # 264
<b>Exeter Street:</b>				7'x16' House # 265
West Side of Street:	185 LF	75 SF	100 SF	7'x18' House # 266
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<b>Scranton Ln.:</b>				
North Side of Street:	570 LF		25 SF	5'X7' House # 393 7'x9' House # 371
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<b>Scranton Ln.:</b>				
South Side of Street	400 LF	25 SF		

**NE corner of Exeter and Scranton-** Sidewalk surface detectable warning system (Domes) will need to be replaced 25 SF.

During construction, concrete contractor failed to notify TOV and schedule pre-placement inspection for the following locations: Plan sheet C-203, public walk and driveway entrances Scranton Ln. Units 157-161 & 126-130, as well as public walk Exeter St. adjacent to unit 126 in its entirety.

As previously agreed by TOV, random areas to be excavated and material depths to be verified, should and areas not meet required material depths, PCC to be removed and replaced.

Items remaining to review:

Landscaping, Signage & Striping, Stormwater Drainage.

Silverwoods Phase 1B

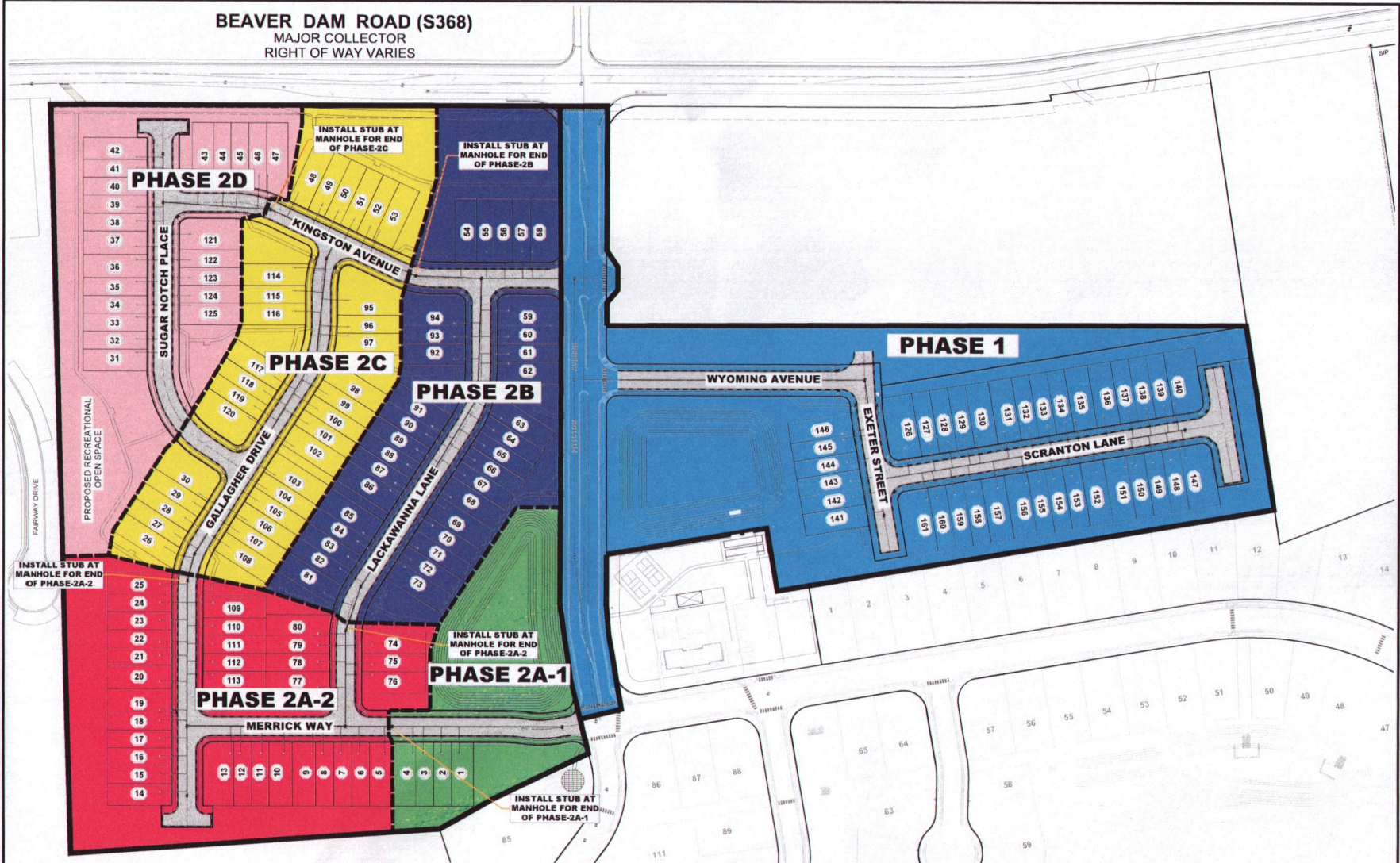
20250731

Semi-Final Punch List (Estimate)

	PCC Curb & Gutter (SF)	4" PCC Sidewalk (SF)	6" PCC Sidewalk (SF)	PCC Revormal (SY)
Totals:	1665	350	125	423
	\$ 58.00	\$ 18.00	\$ 23.00	\$ 30.00
	\$ 96,570.00	\$ 6,300.00	\$ 2,875.00	\$ 12,690.00
			SSDWS (DOMES)	\$ 1,000.00
			Total w/ out: replacement at units listed above:	\$ 119,435.00
			Patchin/Paving:	\$ 11,702.00
				<b>\$ 131,137.00</b>

	PCC Curb & Gutter (SF)	4" PCC Sidewalk (SF)	6" PCC Sidewalk (SF)	PCC Revormal (SY)
Totals:	1665	2000	225	606
	\$ 58.00	\$ 18.00	\$ 23.00	\$ 30.00
	\$ 96,570.00	\$ 36,000.00	\$ 5,175.00	\$ 18,180.00
			SSDWS (DOMES)	\$ 3,000.00
			Total w/ replacement at units listed above:	\$ 158,925.00
			Patchin/Paving:	\$ 11,702.00
				<b>\$ 170,627.00</b>

**BEAVER DAM ROAD (S368)**  
 MAJOR COLLECTOR  
 RIGHT OF WAY VARIES



**PHASE 1**

PARENT TAX PARCEL 134-16.00-45.00  
 LOT NUMBERS IN PHASE 128-161  
 TOTAL NUMBER OF LOTS 36  
 LINEAR FEET OF ROADS 2,440 L.F.

**PHASE 2A-1**

PARENT TAX PARCELS 134-16.00-951.00  
 LOT NUMBERS IN PHASE 1-4  
 TOTAL NUMBER OF LOTS 4  
 LINEAR FEET OF ROADS 297 L.F.

**PHASE 2A-2**

PARENT TAX PARCELS 134-16.00-951.00  
 LOT NUMBERS IN PHASE 5-25, 74-90, 109-113  
 TOTAL NUMBER OF LOTS 33  
 LINEAR FEET OF ROADS 300 L.F.

**PHASE 2B**

PARENT TAX PARCELS 134-16.00-914.00, 134-16.00-951.00  
 LOT NUMBERS IN PHASE 54-73, 81-94  
 TOTAL NUMBER OF LOTS 34  
 LINEAR FEET OF ROADS 854 L.F.

**PHASE 2D**

PARENT TAX PARCELS 134-16.00-914.00, 134-16.00-951.00  
 LOT NUMBERS IN PHASE 31-47, 121-125  
 TOTAL NUMBER OF LOTS 22  
 LINEAR FEET OF ROADS 650 L.F.

**PHASE 2C**

PARENT TAX PARCELS 134-16.00-914.00, 134-16.00-951.00  
 LOT NUMBERS IN PHASE 26-30, 48-53, 95-108, 114-120  
 TOTAL NUMBER OF LOTS 32  
 LINEAR FEET OF ROADS 949 L.F.



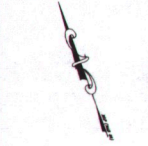
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 ENGINEERING

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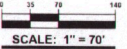
www.beckermorgan.com



PROJECT TITLE  
**SILVER WOODS VILLAS**  
 FINAL LAND DEVELOPMENT PLAN

BEAVER DAM ROAD  
 TOWN OF OCEAN VIEW  
 SUSSEX COUNTY, DE

PHASING PLAN  
 SCED AGREEMENT  
 NO. 1242  
 (REVISED)



ISSUE	NO.	DATE	DESCRIPTION
11	7-12-24		REVISED NUMBER OF PHASES FROM 10 TO 6 (PHASES 1, 2A-1, 2A-2, 2B, 2D, 2C)
10	10-4-23		REVISED LOT AND ROAD WIDTH
9	8-23-23		REVISED PLAN
8	8-23-23		REVISED 26' SIDEWALKS ON VILLAS
7	7-23-23		REVISED PHASING AGREEMENT PROVISIONS
6	7-23-23		OPEN COMMENTS RESPONSE
5	6-14-23		SCD PLAN, OPEN COMMENTS RESPONSE
4	6-07-23		SCD PLAN, OPEN COMMENTS RESPONSE
3	5-02-23		REVISED EPT APPROVALS
2	3-17-23		OPEN COMMENTS RESPONSE
1	3-16-23		PHASING PLAN SUBMITTAL

MARK	DATE	DESCRIPTION
PROJECT NO.	2012119.02	
DATE:	04/18/2022	
SCALE:	1" = 70'	
DRAWN BY:	M.J.H. PROJ. MGR. C.D.C.	
SHEET		

**C-300**