

TOWN OF OCEAN VIEW
DELAWARE

September 8, 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 August 21, 2026

Maintenance and Operations

Tree trimming was completed in Savannah's Landing in August after receiving complaints from the Millville Volunteer Fire Company that the tree canopy was interfering with their fire apparatus. The canopy was raised to a height of 16 feet above the roadway.

Land Use and Development

Shore Vista Residential Community – Construction of dwelling units in Phase I continues.

Silver Woods Mixed Use Planned Community – Repairs to the curb and sidewalk in Phase 2A-1, Phase 2A-2, and Phase 2B has been completed following the construction of dwelling units in these phases. Construction of dwelling units in Phase 2C and 2D continues.

Planning Zoning

Application P-258 & P-260 (rev): A review of a revision to a site plan for Ocean View Beach Club previously approved under applications **P-258 & P-260**, as submitted by the applicant Davis, Bowen & Friedel, Inc., on behalf of the property owner Windansea, LLC. The plan proposes to subdivide 0.990 acres +/- from condominium parcel M (5.065 acres +/-) resulting in the creation of condominium parcels M1 & M2. **Condominium Parcel M** is located on Bowers Drive at the southwest corner of the intersection with Old Orchard Avenue (**PIDN: 408.357 / CTM# 134-17.00-977.06**). Ocean View Beach Club is zoned RPC (Residential Planned Community).

Application P-364: a review of a preliminary plan titled "Proposed Shopping Center" submitted by Andrew Warfield of Franchise Management Services, Inc., on behalf of the property owner Nistazos Holdings, LLC, for property zoned GB-1 (General Business District

1) located at **95, 97, & 101 Atlantic Avenue** (PIDNs **094.410, 094.400, 094.380 / CTMs 134-12.00-2089.00, 134-12.00-2088.00, 134-12.00-297.00**). The plan proposes the consolidation of three (3) parcels into one (1) parcel, as well as the construction of a 5-unit commercial building, including a fast-food restaurant with drive-through (Dunkin) and additional retail and restaurant space.

Capital Improvement Projects

OVPZ&D 26-05, Woodland Avenue Sidewalks, Phase 3 is scheduled to commence on Monday, September 14, 2026. This is the final phase of connectivity and drainage improvements along Woodland Avenue.

A Pre-Construction Meeting for OVPZ&D 26-07, Berzins Nature Park and Trail was held on Thursday, August 20, 2026. This project is expected to commence in October 2026.

Design for OVPZ&D 27-02, Oakland and Oakwood Avenue Sidewalks, via Central Avenue continues.

Design for OVPZ&D 27-03, Cottages Drainage Final Phase, continues.

Code Enforcement

Staff issued **8** violations for failure to obtain a business license and/or building permit, property maintenance, violations of our construction activities (allowable work hours) code. The work outside of approved hours violation resulted in a five hundred dollar fine to **DRB Homes**.

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

Total building & sign permits issued in July: **32**
Total C.O.'s issued in July: **62**

Business & Rental Licenses

- Total Business Licenses issued for CY26: **751**
- Total Rental Licenses issued for CY26: **553**