

TOWN OF OCEAN VIEW
DELAWARE

June 9, 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 June 4, 2026

Maintenance and Operations

Concrete sidewalk and gutter repairs ahead of next spring's paving project in Avon Park commenced in April. Work is scheduled to be completed later this month.

Drainage repairs were completed at the intersection of South Horseshoe Drive and Horseshoe Drive in the Country Village Community.

Seasonal tree trimming is scheduled for Savannah's Landing, Woodland Park, and Woodland Avenue from June 15th to June 18th. This proactive tree trimming reduces our risk of losing trees during severe weather events.

Sidewalk repairs are scheduled for Oakwood Avenue and West Avenue in June. The sidewalk has been damaged by large trucks turning to and from West Avenue onto Oakwood Avenue.

Land Use and Development

Shore Vista Residential Community – Construction has commenced on the first two groups of town homes in this residential community.

Silver Woods Mixed Use Planned Community - Construction of dwelling units in Phase 2A-2, and Phase 2B nears completion. Construction of dwelling units in Phase 2C and 2D has commenced. A final punch list for the Community Center and Amenity parcel has been generated and accepted by the developer. This final punch list has a mandatory completion date of June 30, 2026.

Planning & Zoning Reviews scheduled for June 18, 2026 at 4:00p.m.:

Application P-336: a review of a final land development plan and record plan for the proposed subdivision “Blue Heron Landing” submitted by Steven R. Anderson, Jr., P.E. of Pennoni Associates, Inc., on behalf of the property owners, Steven J. and Ann Collazuol. The plan proposes the subdivision of two (2) parcels of land into seven (7) parcels on property zoned R-1 (Single-Family Residential District), located at **32 and 34 Woodland Avenue (PIDNs: 116.010 & 116.011 / CTM#s: 134-12.00-317.01 & 134-12.00-317.00)**

Application P-363: a concept level review of a plan titled “5 Atlantic Avenue - Conceptual Site Plan” submitted by Alan Decktor, P.E. of Pennoni Associates, Inc., on behalf of the property owner Randall M. Hall of 5 Atlantic, LLC, for property zoned GB-1 (General Business District 1) located at **5 Atlantic Avenue (PIDN: 284.001 / CTM# 134-13.00-1096.00)**. The project proposes adding a 2,376+/- square-foot accessory storage building behind the existing commercial building as well as alterations to existing parking areas.

Application P-364: a concept level review of a plan titled “Concept Site Plan – Dunkin” 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 and additional retail and restaurant space.

Capital Improvement Projects

OVPZ&D 26-06, Oakwood Avenue Parking Lot expansion, commenced on Monday, May 11, 2026. This project is expected to take 45 calendar days to complete and will add 31 parking spaces to our inventory. Final surface paving is scheduled for June 23, 2026.

Bids for OVPZ&D 26-07, Berzins Nature Park and Trail will be received by the Town Manager on Tuesday, June 9, 2026, at 11:00 a.m.

A meeting was held with representatives from DelDOT, Century Engineering, and Ocean View planning staff to discuss the progress of OVPZ&D 27-02, Oakland Avenue, Central Avenue, and Oakwood Avenue sidewalks. This project has been accepted by DelDOT’s Transportation Alternatives Program (TAP) for a construction grant in the amount of 80% of the cost to construct the improvements. A final dollar amount hasn’t been determined, but the amount will be significant.

Tax Ditches

Work was completed on clearing vegetation from the east and west side of the Deep Hole Tax Ditch Prong 4 at Eastgate Boulevard Avon Park Community. Excavation/dip out of the ditch to

improve the conveyance of water is scheduled for later this month. This will complete our joint effort with DNREC and the Deep Hole Tax Ditch Commission to improve the drainage.

In addition to serving as the Commissioner of the Deep Hole Tax Ditch, I have also volunteered and been appointed to serve as the Commissioner of the Banks Bennett Tax Ditch.

Code Enforcement

Staff issued **12** 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 Beazer Homes. Staff also mailed **10** property maintenance violation letters for tall grass and had **4** properties cut by our contractor.

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

Total building & sign permits issued in May: **47**

Total C.O.'s issued in May: **36**

Business & Rental Licenses

- Total Business Licenses issued for CY26: **727**
- Total Rental Licenses issued for CY26: **544**