

TOWN OF OCEAN VIEW
DELAWARE

May 12, 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
May 7, 2026

Maintenance and Operations

The FY 2026 Street Paving Project has been completed. Paving operations took place in the Kelley Estates and the Edenshire Communities.

Spring street sweeping activities were completed during the week of April 20, 2026.

Concrete sidewalk and gutter repairs in Avon Park commenced in April of 2026. Work is scheduled to be completed by May 22, 2026.

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 townhomes 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.

Nistazos Holdings, LLC, the property owners of 95, 97 & 101 Atlantic Avenue, appeared before the Board of Adjustment on Thursday, April 16, 2026, to request a Special Exception in accordance with Article XVIII, §140-128 of the Town Code to establish a fast-food restaurant with drive-through (Dunkin) at this location. The Special Exception passed by a majority vote of 4-1.

Nistazos Holdings, LLC, the property owner of 95, 97 & 101 Atlantic Avenue also appeared before the Board of Adjustment seeking two variances:

1. From Article V, §140-31 to develop the property with a proposed lot coverage of 61%, which exceeds the maximum allowable lot coverage of 50%.
2. From Article XI, §140-73B(3)(b) in order to reduce the width of the required screening along the frontage of Atlantic Avenue (SR26) from 15 feet to approximately 6 feet.

Both variances were passed by a 5-0 vote.

Capital Improvement Projects

OVPZ&D 26-06, Oakwood Avenue Parking Lot expansion, is scheduled to commence 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.

Advertisements for bids for Contract OVPZ&D 26-09, Woodland Park Drainage were advertised in two print publications and on the Town's website on May 1, 2026. This project will make drainage improvements along Holly Lane, Maple Lane and Maple Way in the Woodland Park Community.

Code Enforcement

Staff issued 7 violations for failure to obtain a business license and/or building permit and property maintenance. Staff also mailed 8 violation letters for tall grass.

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

Total building & sign permits issued in April: **56**
Total C.O.'s issued in April: **24**

Business & Rental Licenses

- Total Business and Renal Licenses issued for CY26: **1,212**