

TOWN OF OCEAN VIEW
DELAWARE

May 9, 2019

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 9, 2019

Maintenance Projects

- The FY 2019 Street Patching project has been completed. This project had an original bid price of \$200,263.90, which was \$105,681.10 below the Engineer's Estimate of \$305,945.00. At the November 13, 2018, Mayor and Council were asked by the Director of Planning and Development to approve an additional \$81,000.00 for patching on Daisey Avenue. This amount would have increased the overall estimated dollar value of the contract to \$281,263.90 or by approximately 40%. I am pleased to advise Mayor and Council that the additional funding in the amount of \$81,000.00 will not be needed. We are processing the semi-final estimate which shows a new contract dollar amount of \$199,347.57, which is currently \$916.33 less than the original contract value.

Capital Projects

- **Woodland Park Drainage Project:**
This project commenced on April 10, 2019 with drainage improvements along Assawoman Avenue. To date, we anticipate the need for additional funding for underground utility relocations not anticipated or accounted for during the design process years ago.
- **Woodland Avenue Reconstruction Project:**
The drainage portion of this project is 100% percent completed. Roadway reclamation began on April 22, 2019. Final roadway pavement has commenced as of this report date.

We currently have a total of six change orders that were issued for the total amount of \$72,589.37, increasing the total value of the contract from the contract amount of \$727,348.00 to \$811,094.89, an 10% increase.

Change order #6, for the removal of unsuitable materials within the roadway section due to high water table, represents \$38,753.00 of the total overage. The unsuitable material will be removed and replaced with geogrid, No. 3 Stone and graded aggregate sub-base to stabilize the pavement section.

The increase in total value of the contract to \$811,094.89 is still below the Engineer's Estimate of \$851.892.00.

There are three conflicts with utility locations that we are currently working with the owners of these utilities to resolve. This will result in additional costs to relocate the utility.

We anticipate that this project will be substantially completed by May 23, 2019.

- **The Cottages/Kelley Estates Drainage Improvements**

We have started the initial survey of the drainage basin that conveys stormwater from the surrounding area to the drainage system that currently runs to and through the Cottages and Kelley Estates and, ultimately, to Whites Creek.

Comprehensive Land Use Plan Update

- The first Public Workshop for the Comprehensive Land Use Plan update was held on Saturday, April 13, 2019 between the hours of 8:00 a.m. and 3:00 p.m. The event was very successful with over 90 constituents in attendance. Each participant had the opportunity to engage staff and participate with interactive displays covering the topics of Transportation, Community Development, Livability and Strengths & Weaknesses of the Town.

Board of Adjustment / Planning & Zoning Commission

- The Board of Adjustment met on April 18, 2019 to review the following variance application:
 - V-384, submitted by the property owners Wayne M. & Jacqueline W. Bogovich, for a variance from Article VI, §140-35-A(2)(b) of the Land Use and Development Chapter of the Town Code. Article VI, §140-35-A(2)(b) permits a deck to project no more than 10 feet into the required rear yard setback as long as the maximum height from grade does not exceed 24 inches. The applicant seeks to install a deck with handrails that will exceed the maximum overall height from grade and project approximately 8.2 feet into a required rear yard setback on a property zoned MXPC (Mixed-Use Planned Community District) located at 3 Favata Place (PIDN:413.058/Sussex CTM# 134-16.00-906.00). – **Variance granted.**
- The next scheduled meeting of the Board of Adjustment is May 16, 2019.
- The Planning & Zoning Commission held a meeting on April 18, 2019 to review the following application:
 - P-324 is a Concept Land Development Site Plan submitted by the property owners Adams Family Enterprises, LLC, D.B.A. Shipwrecked, LLC in order to establish a general business (miniature golf course) on property zoned GB-1 (General Business District 1) located at 3 Atlantic Avenue (PIDN: 284.002 / Sussex CTM# 134-13.00-30.00).
- The next scheduled meeting of the Planning & Zoning Commission is May 16, 2019.

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

- Total building & sign permits issued in April: **37**
- Total C.O.'s issued in April: **48**

Licenses & Gross Rental Receipts Tax (GRRT)

- Total Business & Rental Licenses issued for CY19: **1004**
- GRRT collected for 18-2 (due February 15, 2019): **\$210,002.00**
- GRRT collected for 19-1 (due August 15, 2019): **\$960.00**

Code Enforcement

- Issued **one (1)** code violation warning for failure to obtain a business license, building permit, and/or C.O.
- Issued **four (4)** property maintenance violations.