STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
OFFICE OF STATE PLANNING COORDINATION

August 19, 2026

Solutions IPEM
Attn: Jason Palkewicz, PE
303 N Bedford St,
Georgetown, DE 19947

RE: PLUS review – 2026-07-06; Sea Cliff

Dear Mr. Palkewicz:

Thank you for meeting with State agency planners on July 29th, 2026 to discuss Sea Cliff. According to the information received, you are seeking review of a proposed rezoning and site plan for a residential planned community with 330 single family detached and 113 townhomes condo units.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

Strategies for State Policies and Spending

This project is in Investment Levels 3 and 4 according to the *Strategies for State Policies and Spending*. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas, but please be advised that the State has other priorities for the near future. Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. New development activities and suburban development are not supported in Investment Level 4. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved.

Because this development is within the Coastal area, which is a designated growth area of Sussex County the State will not object to the development of this property; however, we do ask that the County and the developer work with State agencies to address an environmental concern noted by State agencies in this letter to help create a more sustainable development.

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Stephen Bayer 302-760-4834

- Piney Neck Road is a state-owned and state-maintained road. As such, any access point Piney Neck Road must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

- In terms of traffic analysis and based on the requirements of the Development Coordination Manual this proposed project will require a Traffic Impact Study (TIS). The purpose of the TIS will be to assess the particular form of the entrances and any necessary off-site improvements.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Development Coordination Manual, DelDOT will require dedication of right-of-way along the site's frontage. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline of all State maintained roads. The following right-of-way dedication note is required, "**A 30-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage with State maintained roadways. The location of the easement shall be outside the limits of

the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along all State maintained roads.

- Referring to Section 3.4.2.1 of the Development Coordination Manual, the following items, among other things, are required on the Record Plan:

    - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.

    - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

- In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

- In accordance with Section 5.2.9 of the Development Coordination Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Staff from the Delaware Department of Natural Resources and Environmental Control (DNREC) reviewed the project submitted for PLUS review. The absence of comments regarding specific resources does not indicate that there are not additional constraints or environmental issues on site, nor does it indicate DNREC support of a project.

Wetlands and Waterways

Maps from the Statewide Wetlands Mapping Project indicate the potential presence of tidal wetlands in the southern portion of the site, extending from Pepper Creek. The application indicates that wetlands have been delineated. The application proposes to disturb approximately 0.1 acres of tidal wetlands.

State Requirements:

- DNREC Wetlands and Waterways Section recommends that a Jurisdictional Determination (JD) is conducted for the site, to flag the wetlands and mean high water line boundary.

- If state jurisdictional wetlands are determined to exist on the site, contact the DNREC Wetlands and Waterways Section to determine which permits may be required.

- State permits from the DNREC Wetlands and Waterways Section may be required for disturbance proposed in state jurisdictional wetlands and waterways. To apply for a permit online, please visit their website at https://dnrec.delaware.gov/water/wetlands-subaqueous/permits/.

- It is recommended to schedule a meeting with the DNREC Joint Permit Processing (JPP) service for assistance with the necessary state and federal permitting procedures and requirements. Please contact the DNREC Division of Water's Wetlands and Waterways Section to schedule.

State Contact: DNREC Wetlands and Waterways Section at (302) 739-9943.
Website: https://dnrec.delaware.gov/water/wetlands/

Federal Requirements:

- Federal permits from the U.S. Army Corps of Engineers will be necessary if dredge or fill is proposed in tidal wetlands, streams, and certain non-tidal wetlands. A delineation of waterways and wetlands may also be required. In certain cases, permits from the US Army Corps of Engineers may trigger additional certifications from DNREC (Coastal Zone Federal Consistency Certification and 401 Water Quality Certification). Work with the US Army Corps of Engineers to determine the appropriate federal permitting requirements.

Federal Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278.
Website: https://www.nap.usace.army.mil/Missions/Regulatory/Contacts/

Coastal Zone Federal Consistency Certification (state contact): DNREC Coastal Management Program at (302) 739-9283.
Website: https://dnrec.delaware.gov/coastal-programs/coastal-management/

Wellhead Protection Area
A Wellhead Protection Area is located on the northeast portion of the site. Wellhead Protection Areas are the surface and subsurface areas surrounding a water well, or a public water supply wellfield. Contaminants leaching into the soil have the potential to reach the water supplies in these areas.

- The applicant must comply with all county and municipal codes that affect public drinking water supply Wellhead Protection Areas.

Contact: DNREC Source Water Assessment and Protection Program at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/commercial-government/water-allocation/assessment-and-protection/

Wastewater Disposal Systems – Large Systems
For wastewater conveyance offsite by way of a new sewer connection, flow rates exceeding 2,500 gallons of liquid waste per day will require a Wastewater Pollution Collection and Conveyance (WPCC) permit from the Commercial and Government Services section.

Contact: DNREC Commercial and Government Services Section at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/commercial-government/

Wastewater Disposal Systems – Small Systems
An expired permit (permit # 206377) exists for this site in the Small System Branch database.

- Contact the DNREC Commercial and Government Services Section to discuss requirements for properly abandoning these systems.

Contact: DNREC Commercial and Government Services Section at (302) 739-9947.
Website: https://dnrec.delaware.gov/water/residential/septic-systems/

Bald Eagle
There is an active Bald Eagle (*Haliaeetus leucocephalus*) nest within the project area. Bald eagles and their nests are protected under the federal Bald and Golden Eagle Protection Act. Additionally, the nest itself is protected by state law.

- The U.S. Fish and Wildlife Service (USFWS) shall be contacted for projects that will impact Bald Eagles (*Haliaeetus leucocephalus*).

- The U.S. Fish and Wildlife Service developed National Bald Eagle Management Guidelines to help landowners and others minimize impacts to eagles, including disturbance, which is prohibited by the Bald and Golden Eagle Protection Act. The guidelines focus on minimizing disturbance through the use of buffer zones (330 feet to 660 feet from a nest) and time-of-year restrictions for certain activities in several categories.

- Until further agency guidance is provided, limit disturbance (including noise) to forest areas, wetlands, meadows, streams etc.

- The U.S. Fish and Wildlife Service has jurisdiction regarding Bald Eagles protection via Bald and Golden Eagle Protection Act and works with landowners regarding all eagle disturbance issues. To determine the potential effect your project may have on Bald Eagle and to ensure compliance with the Bald and Golden Eagle Protection Act, we suggest the use of the new Northeast Bald Eagle Project Screening Form, which can be found at https://www.fws.gov/media/northeast-bald-eagle-project-screening-form.

State Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600.
Website: https://dnrec.delaware.gov/fish-wildlife/conservation/

Federal Contact: U.S. Fish and Wildlife Service, Chesapeake Bay Ecological Services Field Office at (410) 573-4599.
Website: https://www.fws.gov/office/chesapeake-bay-ecological-services

Stormwater Management
The project proposes greater than 5,000 square feet of land disturbing activities and will be subject to Delaware's *Sediment and Stormwater Regulations*.

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency, prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Sussex Conservation District.

- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically https://enoi.dnrec.delaware.gov/, (select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the $195 fee.

- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: https://www.sussexconservation.org/

General Stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Special Flood Hazard Area
According to the newest Flood Insurance Rate Maps (FIRM), a portion of this parcel is situated within a Special Flood Hazard Area, specifically within the mapped 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Area identified on the site lies within zone AE. In lands contained within the 100-year floodplain, the National Flood Insurance Program's floodplain management regulations must be enforced through the local floodplain ordinance, which can have higher standards. Although houses are proposed outside of the Special Flood Hazard Area (SFHA), some houses may still be required by lenders to purchase flood insurance, based on the proximity to the SFHA.

- The applicant must comply with the local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. A floodplain permit issued by the Community Floodplain Official may be required. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at https://floodplanning.dnrec.delaware.gov/

Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500.
Website: https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/

Electric Vehicle Charging Requirements
Electric vehicle charging infrastructure is now required for new residential construction in Delaware under 7 DE Admin. Code 2101 *Regulations for State Energy Conservation Code*, which incorporates Appendix RE – Electric Vehicle Charging Infrastructure with amendments. This requirement is effective April 11, 2026 and supersedes 16 Del. C. § 8001- § 8006, which sunset upon DNREC's publication of notice that Appendix RE meets or exceeds its standards. County and municipal building and plumbing codes must incorporate the updated code by April 11, 2027.

Requirements are summarized below. Consult 7 DE Admin. Code 2101, Appendix RE, directly for further details.

- For new one- and two-family dwellings with a designated attached or detached garage or other on-site private parking provided adjacent to the dwelling unit: parking shall be provided with one electric vehicle-ready space or electric vehicle supply equipment space per dwelling unit.

- For multi-family dwellings classified as R-2 occupancies by the International Building Code (IBC): parking shall be provided with an electric vehicle-ready space or electric

vehicle supply equipment space for 20% of the dwelling units or parking spaces, whichever is less.

- Multi-family dwellings: At least 1 electric vehicle equipment supply space must be in an area available for use by all residents of the R-2 occupancy. The electric vehicle equipment supply space must be accessible by an individual with a disability.

- Multi-family dwellings: Construction documents must indicate the location of proposed electric vehicle supply equipment spaces and electric vehicle-ready spaces.

Contact: DNREC Division of Climate, Coastal & Energy, Energy Section at (302) 735-3480.
Website: https://dnrec.delaware.gov/climate-coastal-energy/energy-office/

Air Quality – Particulate Emissions
Particulate emissions are regulated by DNREC's Division of Air Quality. To control particulate emissions from construction and materials handling operations, the following is required:

- The applicant must use dust suppressants and other measures during demolition activities, grading, land clearing, excavation of non-paved roads, material movement or storage, and sandblasting activities.

Contact: DNREC Division of Air Quality at (302) 739-9402.
Website: https://dnrec.delaware.gov/air/permitting/

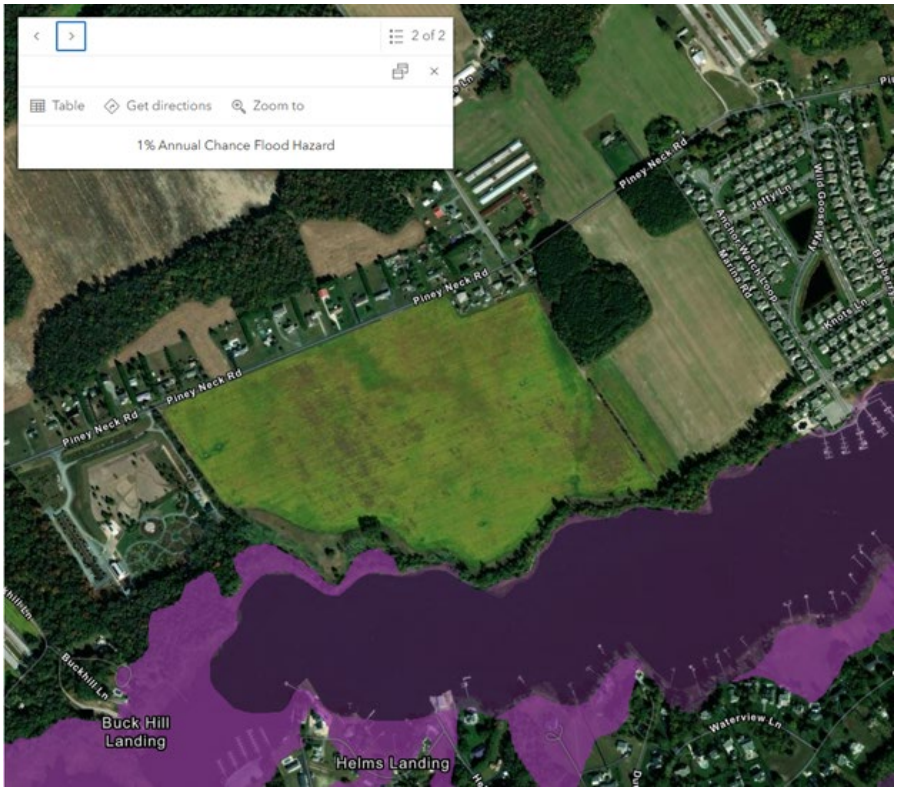
Delaware Department of Agriculture – Contact Milton Melendez 302-698-4500

- No restrictive comments regarding this PLUS project.

Delaware Emergency Management Agency – Contact Tara Wilbur 302-659-2325

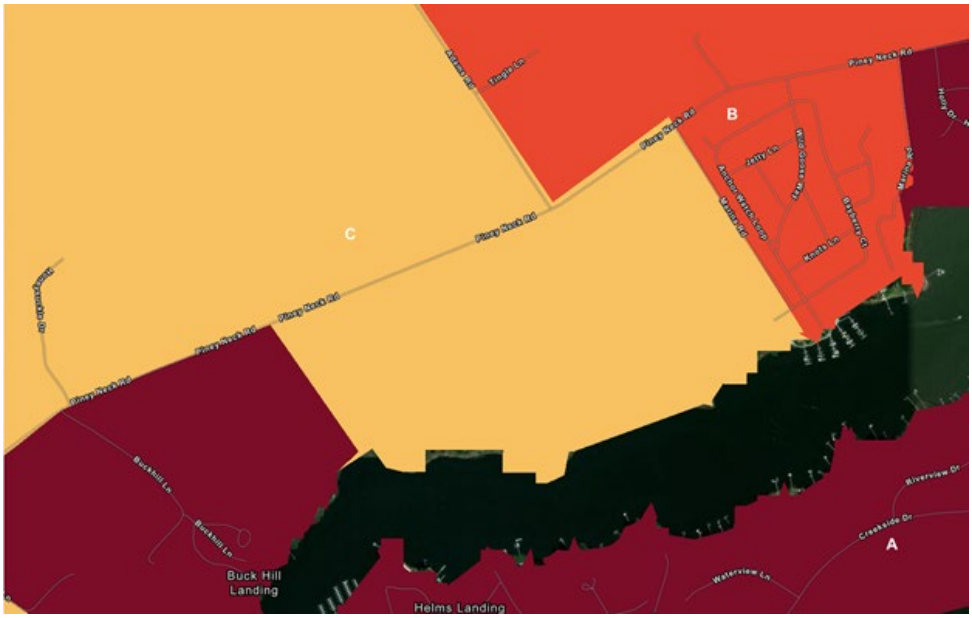
Proposed Project Parcel Flood Concern

- This parcel is located within an area of **Minimal Flood Concern of 1000 years or greater**. However, it is adjacent to a 1% Annual Chance Flood Hazard, Special Flood Zone AE (100-year flood plain).



Parcel Status within County Evacuation Zone Location

- The parcel is located within Sussex County Evacuation Zone C. It is also adjacent to Zones A and B.



Parcel Status within the 10-mile Emergency Planning Zone (EPZ) for the Salem Nuclear Power Plant

- The parcel **is not** located within the 10-mile EPZ for the Salem Nuclear Power Plant.

State Historic Preservation Office – Contact Carlton Hall 302-736-7400

- The Delaware SHPO does not support and strongly recommends against development in Level 4 or Out of Play areas. These State Strategy levels are associated with historically agricultural along with environmentally and archaeologically sensitive areas. There are multiple known sites within the project area and in the vicinity, including those associated with a demolished historic agricultural complex known as the Mrs. Burton Agricultural Complex, and a dwelling known as the Mrs. Thomas Dwelling. The project area has a high potential for precontact and historic archaeological resources.
- The SHPO office highly recommends an archaeological survey for the entire project area prior to any ground disturbing activities. Historic agricultural complexes are often associated with historic family cemeteries and unmarked graves. SHPO also requests that the applicant review the Delaware Unmarked Human Burials and Skeletal Remains Law (Delaware Code: Title 7, Chapter 54), which addresses the process around the treatment and disposition of unmarked human burials that are inadvertently discovered. The Law also prohibits any failure to report their discovery.
- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information or additional details pertaining to the Section 106 process and the Advisory Council's role; please review the Advisory Council's website at the following: www.achp.gov

If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394

This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal's Office.

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

Fire Protection Water Requirements:

- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly and Townhouses)

- Where a water distribution system is proposed for single-family dwellings, it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 800 feet spacing on centers are required. (One & Two- Family Dwelling)

- One- and Two-Family dwellings are required by law to offer the homeowner an automatic sprinkler system, therefore infrastructure should accommodate water needs.

- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

Fire Protection Features:

- All structures over 10,000 Sq. Ft. aggregate will require automatic sprinkler protection installed.

- Buildings greater than 10,000 sq. ft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements

- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.

- Show Fire Lanes and Sign Detail as shown in DSFPR

- For townhouse buildings, provide a section / detail and the UL design number of the 2-hour fire rated separation wall on the Site plan.

- The marina/piers will require a separated review and approval from the DE State Fire Marshal's Office

Accessibility

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Piney Neck Road must be constructed so fire department apparatus may negotiate it.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.

- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.

- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.

- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

Gas Piping and System Information:

- Provide type of fuel proposed and show locations of bulk containers on plan.

Required Notes:

- Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”

- Proposed Use

- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units

- Square footage of each structure (Total of all Floors)

- National Fire Protection Association (NFPA) Construction Type

- Maximum Height of Buildings (including number of stories)

- Townhouse 2-hr separation wall details shall be shown on site plans

- Note indicating if building is to be sprinklered

- Name of Water Provider

- Letter from Water Provider approving the system layout

- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered

- Provide Road Names, even for County Roads

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped **(but in no way required)** that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

Department of Transportation – Contact Stephen Bayer 302-760-4834

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.

- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 16, 2021. The notes can be found at https://www.deldot.gov/Business/subdivisions/

- The developer of this property is encouraged to include crosswalks at the entrances with Piney Neck Road.

- Piney Neck Road has a functional classification of local road. Local Roads serve to connect origins and destination with the larger transportation network. This project will add a significant amount of traffic on a local road and may not be compatible with the purposes of a local road. DelDOT has no current plans to make capacity improvements to Piney Neck Road.

- This project is located primarily in Investment Level 3 according to the 2025 State Strategies for Policy and Spending. In Investment Level 3 DelDOT prioritizes improving safety; ensuring effective regional travel between population centers; preserving corridor capacity; maintaining existing transportation facilities; and improving connections among existing and redeveloping neighborhoods, public facilities, and commercial areas, consistent with local growth forecasts. This project is generally not in alignment with those goals.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Tidal Wetlands within Delaware Ecological Network
The tidal wetlands on this site occur within the Delaware Ecological Network, a statewide network of interconnected lands having significant ecological value. This GIS data layer helps to identify and prioritize areas for natural resource protection, including forests, wetlands, streams, and high-quality habitat for rare plants and animals.

- Avoid disturbance within these habitats to maintain the naturally occurring landscape and connectivity of priority wildlife habitats.

- In general, larger, connected areas of natural habitat are more beneficial to wildlife, allowing for safer movement and migration from one area to another and reducing roadway mortality.

Contact: DNREC Wildlife Species Conservation and Research Program at (302) 735-3600.
Website: https://dnrec.delaware.gov/fish-wildlife/contact-information/

Tidal Wetlands and Vegetated Buffer Zones
Maps from the Statewide Wetlands Mapping Project indicate the potential presence of tidal wetlands on the southern portion of the site. This habitat type is known to support an array of plants and animals, most notably wetland dependent species.

To reduce impacts to these species, the following is recommended:

- Do not disturb tidal wetlands. Maintain an upland buffer of at least 100 feet along all wetlands, waterways, and sensitive habitats, including those containing existing forest or natural vegetative cover.

- Vegetated buffer zones should be identified outside of the Limit of Disturbance on the engineering plans.

- Maintain vegetated buffer zones as native species meadows or forest.

- Vegetated buffer zones should be deeded as community open space and not contained within any lot lines. Signage should be installed at the edge and within the buffer zones to deter residents from encroaching into these common areas.

- Maintain habitat connections to undeveloped open space, which are especially important for species movement across the landscape.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600. Website: https://dnrec.delaware.gov/fish-wildlife/conservation/

Removal of Mature Forest

The preliminary plan proposes the elimination of approximately 11 of 12 acres of forest on the site. An analysis of historical data indicates that the forest area located on the northeast portion of the site has likely maintained some degree of forest cover since 1937 and could be considered mature forest. Mature forests possess the potential for rare, threatened, or endangered species that rely on this type of habitat. Forests filter water for improved water quality, provide habitat for wildlife, absorb nutrients, infiltrate stormwater, moderate temperatures, and store atmospheric carbon which would otherwise contribute to climate change.

- Removing forested areas for development, especially mature forests, should be avoided to the greatest extent possible.

- In general, contiguous forest and connected areas of natural habitat are more beneficial to wildlife, allowing for safer movement from one area to another while reducing roadway mortality.

- To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, it is recommended that tree clearing not occur from April 1st to July 31st.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600. Website: https://dnrec.delaware.gov/fish-wildlife/contact-information/

Stormwater Management

- For improved stormwater management, preserve existing trees, wetlands, and passive open space.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: https://www.sussexconservation.org/

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Water Quality

This site lies within the Indian River Bay Watershed. Surface water quality in this watershed does not meet Federal and/or State Water Quality Standards and a Pollution Control Strategy is in place for this watershed.

- Implement vegetated buffers with a width of at least 100 feet around all water features on or adjacent to the site.

- Reduce impervious surfaces on the project site by eliminating areas of impervious pavement and/or using pervious pavement where practicable.

- Reduce stormwater runoff by integrating infiltration basins, bioretention (rain gardens), filter strips, and by preserving existing trees, wetlands, and passive open space.

- Reduce the necessity for nutrient application by maintaining open space as meadow or forest planted exclusively with native plants. Native plants are well-suited to our climate and require limited maintenance.

Contact: DNREC Division of Watershed Stewardship's Watershed Assessment Section at (302) 739-9939. https://dnrec.alpha.delaware.gov/watershed-stewardship/

Special Flood Hazard Area

- As proposed, locate all structures outside of the floodplain. If this is not possible, the developer should consider designing structures to a higher standard to avoid potential future flood damage and loss.

Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500.
Website: https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/

Sea Level Rise

The southern portion of this site is vulnerable to permanent inundation from sea level rise. According to the newest projections, by 2050, mean sea levels are projected to rise by 1.2 – 1.5 feet relative to 2000 levels; by end of century sea levels are projected to increase by 2.5 – 5.2 feet. In addition to permanent inundation, as mean sea levels rise, the frequency and severity of tidal flooding events is expected to increase.

- As proposed, in areas within 5 feet of expected sea level rise, avoid construction of permanent structures and infrastructure. All infrastructure and structures on the site should incorporate the effects of sea level rise through the expected lifespan of the structures. This may include increasing freeboard of structures, ensuring that critical infrastructure is elevated to withstand future sea level rise, construction of flood control measures, and incorporating green infrastructure for flood control.

Contact: DNREC Climate and Sustainability Section at (302) 735-3480.
Website: https://dnrec.delaware.gov/coastal-programs/planning-training/adapting-to-sea-level-rise/

Air Quality – Design to Minimize Mobile Source Emissions
Mobile sources include a variety of motor vehicles and mobile equipment that generate air emissions, such as ozone, particle pollution, and air toxics. The DNREC Mobile Sources Control Program reduces motor vehicle-related pollution from both on-road vehicles and non-road vehicles.

- This site lies within Sussex County. Ambient air quality in this area may not meet Federal Air Quality Standards.

- Consider designing the project for low maintenance green spaces. Designing green spaces to be less dependent on gas-powered lawn and garden equipment has the potential to minimize emissions associated with the on-going maintenance of this site.

Contact: DNREC Division of Air Quality's Mobile Sources Program at (302) 739-9402.
Website: https://dnrec.delaware.gov/air/mobile-sources/

Sustainable Practices
Suburban development patterns in disconnected Level 3 lands make it challenging to reduce emissions by improving transit or walkability. Access to infrastructure and services may be limited. This type of sprawling development pattern increases driving distances and often makes transit, walking and biking impractical. This increases car dependency and thereby increases transportation emissions. To improve the sustainability of this project, follow all requirements for electric vehicle charging and recommendations related to renewable energy, energy efficiency, forest retention, and tree planting.

- Use renewable energy infrastructure such as solar or geothermal on community buildings to reduce energy costs and further reduce pollution created from offsite generation. Additionally, offer the option to install solar or geothermal systems for each home. This allows a purchaser to incorporate the cost into their mortgage, making it more affordable. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities (https://dnrec.delaware.gov/climate-coastal-energy/renewable/assistance/).

- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.

- Incorporate nonmotorized connectivity and install bicycle racks and covered bike storage where feasible to help facilitate non-vehicular travel modes.

- Consider planting select areas with native trees. Native trees improve air, water, and soil quality. Planting and nurturing trees is also a nature-based solution to reducing the greenhouse gases that drive climate change. In addition, native trees have an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.

- Consider planting select areas with meadow comprised of native species. Native plants are well-suited to our climate and require limited maintenance. Mowing in these areas should not occur between April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.

- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.

- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

- Include space for recycling dumpsters within the preliminary site design stage. These can be placed adjacent to trash dumpsters.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.
Website: https://dnrec.delaware.gov/climate-coastal-energy/

Delaware Emergency Management Agency – Contact Tara Wilbur 302-659-2325

Population

- The county has a population density of 265.60 per square mile based on the US 2020 Census report; an increase from 2010 at 208.90 persons per square mile. The specific census block(s) the project is located on has a total population of 263, though, with development, this will undoubtedly change. The 19 adjacent blocks aggregated bring the area to a total population of 659.

FEMA National Risk Index

- The FEMA National Risk Index is an online mapping application that identifies communities most at risk to 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hal, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather. The FEMA National Risk Index is calculated by multiplying the Expected

Annual Loss times the Social Vulnerability and dividing that by the Community Resilience.



- According to FEMA's National Risk Index, the parcel **is** considered **relatively moderate** for overall natural hazards risks.

- Community Resilience is a consequence reduction risk component and a community risk factor that represents the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions and withstand/recover rapidly from disruptions. Social Vulnerability is a consequence-enhancing risk factor that represents the susceptibility of social groups to the adverse impacts of natural hazards.

- Its community resilience is rated as **relatively moderate** whereas its social vulnerability is rated as **relatively high.**

Renewable Energy Commitment

- Regarding energy use and consumption, the census tract utilizes **electricity** as the predominant fuel type for heating purposes.

- DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. Regarding utilities, DEMA suggests incorporating 90% series furnaces/HVAC systems; the closer to 99%, the better, as well as A/C units of 20 Seer or greater. DEMA recommends using tankless water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure. Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs or solar panels where applicable and allowable, and the like.

- In reference to the flood zones, DEMA strongly discourages construction of any type directly within, ***adjacent to or within proximity*** to a 100-year floodplain as water knows no bounds. If the homes are being constructed at flood level or below and a mortgage is obtained, an NFIP insurance policy is also required. Regardless of whether within or adjacent to a floodplain, should construction continue, we recommend utilizing additional mitigation strategies to reduce the risk from flooding. This could include, but isn't limited to, wet/dry floodproofing, elevating the home out of the flood plain, elevating mechanicals/HVAC/Electricity out of the flood waters, mass notification

systems, large drainage systems (increased diameter pipes, ditches, basins, etc.) and other similar methods.

- Lastly, in reference to the county evacuation zones, DEMA encourages this information be made readily available to any and all persons residing there. This can be done simply through pamphlets or a neighborhood sign.

Delaware State Housing Authority - Contact Cole Shultz 302-574-3659

- DSHA supports the Sea Cliff development for its alignment with DSHA goals about housing diversity and supply.

- It is noted that the proposal is in a DSHA-identified "Distressed" affordability area, which are weak markets suffering from concentrated poverty. In these locations, DSHA discourages new affordable housing opportunities and encourages sustainable homeownership. This homeownership goal is met by the Sea Cliff proposal through the combination of 330 detached single-family homes, 94 multi-family homes, and 19 duplexes/townhomes.

- However, DSHA does have concerns about the manner and target market of this development. As detached single-family homes are the least sustainable and most expensive form of housing, the preponderance of this housing type weakens the projects alignment with our goal of sustainable homeownership. They also note that the target markets listed on the application include second homes.

- While conversations with the applicant clarified that no marketing strategy has yet been developed for this proposal, DSHA strongly recommends against selling these units to second homeowners. Instead, they would encourage the applicant to add more density to the site and sell these homes to existing residents looking to transition from renting to homeowning. Such a proposal would better match what the community needs and align more closely with DSHA goals for housing access.

If you have questions or would like more information on the above recommendations, please contact me at Cole.Shultz@delaware.gov or at ext. 302-574-3659.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394
Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

Fire Department Comments:

- The volunteer fire department is obligated to provide Fire and EMS service to this property. In addition**,** new developments in their Fire and EMS district have put a financial strain on their volunteer fire service. As their call volume increases yearly due to the unprecedented growth within the service area, current funding does not keep up with development within the district. State, County, and Local funding does not keep up with the growth of the fire district, so the developer and future residents need to help financially support the Volunteer Fire Department. Future residents need to consider joining the fire department to serve their new community.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason, therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,



David L. Edgell, AICP
Director, Office of State Planning Coordination

Attachments:

- Sussex County Planning & Zoning Comments
- Sussex County Engineering Department Comments
- Sussex County Community Development & Housing Comments

- Dagsboro Police Department Letter

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

Preliminary Land Use Service (PLUS) Meeting
July 29, 2026
July PLUS Comments
Sussex County Department of Planning & Zoning

Review and Discussion: Sea Cliff (2026-07-06)
County: Sussex County
Municipality: Unincorporated Sussex County
Location: South side of Piney Neck Road at Adams Road, Dagsboro Area
Project: MR-RPC Residential Planned Community containing 443 dwelling units (330 single-family condominium units, 113 townhouse/multi-family units) on approximately 149.8 acres.

Sussex County Department of Planning & Zoning Comments

The applicant is required to participate in a pre-application meeting with the County. Please contact the Planning and Zoning Department at (302) 855-7878 to schedule a meeting with staff to discuss the proposed project.

Following submission to the County, staff will review the Preliminary Site Plan and provide more detailed comments to the applicant. At the PLUS stage of review, staff comments are limited to high-level observations only.

Please note that the following are informal staff comments and do not prejudice any decision that the Sussex County Planning & Zoning Commission or County Council may make as part of any application submitted to the Department.

Tax Parcel ID: 233-6.00-131.00 & 131.01

General Comments

1. The application proposes rezoning from AR-1/MR to MR-RPC and shall demonstrate full compliance with the Residential Planned Community provisions of the Sussex County Zoning Code, including density calculations, open space requirements, recreational amenities, and development standards.
2. Submit a zoning exhibit clearly identifying gross acreage, net developable acreage, wetlands, buffers, rights-of-way, and density calculations. The conceptual plan indicates a net area of approximately 118.143 acres and a proposed density of 3.75 dwelling units per acre. Verification of density calculations is required.
3. Provide a detailed RPC booklet identifying:

- Residential product types;
- Ownership structure;
- Open space ownership and maintenance;
- Recreation facilities;
- Architectural standards;
- Phasing schedule.

4. The applicant should clarify inconsistencies in existing zoning references. The PLUS application identifies existing zoning as MR while the conceptual plan identifies AR-1 (Coastal Area). The existing zoning of the properties is MR (Medium Residential District).

Environmental / Natural Resources

1. The site contains approximately 6.565 acres of tidal wetlands and wetland impacts are anticipated. All wetlands, jurisdictional waters, resource buffers, and state/federal permits shall be identified and delineated on future plans.
2. The application indicates approximately 0.1 acre of wetland impact and anticipated federal permitting associated with boat slips and stormwater outfalls. Evidence of coordination with DNREC and USACE shall be provided.
3. Wetland delineations have reportedly not yet received USACE concurrence. A verified wetland delineation should be submitted prior to any public hearing.
4. The project proposes removal of approximately 11 acres of an existing 12-acre forested area. The applicant should provide a forest conservation and preservation plan identifying opportunities to retain significant wooded areas and specimen trees.
5. The State Pre-Check identified concerns relating to wetlands, wellhead protection areas, soils, SIRB project areas, FIRMs, and the Delaware Ecological Network. Responses to all State agency comments should be submitted with the application.

Open Space and Recreation

1. The application indicates approximately 69 acres of open space (47% of the site). A detailed open space exhibit shall distinguish:

- Active recreation;
- Passive recreation;
- Wetlands;
- Stormwater facilities;
- Preservation areas;
- Usable recreation acreage.

2. Provide calculations demonstrating compliance with RPC recreation and amenity requirements and identify proposed recreational facilities.

3. Open space areas containing stormwater management facilities should be differentiated from active recreational open space.

Transportation

1. The project is estimated to generate approximately 4,400 daily vehicle trips. A Traffic Impact Study (TIS) determination shall be obtained from DelDOT.
2. Access is proposed from Piney Neck Road. DelDOT shall review all entrance locations, roadway improvements, turning lane warrants, and off-site improvements.
3. The applicant should evaluate emergency access provisions and determine whether a secondary access connection is necessary based on the final unit count and DelDOT/Sussex County requirements.
4. Internal sidewalks and bicycle facilities are proposed. The applicant should provide a comprehensive pedestrian circulation plan showing:

- Sidewalk connectivity;
- Trail connections;
- Recreational paths;
- Connections to adjacent developments where feasible.

5. Although the applicant states no adjacent connectivity opportunities are available, Planning & Zoning should evaluate whether stub street, trail, or emergency access connections could be provided to adjoining properties if future development occurs.

Utilities

1. Public water service is proposed through Tidewater Utilities. A utility availability letter shall be submitted.
2. Public wastewater service is proposed through Sussex County sewer. Capacity allocation and sewer district availability shall be confirmed.
3. Submit utility plans identifying pump stations, force mains, easements, and anticipated phasing.

Stormwater Management

1. The application proposes extended wet detention facilities. Detailed stormwater calculations and approvals from the Sussex Conservation District shall be required.
2. Stormwater management facilities adjacent to wetlands and tidal resources should demonstrate compliance with DNREC water-quality requirements.
3. Any proposed stormwater outfalls into tidal waters shall require applicable State and Federal permits.

Buffering and Compatibility

1. The applicant shall identify all adjacent land uses and provide required perimeter buffers consistent with Sussex County Code.
2. Where adjacent agricultural lands remain in active production, agricultural preservation notices and setback requirements shall be provided in accordance with Sussex County regulations.
3. Landscaping and buffering plans shall be submitted identifying:

- Perimeter landscape buffers;
- Road frontage treatments;
- Preservation areas;
- Screening of utilities and stormwater facilities.

Plan Submission Requirements

1. Future submissions should include:

- Existing conditions plan;
- Environmental constraints map;
- Wetland delineation;
- Open space calculations;
- Recreation calculations;
- Traffic exhibits;
- Utility availability letters;
- State agency comments and responses.

2. The applicant should provide a comprehensive RPC booklet establishing all development standards, restrictions, ownership structure, and maintenance responsibilities for the proposed condominium community.
3. All plans shall be revised to reflect comments received from PLUS and applicable State agencies prior to scheduling a public hearing.

Planning Staff Observation:

Based on the submitted concept plan, the project provides significant open space (approximately 47%) and a density of approximately 3.75 dwelling units per acre; however, substantial review will be necessary regarding wetland impacts, forest clearing, transportation impacts, environmental permitting, and compliance with MR-RPC standards.

Efficient. Data-Rich. Connected.

Visit de.gov/plus for updates

Preliminary Land Use Service (PLUS) Meeting
Meeting will be conducted on-line and in person
Room 133, Haslet Armory
122 Martin Luther King Jr. Blvd., South
Please see https://publicmeetings.delaware.gov/ for link to on-line access
July 29, 2026

Applicants should arrive at least 15 minutes before their appointed time. Times are approximate and are subject to change.

Public comment will be heard at the end of each PLUS application after the State Agencies have shared their comments with the applicants. Each person wishing to comment on the application under review will have up to 3 minutes.

I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**

II. 9:00 AM **Review and Discussion: Spartan Village (2026-07-01)**
County: Kent **Municipality: Unincorporated**
Location: Killens Pond Road, Felton, DE
Project: Review of a proposed subdivision for 265 detached single-family dwellings in an area classified as State Strategies Levels 2, 3, and Out of Play.

III. 9:30 AM **Review and Discussion: NCC Ordinance Age Restricted Developments (2026-07-05)**
County: New Castle **Municipality:** Unincorporated
Location:
Project: Review of proposed county ordinance to amend County Code Chapter 40 (Unified Development Code) Article 7 (Transfer of Development Rights and other incentives and bonuses) relating to age restricted developments.

IV. 10:00 AM **Review and Discussion: Fox Run Business Center (2026-07-04)**
County: New Castle **Municipality:** Unincorporated
Location: 2500 Wrangle Hill Road, Bear, DE 19701
Project: Future Land Use Map amendment of Kent County Parcel MD-16-174.18-01-13.00 from Low Density Residential to Commercial

V. 10:30 AM **Review and Discussion: Eden Square Shopping Center (2026-07-02)**
County: New Castle **Municipality: Unincorporated**
Location: 100 Eden Circle, Bear DE 19701
Project: Review of a proposed site plan of eight new buildings (1 apartment building of 99 units, 2 restaurants, and 5 commercial retail buildings) with associated parking and

pedestrian improvements to existing shopping center. This project is in an area classified as State Strategies levels 1 and 2.

VI. **11:00 AM Review and Discussion: NCC Ordinance Age Restricted Developments (2026-07-05)**
County: New Castle **Municipality:** Unincorporated
Location:
Project: Review of proposed county ordinance to amend County Code Chapter 40 (Unified Development Code) Article 7 (Transfer of Development Rights and other incentives and bonuses) relating to age restricted developments.

VII. 11:15 AM **Review and Discussion: Sea Cliff (2026-07-06)**
County: Sussex **Municipality:** Unincorporated
Location: South side of Piney Neck Road at the corner with Adams Road.
Project: Review of a proposed rezoning and site plan for a residential planned community with 330 single-family detached and 113 townhomes condo units in an area classified as State Strategies Levels 3, 4, and Out of Play.

The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.

A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a $1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

VIII. 11:45 AM **Review and Discussion: Marlin Cove (2026-07-07)**
County: Sussex **Municipality:** Unincorporated
Location: West side of New Road, approximately 100' north of Lighthouse Rd. (Rt.54)
Project: Review of a proposed site plan of 282 affordable housing apartment units with clubhouse, pool and amenities using the Sussex County Rental Program. The project is in an area classified as State Strategies Levels 2 and 3.

The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.

A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a $1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

The agenda items times are approximate and subject to change. This agenda is subject to change to include additional items or the deletion of items, which arise at the time of the meeting.

BRANDY BENNETT NAUMAN
DIRECTOR OF COMMUNITY
DEVELOPMENT & HOUSING
(302) 855-7777 T
(302) 854-5397 F
bnauman@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

July 29, 2026

Mr. Jason Palkewicz
Solutions IPEM
303 N. Bedford St.
Georgetown, DE 19947

RE: PLUS Review (PLUS 2026-07-06) – Hunters' Run Development Project

Dear Mr. Palkewicz,

Sussex County endeavors to promote non-discrimination and affordable housing whenever possible throughout the County. In this regard, the developer and associated financial institutions are encouraged to provide and finance affordable housing opportunities to Sussex County residents in all new developments, and affirmatively market those affordable housing units to diverse populations.

For questions about opportunities available for affordable housing projects within Sussex County, please consult Sussex County's "Affordable Housing Support Policy". The policy along with other resources are available on the County's Affordable & Fair Housing Resource Center website: www.sussexcountyde.gov/affordable-and-fair-housing-resource-center. The County's Community Development & Housing Department can advise about existing affordable housing opportunities in Sussex County and the appropriate County Department to contact regarding specific development issues concerning future affordable housing projects within Sussex County.

The Community Development & Housing Department can also explain and assist with any financial support or incentives that may be available to a project from federal, state, and county sources, as well as private funding sources that also promote affordable housing in Sussex County. **Please visit www.sussexcountyde.gov/housing-trust-fund for information on the County's Housing Trust Fund. This includes the County's Homebuyer Assistance Program,** which provides eligible homebuyers with down payment and closing cost assistance, structured as a deferred 0% interest second mortgage. Developers offering homeownership units are encouraged to make prospective buyers aware of this resource.

Further, Sussex County recently strengthened the Sussex County Rental Program (SCRP) through the adoption of Ordinance No. 4060, offering even greater incentives for developers who choose to participate. The SCRP continues to permit up to 12 units per acre, by right, in eligible areas that set aside 25% of the total units for affordable rentals. SCRP now also allows building heights of up to 60 feet with streamlined, more flexible setback standards for participating projects. Combined with the program's expedited review process, the SCRP

offers developers a meaningful opportunity to increase project density and marketability while helping meet the County's affordable housing goals. For more information on program details and compliance, please visit the Community Development & Housing website at www.sussexcountyde.gov/affordably-priced-rental-units. To learn more about project eligibility and design criteria, please review the Ordinance at https://sussexcountyde.gov/sites/default/files/ordinances/o4060.pdf. The application for SCRP can be found on the Planning & Zoning website at https://sussexcountyde.gov/sites/default/files/forms/SussexCountyRentalProgram_Application.pdf.

Please understand that all residential projects, including Affordable Housing Projects are subject to the applicable provisions of the Sussex County Subdivision and Zoning Codes, and the approval processes set forth in those Codes.

On behalf of Sussex County, we look forward to cooperating with you and your project as it moves forward.

Thank you,



Brandy B. Nauman
Director

DAGSBORO POLICE DEPARTMENT
PO Box 420
Dagsboro, DE 19939
302-732-3777

Chief Nick Disciullo #9421 Sergeant Anthony Valenti #9423

To: Dorothy Morris, AICP
Office of State Planning Coordination / PLUS Program
122 Martin Luther King Jr. Blvd. South, Room 219
Dover, DE 19901

From: Chief Nick Disciullo #9421

Date: 07/29/2026

Subject: Public Comment Submission – Sea Cliff Subdivision (PLUS Review 2026-07-06)

Dear Ms. Zappacosta,

Thank you for the opportunity to speak during the Preliminary Land Use Service (PLUS) meeting on July 29, 2026, regarding the proposed Sea Cliff development (330 single-family detached homes and 113 townhomes/condos). As requested during the hearing, I am submitting my comments in writing to ensure they are formally added to the project file for State and County review.

While our department supports reasonable and measured residential growth, such development must be paired with adequate infrastructure and public safety resources. Although the proposed 443-unit Sea Cliff development lies outside Dagsboro's municipal limits (approximately 1.4 miles away), an expansion of this magnitude directly impacts the operational capacity of the Dagsboro Police Department, our officers, and the safety of our local residents.

I ask that the PLUS committee and reviewing agencies consider the following operational realities:

- **Escalating Traffic and Call Volumes:** Year after year, our agency has seen a continuous rise in traffic volume and complaints. This year has been the busiest in my nearly 10-year career in Dagsboro. Our local public safety resources and municipal staffing have not grown at a rate that matches this rapid regional expansion.

DAGSBORO POLICE DEPARTMENT
PO Box 420
Dagsboro, DE 19939
302-732-3777

Chief Nick Disciullo #9421 Sergeant Anthony Valenti #9423

- **Uncompensated Regional Support & Liability:** Dagsboro officers frequently respond outside town boundaries to assist Delaware State Police (DSP) as backup units. We value our close working relationship with DSP, but these frequent extraterritorial responses occur without financial compensation to our municipality. As a result, Dagsboro residents bear both the financial cost of this coverage and the added operational liability.

- **Emergency Coverage & Sector Response Times:** A 443-unit development will inevitably increase calls for service along the Piney Neck Road corridor. We have significant concerns about overall emergency response times in this sector. I strongly encourage the public, planning bodies, and county officials to engage directly with DSP regarding minimum required sector staffing to ensure adequate coverage as high-density developments are added.

- **Necessity of Developer Mitigation & Impact Contributions:** Infrastructure planning cannot focus solely on roadways and utilities—public safety is a critical component of sustainable growth. There needs to be a broader, formal discussion regarding municipal impacts and requiring developers to make monetary contributions or impact fee offsets to help sustain local law enforcement capacity.

Thank you for your time, leadership, and consideration of these critical public safety concerns as you review the Sea Cliff application. Please feel free to reach out if you or the reviewing agencies require further data or discussion.

Respectfully,

Nick Disciullo
Chief of Police
Dagsboro Police Department