



**Application Form**  
**Submitted Time:**  
**January 30, 2026 3:00 PM**

Preliminary Land Use Service

**PLUS ID: 2026-02-07**

**State Strategy Level: 2 & 3**

## **PLUS Application Type - Rezoning and Site Plan Review**

**Title:** Brittingham Farms

**County:** Sussex County

**Municipality:** Unincorporated

**Description of PLUS project/plan:**

Proposed rezoning to allow for a commercial shopping center and a multi-family residential community.

### **Section I: Project Location**

How many parcels are involved in this project?

One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 235-8.00-39.00

Project Location: Rt 1 & Rt 16, Milton, DE 19968

If contiguous to a municipality, are you seeking Annexation? No

### **Section II: Project Contact Information**

#### **Owner Contact Information**

Ocean One Holdings, LLC  
179 Rehoboth Ave, Suite 1081  
Rehoboth Beach, DE 19971  
Phone: (202) 302-5735  
Email: jpsens@aol.com  
Fax:

#### **Equitable Owner/Developer Contact Information**

Is there an Equitable Owner/Developer for this project? **No**

### Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? **Yes**  
Bohler Engineering, LLC  
Steve Fortunato, P.E.  
Phone: (302) 644-1155  
Email: sfortunato@bohlereng.com  
Fax: (302) 644-1155

Please designate a Primary Contact for this Project/Application.  
Project Designer/Engineer

### **Section III: Project Details**

Project Area (Acres): **115.85**  
Type of Development: **Mixed Use**  
If Mixed Use, what types are included: **Residential, Commercial**

#### Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**  
If Previous PLUS, what was the PLUS ID:

#### Zoning Information

Present Zoning for this project area: **Split Zone; AR1 Agricultural Residential & C3 Heavy Commercial**  
Proposed Zoning for this project: **C4 Planned Commercial**

#### Land Use Information

Present Use for this project area: **Agricultural Farm**  
Proposed Use for this project: **Commercial shopping center and a multi-family residential community.**

### Residential Development Information

Type of Residential: **Multi-Family \*5+ units/bldg**  
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate, Condo**  
Total number of Homeownership units: **500**

Type of Rental Units:  
Total number Rental Units:

### Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		500	

### Commercial Development Information

Type of Commercial: **Retail Shopping Center**

Type of Industrial:

Institution Type:

Total Square footage: **560,000**

### School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? **No**

If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?

**No**

If yes, please describe/elaborate

### Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

## **Section IV: Utilities**

### Water Supply Details

What type of water provider will be used for this project? **Public Utility**

Who is the Water Service Provider: **Other Artesian Water Company, Inc.**

Will a new public well be located at this site? **No**

### Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**  
 Who is the Wastewater Service Provider: **Other Artesian Wastewater Management, Inc.**  
 Will a new public wastewater system be located at this site?  
**No**

**Section V: Environmental Details**

**Forestland detail**

<b>Existing Forested Area (Y/N)</b>	<b>Existing Forest (acres)</b>	<b>Will any forest be removed? (Y/N)</b>	<b>Estimated Removed Forest (acres)</b>
No			

**Wetlands Details**

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?  
**Yes**

**Tidal Wetlands**

Are there Tidal Wetlands? **No**  
 If yes, estimated Acres of Tidal Wetlands:

**Non-tidal Wetlands**

Are there Non-Tidal Wetlands? **Yes**  
 If yes, estimated Acres of Non-Tidal Wetlands: **0.3**

**Wetland Impact**

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?  
**No**  
 If yes, estimated acres of wetlands impacted:

**Wetland Delineation**

Have the wetlands been delineated? **Yes**  
 If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?  
**No**

**Tax Ditch Details**

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?  
**No**

**Stormwater Management Details**

List the proposed stormwater management practices for this site:

**Underground detention and filtration, wet ponds.**

### Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **29.96**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**

Please list the "other" type of Open Space:

Will any land from this project be dedicated for community use (e.g. police, fire, school)?

**No**

Please describe anticipated community use

## **Section VI: Transportation / Mobility / Connectivity**

### Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**

Please provide estimated vehicle trips this project will generate on an average weekday.

**26,000**

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

**5%**

### Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.

**This parcel is adjacent to agricultural preservation, therefore connectivity is not anticipated.**

### Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?

**No**

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?

**Unknown**

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?

**Unknown**

### Table of Mobility Connectivity Parameters

Parameters	Sidewalks	Bike Paths	Bus Stops
<b>Currently exist?</b>	No	No	No
<b>Type existing</b>			
<b>Proposed to add?</b>	Yes	No	
<b>Type proposed</b>	Internal		

## Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?

**No**

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.

**Acknowledge**

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?

**No**

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

**Acknowledge**

If yes, please provide details regarding known historic/cultural resources near the project site.

## Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

**If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.**

Signature of Person completing form on behalf of the Property Owner

Steven Fortunato

**As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature Acknowledge**



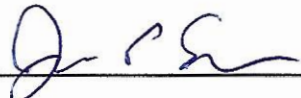
**Property Owner Signature**

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Brittingham Farms

Project ID (to be completed by OSPC): 2026-02-07

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

  
Signature of Property Owner

2/3/24  
Date

Joel Sens  
Property Owner (Please Print)

\_\_\_\_\_  
Signature of Additional Owner (if applicable)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Additional Owner (Please Print)





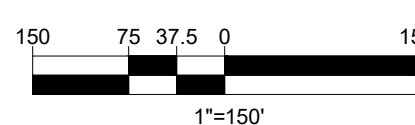
**PROJECT NOTES**

- 13. OWNER:  
OCEAN ONE HOLDINGS, LLC  
179 REHOBOTH AVE, SUITE 10841  
REHOBOTH BEACH, DE 19971
- 14. ENGINEER:  
BOHLER  
18958 COASTAL HWY, SUITE D  
REHOBOTH BEACH, DE 19971  
(302) 644-1155
- 8. TOTAL SITE AREA: 108.9± AC

**DENSITY TABLE**

COMMERCIAL AREA		
USE	AREA	
SHOPPING CENTER	553,500± SF	
COMMERCIAL - CONVENIENCE STORE	6,372± SF STORE 12 MPD PUMPS (10,890± SF CANOPY)	
RESIDENTIAL AREA		
HOUSE TYPE	LOT SIZE	UNITS
TOWNHOUSES	24' X 60'	68 UNITS
TOWNHOUSES	20' X 29'	141 UNITS
1 OVER 1S	22' X 50'	238 UNITS
TOTAL		447 UNITS

1/30/26 | MED | DEA240063.00 | Rev 13



18958 COASTAL HWY, SUITE D  
REHOBOTH BEACH, DE 19971  
Phone: (302) 644-1155  
Fax: (302) 703-3173  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

# BRITTINGHAM FARM

OVERALL CONCEPT 13-D

MILTON, DE 19968 | PLAN REV. 13

C:\BOHLER\DRAWING\PROJECTS\BRITTINGHAM\_FARM\13-D\13-D-000001.DWG - LAYOUT - CONCEPT - WMA

PUBLIC PRE CHECK Results for State Parcel(s): 2026-02-07

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Aglands Preservation Districts: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Ocean Area No Build Points: No Issues Found

Soils - Kent County: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

Soils - New Castle County: No Issues Found

Well Head Protection Areas: RecordSetObject: Cannot open table for Load

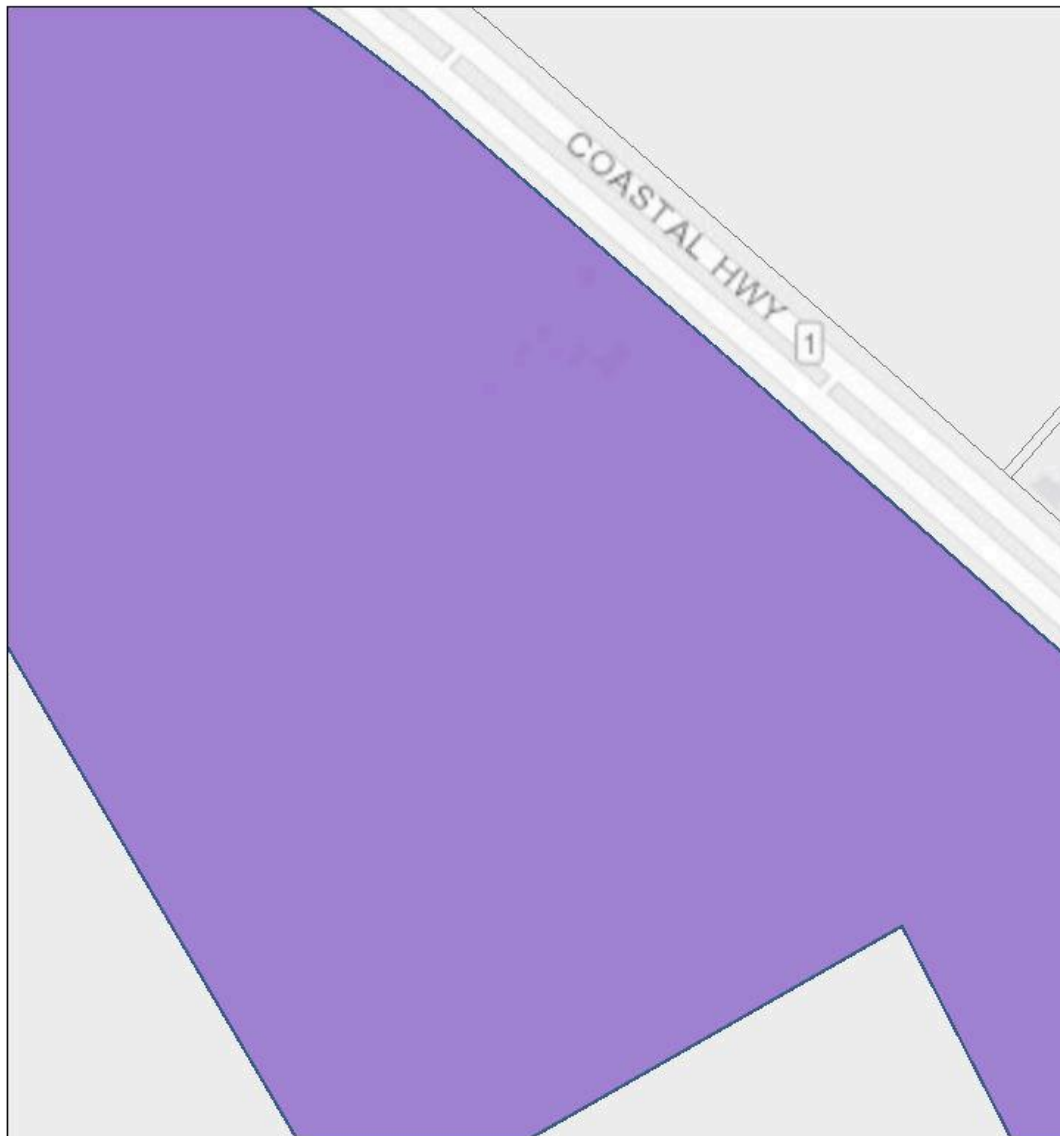


# Screening Report

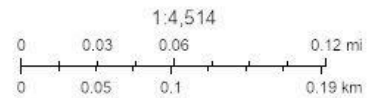
## Area of Interest (AOI) Information

Area : 5,057,266.2 ft<sup>2</sup>

Feb 6 2026 11:25:22 Eastern Standard Time



- DE\_Boundaries - State and County Boundaries
- DE PLUS Project Areas
- DE\_StateParcels - State Parcels



County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

## Summary

Name	Count	Area(ft <sup>2</sup> )	Length(ft)
DE PLUS Project Areas	1	5,047,363.40	N/A
DE_StateParcels - State Parcels	1	5,057,266.20	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	1	26,521.56	N/A
Delaware Ecological Network	1	24,596.10	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	2	5,057,264.79	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	2	12,769.15	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	4	5,057,263.83	N/A
Preliminary FEMA Flood Maps	0	0	N/A

## DE PLUS Project Areas

#	plus_id	Area(ft <sup>2</sup> )
1	2026-02-07	5,047,363.40

## DE\_StateParcels - State Parcels

#	PIN	Acres	Area(ft <sup>2</sup> )
1	235-8.00-39.00	116.10	5,057,266.20

## Aglands Preservation Districts

#	projectid	program	Area(ft <sup>2</sup> )
1	S-95-08-045	Ag Easement	26,521.56

## Delaware Ecological Network

#	ID	Area(ft <sup>2</sup> )
1	7,086.00	24,596.10

## Soils Sussex County

#	SOILNAME	Area(ft <sup>2</sup> )
1	Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area	104,055.06
2	Ingleside sandy loam, 0 to 2 percent slopes	4,953,209.74

## 2017 Wetlands (not regulatory)

#	ACRES	Area(ft <sup>2</sup> )
1	0.03	573.39
2	0.36	12,195.76

## FEMA Flood Maps



#	DFIRM_ID	Area(ft <sup>2</sup> )
1	10005C	5,057,263.83

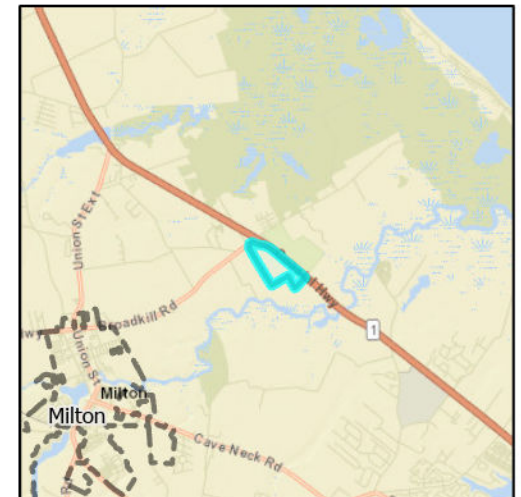
# Preliminary Land Use Service (PLUS)

2026-02-07 Brittingham Farms

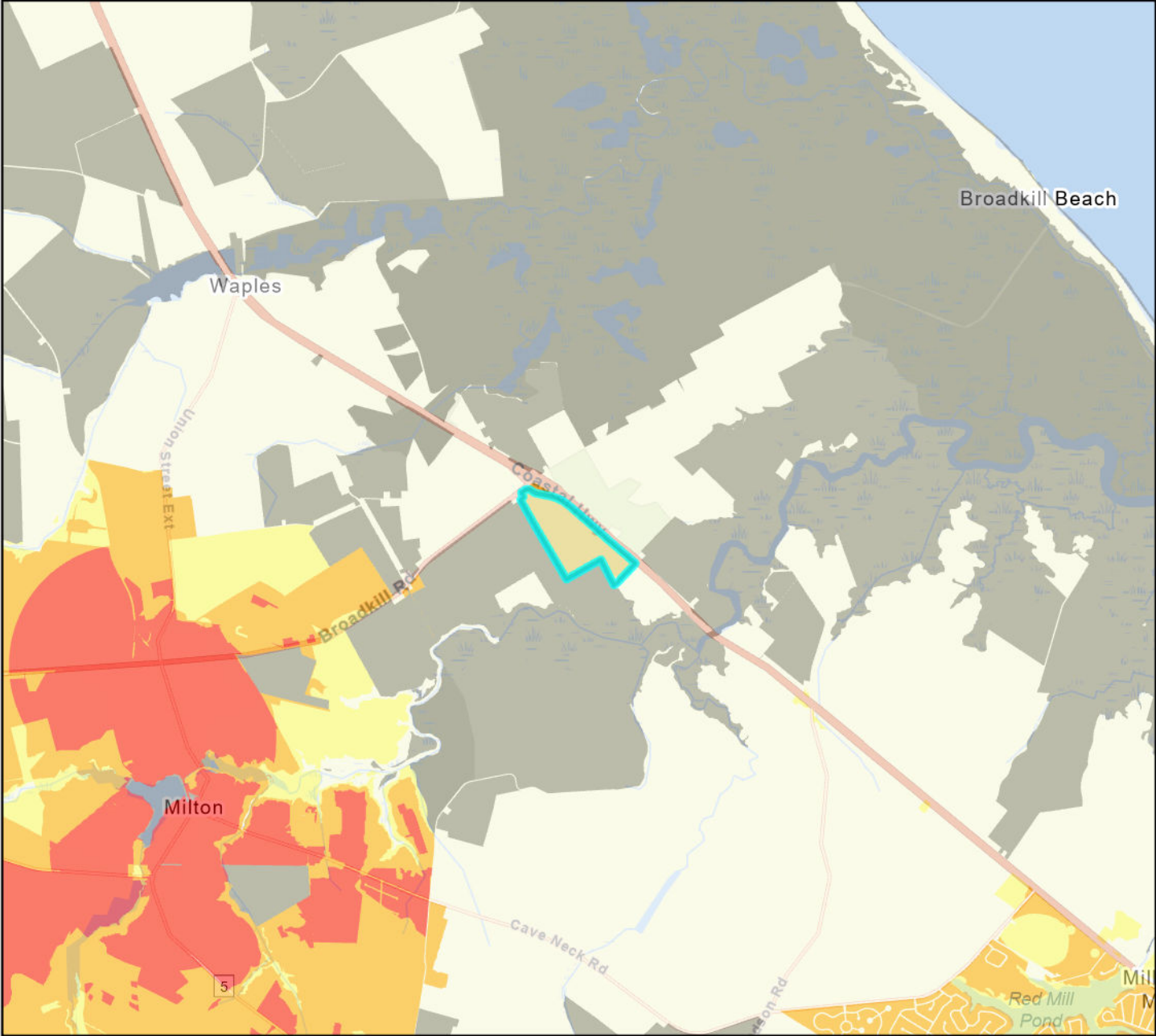


## Legend

-  Municipalities
-  PLUS Project Areas



# Preliminary Land Use Service (PLUS) 2026-02-07 Brittingham Farms



## Legend

- PLUS Project Areas
- 2025 State Strategies
- 1
- 2
- 3
- 4
- Out of Play

