PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
July 1, 2026 11:03 AM

PLUS ID: 2026-07-07

State Strategy Levels: 2 & 3

PLUS Application Type - Site Plan Review

Title: Marlin Cove
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Sussex County Rental Program - 282 Affordable Housing Apartment Units with Clubhouse, Pool & Amenities

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
2

Parcel ID(s): 533-19.00-7.00 533-19.00-8.01 (Part of)

Project Location: West side of New Road, Approx. 100' North of Lighthouse Road (Route 54).

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

Section II: Project Contact Information

Owner Contact Information

Marlin Cove, LLC. c/o Russ Garufi
37795 New Road
Selbyville, DE 19975
Phone: 302-424-1441
Email: russgarufi@comcast.com
Fax:

Equitable Owner/Developer Contact Information

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

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Davis, Bowen & Friedel, Inc.
W. Zachary Crouch, P.E.
Phone: 302-424-1441
Email: wzc@dbfinc.com
Fax: 302-424-0430

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

Section III: Project Details

Project Area (Acres): **23.5**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2007-10-08, 2022-03-08**

Zoning Information

Present Zoning for this project area: **AR-1 Agricultural Residential**
Proposed Zoning for this project: **AR-1 Agricultural Residential (Sussex County Rental Program)**

Land Use Information

Present Use for this project area: **Vacant/Agriculture**
Proposed Use for this project: **Residential**

Residential Development Information

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

Residential Target Market: **Rental**

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units: **Affordable *Includes Govt funds, deed and/or income eligibility restrictions**
Total number Rental Units: **282**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		282	

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

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? Yes
If yes, please provide a brief description of the conditional use justification:
Sussex County Rental Program & Multi-Family Buildings in an AR-1 Zoning.

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 Sussex County (Fenwick Island Sanitary Sewer District)**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	12	Yes	7.25

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: **1.33**

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:
Stormwater Management Ponds, Swales & Infiltration

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **16.6**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat**
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.
1,708
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)?

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.
An interconnection roadway is shown to the lands to the North

Mobility Details

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

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?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	No	
Type proposed	Internal, Within Right-of-Way		

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? **Yes**

If yes, Signature of Owner completing form



Signature of Person completing form on behalf of the Property Owner

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

Project 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: **Marlin Cove**

Project ID (to be completed by OSPC): _____

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

_____ 6-29-2026

Signature of Property Owner — Date

Russell Garufi

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) — Date

_____

Additional Owner (Please Print)

Published January 2022

DATA COLUMN

1	TAX MAP ID	533-19.00-7.00, 533-19.00-8.01 (PART OF)
2	DEED REFERENCE	BOOK: 5642, PAGE: 101
3	APPROXIMATE PROJECT CENTER	LATITUDE 38.466443 LONGITUDE -75.126723
4	ENGINEER	DAVIS,BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 CONTACT NAME PHONE: (302) 424-1441 EMAIL: wzc@dbfinc.com
	OWNER	ATLANTIC BUILDING ASSOCIATES, INC. 13053 OLD STATE ROAD BISHOPVILLE, MD 21813
	OWNER	MARLIN COVE, LLC. 37795 NEW ROAD SELBYVILLE, DE 19975
5	DATUM	HORIZONTAL: NAVD 83 (DE STATE PLANE) VERTICAL: NAVD 88
6	ZONING	EXISTING: AR-1 AGRICULTURAL RESIDENTIAL PROPOSED: AR-1 AGRICULTURAL RESIDENTIAL
7	LAND USE	EXISTING: AGRICULTURE PROPOSED: RESIDENTIAL
8	TOTAL UNITS EXISTING/PROPOSED	SUSSEX COUNTY RENTAL PROGRAM 282 UNITS SUSSEX COUNTY
9	UNIT BREAKDOWN	24 UNIT BUILDING (8 BUILDINGS) 6 – ONE BEDROOM UNITS 12 – TWO BEDROOM UNITS 6 – THREE BEDROOM UNITS 30 UNIT BUILDINGS (3 BUILDINGS) 18 – ONE BEDROOM UNITS 12 – TWO BEDROOM UNITS THREE BEDROOM UNITS TOTAL UNITS: 102 – ONE BEDROOM UNITS 132 – TWO BEDROOM UNITS 48 – THREE BEDROOM UNITS
10	BUILDING CONSTRUCTION	IBC: V-B NFPA: V (000)
11	UTILITY PROVIDERS	SEWER: SUSSEX COUNTY (FENWICK ISLAND SSD) WATER: ARTESIAN WATER COMPANY, LLC. GAS: ELECTRIC: DELMARVA POWER & LIGHT COMPANY, INC.
12	STATE STRATEGIES MAP	INVESTMENT LEVEL AREAS: 2 & 3
13	FLOODPLAIN	THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0635K, DATED MARCH 16, 2015.
14	TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS LOCATED IN THE ROXANA AREA TRANSPORTATION IMPROVEMENT DISTRICT (TID).
15	GROUNDWATER RECHARGE	ALL OF THE PROPERTY IS NOT LOCATED IN AN AREA OF EXCELLENT GROUNDWATER RECHARGE.
16	WELLHEAD PROTECTION AREA	ALL OF THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.
17	WETLANDS	THE PROPERTY IS IMPACTED BY FEDERALLY REGULATED WETLANDS.

18	CODE COMPLIANCE	REQUIRED	PROPOSED
	FRONT SETBACK	30 FT	30 FT
	SIDE SETBACK	15 FT	15 FT
	REAR SETBACK	20 FT	20 FT
	LOT AREA	20,000 S.F.	20,000 S.F.
	LOT WIDTH	100 FT.	100 FT±
	LOT DEPTH	100 FT.	100 FT±
	MAXIMUM DENSITY	12.00 UNITS PER ACRE	12.00 UNITS PER ACRE
	MAXIMUM BUILDING HEIGHT	42 FT	42 FT
	OPEN SPACE/COMMON AREA	7.050 AC. (30%)	16.616 AC. (70%)

19 PARKING

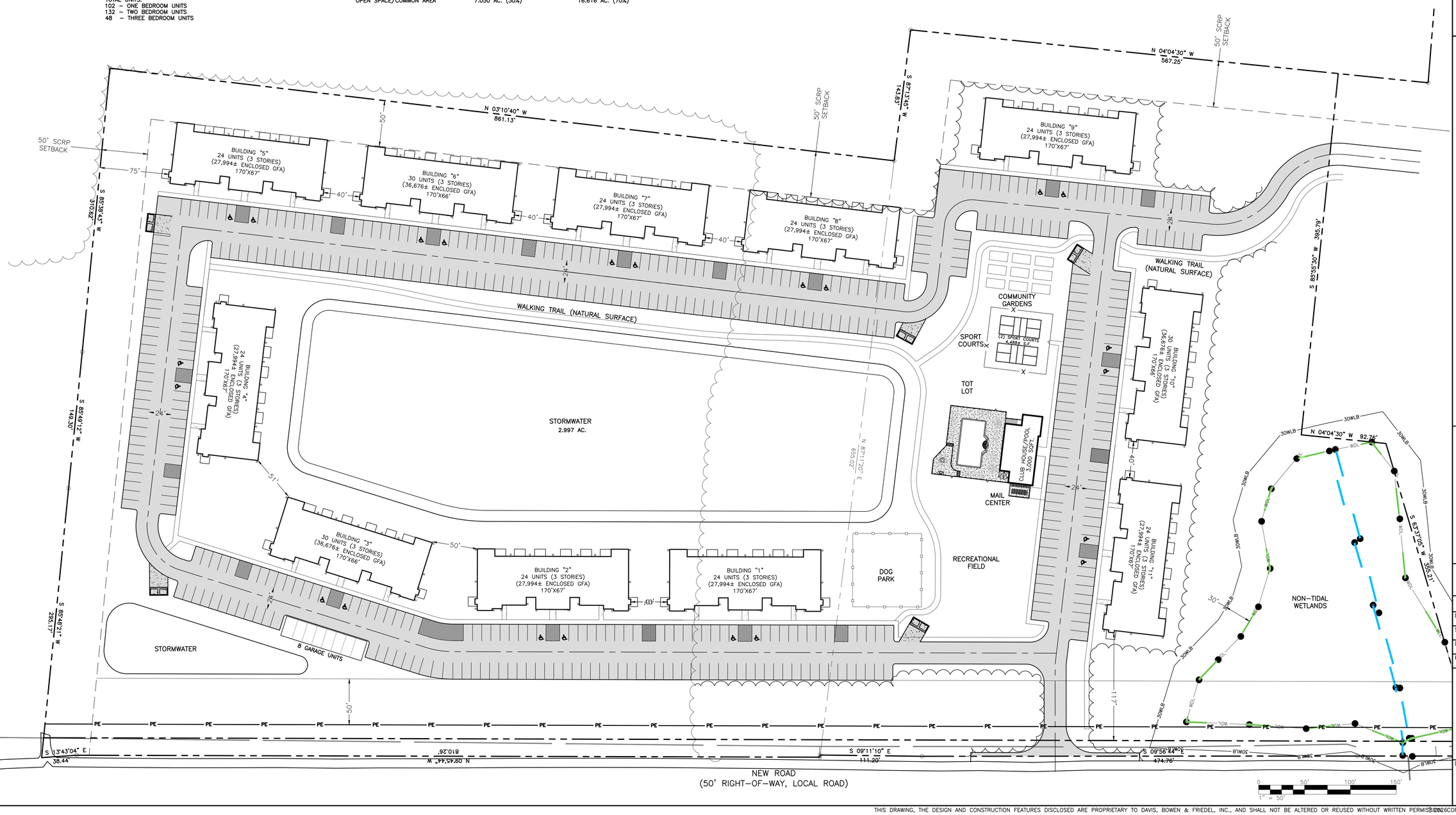
REQUIRED: 102 1 BR UNITS x 1.5 SPACES/UNIT = 153 SPACES
180 2 & 3 BR UNITS x 2 SPACES/UNIT = 360 SPACES
TOTAL REQUIRED = 513 SPACES BEFORE REDUCTION

PARKING REDUCTION:
- 1ST 50 UNITS: 50 UNITS X 1.5 SPACES/UNIT = 75 SPACES
- 51st–200th UNITS: 52 1 BR UNITS X 1.5 SPACES/UNIT = 78 SPACES; 98 2 & 3BR UNITS X 2 SPACES/UNIT=196 SPACES; 274 TOTAL SPACES X .085(15% REDUCTION)=233 SPACES
- OVER 200 UNITS: 82 2 & 3BR UNITS X 2 SPACES/UNIT = 164 SPACES; 164 SPACES X 0.80 (20% REDUCTION) = 132 SPACES
- TOTAL REDUCED SPACES: 75 (1st 50 UNITS) + 233 (51–201 UNITS) +132 (200+ UNITS) = 440 TOTAL SPACES REQUIRED

PARKING PROVIDED: 455 SPACES (22 ACCESSIBLE) + 8 GARAGE UNITS

20 SITE AREA: 23.500 ACRES

A SUSSEX COUNTY RENTAL PROGRAM PROJECT



DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

MARLIN COVE, LLC.
PARCEL 533-19.00-7.00 & 8.01
NEAR FENWICK ISLAND
SUSSEX COUNTY, DELAWARE

Date:	JULY, 2026
Scale:	1" = 50'
Dwn.By:	JMJ
Proj.No.:	1319A095.C01

PLUS PLAN

Dwg.No.: **PL-01**

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PUBLIC PRE CHECK Results for State Parcel(s): 533-19.00-8.01,533-19.00-7.00

Wetlands: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Delaware Ecological Network: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Land and Water Conservation Fund: No Issues Found

Soils - New Castle County: No Issues Found

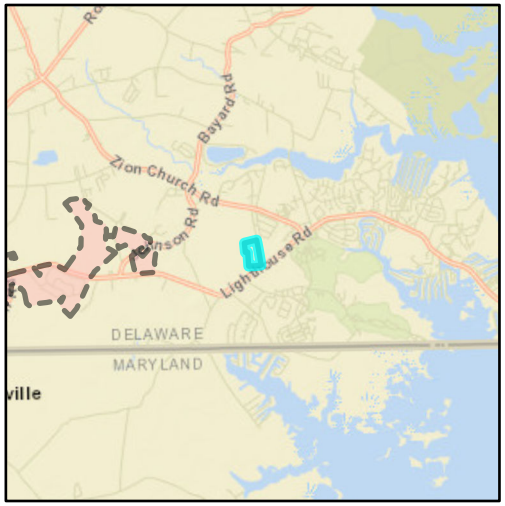
Preliminary Land Use Service (PLUS)

2026-07-07 Marlin Cove

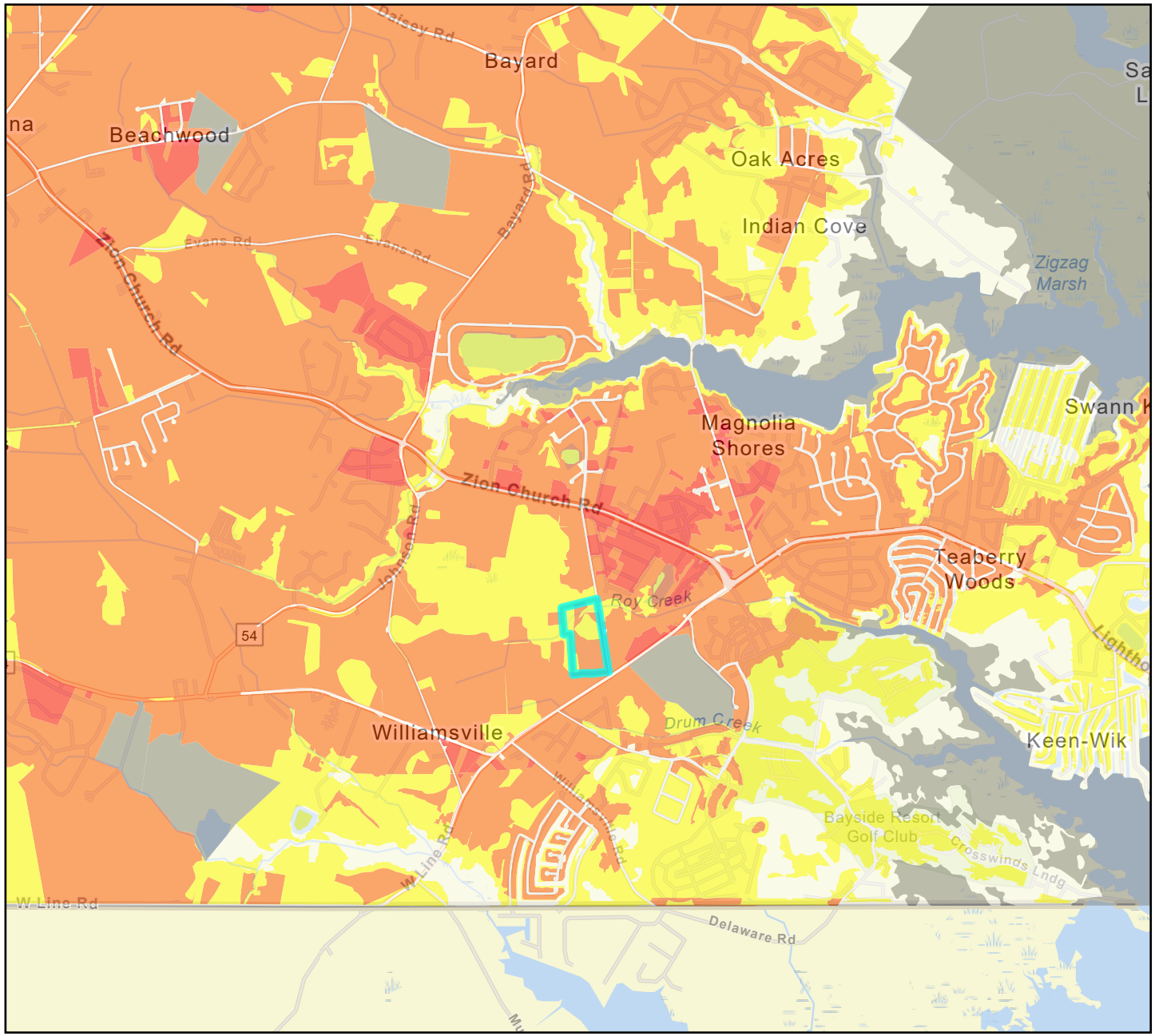


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-07-07 Marlin Cove



Legend

PLUS Project

Investment Level

- 1
- 2
- 3
- 4
- Out of Play

