

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



# Sussex County

DELAWARE  
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## PLEASE NOTE

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COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DELAWARE

**PLANNING & ZONING COMMISSION**

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KIM HOEY STEVENSON, VICE-CHAIRMAN  
R. KELLER HOPKINS  
J. BRUCE MEARS  
HOLLY J. WINGATE



**Sussex County**

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**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**

Planning Commission Public Hearing Date: November 4<sup>th</sup>, 2021

Application: CZ 1936 OA-BP Marina Bay-Lakeside, LLC

Applicant: OA-BP Marina Bay-Lakeside, LLC  
20184 Phillips Street  
Rehoboth Beach, DE 19971

Owner: OA-BP Marina Bay-Lakeside, LLC  
20184 Phillips Street  
Rehoboth Beach, DE 19971

Site Location: The property is lying on the south end of Bay Farm Road (S.C.R. 299) and the south side of Trinity Road (S.C.R. 299A).

Current Zoning: Medium Density Residential - Residential Planned Community (MR-RPC)

Proposed Zoning: Medium Density Residential – Residential Planned Community (MR-RPC)

Proposed Use: Increase the number of Single-Family Detached Condominiums permitted under Condition “1” of Ordinance No. 2690 from 388 to 471 (83 units) and decrease the number of Multi-Family Units from 378 to 295 (83 units).

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Hudson

School District: Indian River School District

Fire District: Indian River Fire District

Sewer: Sussex County Sewer District

Water: Tidewater Utilities

Site Area: 778.39 +/- acres

Tax Map ID.: 234-30.00-1.00 thru 430.00



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## Memorandum

To: Sussex County Planning Commission Members  
From: Lauren DeVore, Planner III  
CC: Vince Robertson, Assistant County Attorney and applicant  
Date: October 29<sup>th</sup>, 2021  
RE: Staff Analysis for CZ 1936 OA-BP Marina Bay – Lakeside, LLC

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This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1936 OA-BP Marina Bay – Lakeside, LLC to be reviewed during the November 4, 2021, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Change of Zone for Tax Parcels 234-30.00-1.00 thru 430.00 to allow for a change of zone from a Medium Density Residential, Residential Planned Community (MR-RPC) to a Medium Density Residential, Residential Planned Community (MR-RPC). The parcels are located on the south end of Bay Farm Road (S.C.R. 299) and the south side of Trinity Road (S.C.R. 299A). The parcels to be rezoned contains 778.39 acres +/-.

Specifically, the proposal is to amend Condition #1 of Ordinance No. 2690 by increasing the number of Single-Family Detached Condominiums permitted from 388 to 471 (83 units) and decrease the number of Multi-Family Units from 378 to 295 (83 units).

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject properties have a land use designation of “Coastal Area.” The properties to the north, south, east and west also have the land use designation of Coastal Area with four (4) parcels to the west and one parcel to the north having a Future Land Use designation of Commercial Area.

As outlined in the 2018 Sussex County Comprehensive Plan, the Coastal Areas are areas that can accommodate development provided that special environmental concerns are addressed. A range of housing types should be permitted in Coastal Areas, including single-family homes, townhouses, and multi-family units. Retail and office uses are appropriate, but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should all be allowed.

The properties are zoned Medium Density Residential, Residential Planned Community (MR-RPC). The adjacent parcels to the north of the subject properties are zoned General Residential (GR) Zoning District and consist of the Pot Nets Lakeside and Oak Forest Manufactured Home Parks. The properties to the southwest of the subject properties are zoned General Residential (GR) Zoning District and are comprised of the Captain’s Way Residential Planned Community



(RPC) and Oak Landing Subdivision. The properties to the northeast, which border the Indian River Bay are zoned Agricultural Residential (AR-1) Zoning District and are included as part of the Pot Nets Bayside and White House Beach Manufactured Home Parks.

The 2018 Sussex County Comprehensive Plan outlines Zoning Districts by their applicability to each Future Land Use category. Under Table 4.5-2 “Zoning Districts Applicable to Future Land Use Categories,” the Medium Density Residential Zoning District is listed as an applicable zoning district in the “Coastal Area.”

Since 2011, there have been three (3) Change of Zone applications within a 2-mile radius of the application site. The first application is for Change of Zone No. 1801 for a change of zone from an Agricultural Residential (AR-1) Zoning District to a Commercial Residential (CR-1) Zoning District. The application was approved by the Sussex County Council on July 26, 2016 and the change was adopted through Ordinance No. 2459. The second application is for Change of Zone No. 1880 for a change of zone from an Agricultural Residential (AR-1) Zoning District to a Medium Commercial (C-2) Zoning District. The application was approved by the Sussex County Council on July 16, 2019 and adopted through Ordinance No. 2669. The last application is for Change of Zone No. 1791 for a change of zone from an Agricultural Residential (AR-1) Zoning District to a General Commercial (C-1) Zoning District. The application was approved by the Sussex County Council on April 12, 2016 and adopted through Ordinance No. 2444.

Based on the analysis of the land use, surrounding zoning and uses, a Change of Zone from a Medium Density Residential, Residential Planned Community (MR-RPC) Zoning District to a Medium Density Residential, Residential Planned Community (MR-RPC) for the sole purpose of increasing the number of Single-Family Detached Condominiums permitted under Condition #1 of Ordinance No. 2690 could be considered as being consistent with the land use, area zoning and surrounding uses.

File #: CZ 1936

## Planning & Zoning Commission Application

### Sussex County, Delaware

Sussex County Planning & Zoning Department  
2 The Circle (P.O. Box 417) Georgetown, DE 19947  
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use

Zoning Map Amendment

#### Site Address of Conditional Use/Zoning Map Amendment

The Peninsula on Indian River Bay

#### Type of Conditional Use Requested:

Request to amend condition #1 of Ordinance 2690

Tax Map #: 234-30.00-1.00 thru 430.00

Size of Parcel(s): 778.39 Acres

Current Zoning: MR-RPC

Proposed Zoning: MR-RPC

Size of Building: \_\_\_\_\_

Land Use Classification: Residential Subdivision

Water Provider: Tidewater Utilities

Sewer Provider: Sussex County

#### Applicant Information

Applicant Name: OA-BP Marina Bay-Lakeside, LLC

Applicant Address: 20184 Phillips Street

City: Rehoboth Beach

State: DE

Zip Code: 19971

Phone #: (302) 227-3573

E-mail: greg@oacompanies.com

#### Owner Information

Owner Name: OA-BP Marina Bay-Lakeside, LLC

Owner Address: 20184 Phillips Street

City: Rehoboth Beach

State: DE

Zip Code: 19971

Phone #: (302) 227-3573

E-mail: greg@oacompanies.com

#### Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Davis, Bowen & Friedel, Inc.

Agent/Attorney/Engineer Address: 1 Park Avenue

City: Milford

State: DE

Zip Code: 19963

Phone #: (302) 424-1441

E-mail: wzc@dbfinc.com



## Check List for Sussex County Planning & Zoning Applications

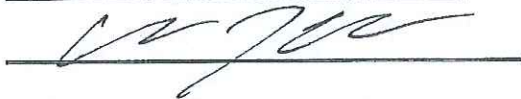
The following shall be submitted with the application

- Completed Application
- Provide eight (8) copies of the Site Plan or Survey of the property
  - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
  - Provide a PDF of Plans (may be e-mailed to a staff member)
  - Deed or Legal description
- Provide Fee \$500.00
- Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.
- DeIDOT Service Level Evaluation Request Response
- PLUS Response Letter (If required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

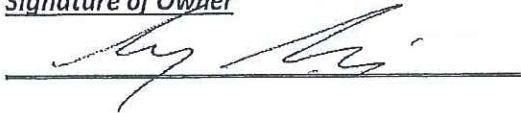
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney



Date: 8-30-2021

Signature of Owner



Date: 8/30/21

For office use only:

Date Submitted: 8/30/21 Fee: \$500.00 Check #: \_\_\_\_\_  
Staff accepting application: EBB Application & Case #: CZ 1936  
Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_  
Date of PC Hearing: \_\_\_\_\_ Recommendation of PC Commission: \_\_\_\_\_  
Date of CC Hearing: \_\_\_\_\_ Decision of CC: \_\_\_\_\_

Owner Name	Second Owner Name	TaxID	Mailing Address	City	Zip	Community Name
ADORNETTO CHARLES JR	KAREN EILEEN ADORNETTO	234-30.00-195.00	24640 NAVIGATORS WALK	MILLSBORO	19966	THE PENINSULA
AHNTHOLZ ROSS C	MARGARET E AHNTHOLZ	234-30.00-367.00-142	27087 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
AMATO ROBERT M	VIRGINIA M AMATO	234-30.00-367.00-127	27053 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
ANDERSON DREW J TTEE	MARY K ANDERSON TTEE REV TR	234-30.00-367.02-113	27044 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
ANTHENELLI JAMES V TTEE	MARY MONICA ANTHENELLI TTEE REV TRST	234-30.00-300.00	24456 JACKS DR	MILLSBORO	19966	THE PENINSULA
APOSTOLIDIS LISA A	DIMITRIOS G APOSTOLIDIS	234-30.00-305.01-151	22124 S PRESERVATION DR	MILLSBORO	19966	THE PENINSULA
ARSDOLL KEVIN D VAN	SUSAN M VAN ARSDOLL	234-30.00-316.04-26	28014 SWALLOWTAIL DR	MILLSBORO	19966	THE PENINSULA
ASPINWALL WILLIAM P	MARY HAVILAND ASPINWALL	234-30.00-313.00-67	33396 PADDLE DR	MILLSBORO	19966	THE PENINSULA
BACH PAUL D	<Null>	234-30.00-303.00-17	27177 BAREFOOT BLVD	MILLSBORO	19966	THE PENINSULA
BARREIROS SILVINO MANUEL	MARY A DIVVER	234-30.00-314.04-209	24227 CANOE DR	MILLSBORO	19966	THE PENINSULA
BECK DAVID HALDEMAN	LINDA CASH BECK	234-30.00-200.00	33412 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
BENSON DAVID L TTEE	BRENDA A FAHERTY TTEE REV LIV TR	234-30.00-313.00-66	33398 PADDLE DR	MILLSBORO	19966	THE PENINSULA
BERGEN NANCY S	<Null>	234-30.00-367.00-140	27083 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
BERNHARDT MICHAEL H	ANNE K BERNHARDT	234-30.00-213.00	24608 WAKESIDE DR	MILLSBORO	19966	THE PENINSULA
BERRY GLENN FREDERICK	JANET RAE BERRY	234-30.00-280.00	33330 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
BICKLEY RONALD D	LAURA T BICKLEY	234-30.00-192.00	24649 NAVIGATORS WALK	MILLSBORO	19966	THE PENINSULA
BIGHAM JOSEPH J TTEE	MAUREEN C BIGHAM TTEE OF THE JOSEPH J BI	234-30.00-311.00-31	33481 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
BILOTTI JOHN JR	BARBARA ELIZABETH BILOTTI	234-30.00-314.08-233	24266 CANOE DR	MILLSBORO	19966	THE PENINSULA
BISGOOD SANDRA M	<Null>	234-30.00-304.02-117	33171 VERANDA CIR	MILLSBORO	19966	THE PENINSULA
BLANNETT JOHN D	ALICE E BLANNETT	234-30.00-303.00-26	27201 BAREFOOT BLVD	MILLSBORO	19966	THE PENINSULA
BLOUIN ROBERT P	KATHLEEN M BLOUIN	234-30.00-62.00	27642 STERLING BLVD	MILLSBORO	19966	THE PENINSULA
BORGES GUY L	KAREN BORGES	234-30.00-305.02-41	22163 DUNE CIR	MILLSBORO	19966	THE PENINSULA
BOYLAN PATRICIA MARIE	DENIS MICHAEL BOYLAN	234-30.00-316.04-23	28028 SWALLOWTAIL DR	MILLSBORO	19966	THE PENINSULA
BRENNAN WILLIAM G	NATALY MUKHINA	234-30.00-304.01-83	33141 SERENITY CIR	MILLSBORO	19966	THE PENINSULA
BUCKLES VICKIE H	<Null>	234-30.00-367.00-107	33258 WADING DUCK DR	MILLSBORO	19966	THE PENINSULA
BUDIG PHILIP G TTEE	NYDA BUDIG TTEE FML TR	234-30.00-313.02-53	33301 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
BURROUGHS GEORGE	<Null>	234-30.00-367.00-148	33274 WADING DUCK DR	MILLSBORO	19966	THE PENINSULA
BYRNES JOHN M	KATHERINE CUNNINGHAM	234-30.00-310.00-25	33469 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
CAK PROPERTIES LLC	<Null>	234-30.00-73.00	27690 STERLING BLVD	MILLSBORO	19966	THE PENINSULA
CALCUTTA JAMES A	PATRICIA L DIETZ	234-30.00-166.00	33421 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
CALLAGHAN THOMAS	JACQUELINE CALLAGHAN	234-30.00-367.00-153	33231 SPINNERS DR	MILLSBORO	19966	THE PENINSULA
CALLAHAN RICHARD A	KATHI L BONNER CALLAHAN	234-30.00-158.00	33418 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
CAREY DAVID W	CHARLENE F CAREY TR	234-30.00-367.02-79	33365 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
CARNEY JOHN M	DIANE E CARNEY	234-30.00-301.00	24454 JACKS DR	MILLSBORO	19966	THE PENINSULA
CARO THOMAS J	AMY J CARO	234-30.00-229.00	24566 ATLANTIC DR	MILLSBORO	19966	THE PENINSULA
CAROLA JOHN A	<Null>	234-30.00-308.00-10	33437 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
CAROLAN MICHAEL JOHN	JOANNE CAROLAN	234-30.00-231.00	24562 ATLANTIC DR	MILLSBORO	19966	THE PENINSULA
CARROLL CHARLES E TTEE	LOU ANN CARROLL TTEE LIV TR	234-30.00-70.00	27676 STERLING BLVD	MILLSBORO	19966	THE PENINSULA
CASEY DENNIS K	PATRICIA LOUISE CASEY	234-30.00-314.01-189	24273 CANOE DR	MILLSBORO	19966	THE PENINSULA
CAVAN LUCILLE A	SCOTT B CAVAN	234-30.00-222.00	24582 BEACHCOMBER DR	MILLSBORO	19966	THE PENINSULA
CHAUFOURNIER ROGER L	CHAUFOURNIER NANCY N	234-30.00-256.00	33344 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
CHRISNER RONALD W	LESLEY A CHRISNER	234-30.00-218.00	24585 BEACHCOMBER DR	MILLSBORO	19966	THE PENINSULA
COBURN RUSSELL L	BARBARA A COBURN	234-30.00-247.00	33362 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
COCCARO JOSEPH	MARIA COCCARO	234-30.00-367.02-114	27040 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
COHEN MERRILL	KAREN LYNN DAVIDSON COHEN	234-30.00-173.00	33443 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
COHEN RICHARD P	ANGELA L COHEN	234-30.00-156.00	33426 ISLANDER DR	MILLSBORO	19966	THE PENINSULA

COMLY WILLIAM F	LYNNE COMLY	234-30.00-367.00-93	33236 SPINNERS DR	MILLSBORO	19966	THE PENINSULA
CORCORAN DEBRA L	<Null>	234-30.00-305.01-2	33049 CONSERVATION DR	MILLSBORO	19966	THE PENINSULA
CRANFORD JAMES R	CRANFORD JULIE W	234-30.00-220.00	24586 BEACHCOMBER DR	MILLSBORO	19966	THE PENINSULA
CRICHLEY CHARLES T JR TRUSTEE	SUSAN C CRICHLEY TRUSTEE	234-30.00-311.00-29	33479 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
CUNNINGHAM GEORGE D	TIMOTHY F OSHEA ANNE P OSHEA	234-30.00-308.00-19	33409 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
CUNNINGHAM GEORGE D TTEE	NOREEN T CUNNINGHAM TTEE REV TR	234-30.00-23.00	26966 SUNBURST PATH	MILLSBORO	19966	THE PENINSULA
CURRAN BARBARA A	<Null>	234-30.00-367.00-112	27050 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
CURRY NEIL V JR	PATRICIA K CURRY	234-30.00-316.06-*	27131 SAILSIDE DR	MILLSBORO	19966	THE PENINSULA
DAVIS CHERYL LYNN	<Null>	234-30.00-263.00	24436 PUTTERS DR	MILLSBORO	19966	THE PENINSULA
DAVIS LARRY	WANDA DAVIS	234-30.00-306.00-2304	33564 WINDSWEPT DR	MILLSBORO	19966	THE PENINSULA
DEBLOIS BRUCE M	A LAWANNA DEBLOIS	234-30.00-31.00-7	26955 SUGAR SAND LN	MILLSBORO	19966	THE PENINSULA
DEMPSTER TINA	<Null>	234-30.00-314.02-195	24259 CANOE DR	MILLSBORO	19966	THE PENINSULA
DENEHY PAUL A	ELLEN JEAN DENEHY	234-30.00-171.00	33441 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
DIERINGER DONALD C TRUSTEE	PATRICIA H DIERINGER TRUSTEE	234-30.00-119.00	33482 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
DILLON KAREN I	<Null>	234-30.00-314.05-216	24206 CANOE DR	MILLSBORO	19966	THE PENINSULA
DOERR KEVIN M	MARIA T DOERR	234-30.00-316.06-*	28011 SWALLOWTAIL DR	MILLSBORO	19966	THE PENINSULA
DOLFE DONNA	BRIAN DOLFE	234-30.00-303.00-42	27214 BAREFOOT BLVD	MILLSBORO	19966	THE PENINSULA
DRESSEL ROBERT A SR TRUSTEE	SHERRI ANNDRESSEL TRUSTEE	234-30.00-367.00-139	27081 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
EASON PETE	RENEE EASON	234-30.00-91.00	33558 MISTY MOON DR	MILLSBORO	19966	THE PENINSULA
EDISON JOHN MICHAEL	PATRICIA SLIMICK EDISON	234-30.00-314.03-203	24241 CANOE DR	MILLSBORO	19966	THE PENINSULA
ELLENBERGER VALERIE W & WALTER H	ELLENBERGER III	234-30.00-305.00-110	22165 S PRESERVATION DR	MILLSBORO	19966	THE PENINSULA
ELLIOTT DANIEL	PAULINE ELLIOTT	234-30.00-310.00-4	33457 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
ENGLMANN BRUCE H TRUSTEE	MARY E TRUSTEE	234-30.00-367.00-154	33235 SPINNERS DR	MILLSBORO	19966	THE PENINSULA
EVANOFF JOHN LYLE	KAREN ANN KENNEY	234-30.00-163.00	33409 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
FAGAN TIMOTHY GREGG	CHRISTINA C FAGAN	234-30.00-313.03-36	33497 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
FARIAS KAREN M	JUAN CARLOS FARIAS	234-30.00-308.00-13	33427 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
FARRAR VINCENT J TTEE	BARBARA A FARRAR TTEE REV TR	234-30.00-307.00-91	33403 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
FLAYER MARIE P	FRANK W PRATKO	234-30.00-305.01-128	33067 AMBLING WAY	MILLSBORO	19966	THE PENINSULA
FORAKER ORVAL	MARGERY FORAKER	234-30.00-287.00	24474 BROOKSTONE PATH	MILLSBORO	19966	THE PENINSULA
FORSTER RICHARD E	SANDRA A FORSTER	234-30.00-367.00-147	33276 WADING DUCK DR	MILLSBORO	19966	THE PENINSULA
FOWLER JAMES C JR	JANICE O FOWLER	234-30.00-316.01-59	27114 SAILSIDE DR	MILLSBORO	19966	THE PENINSULA
FRANK DENNIS P	DIANE L FRANK TR	234-30.00-367.00-144	27086 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
FRENCH SHERRY L	FRENCH ALBERT H	234-30.00-305.00-112	22161 S PRESERVATION DR	MILLSBORO	19966	THE PENINSULA
GALLAGHER JOHN F	JANET M GALLAGHER	234-30.00-367.03-118	27027 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
GARGAN THOMAS V & HELEN F	GARGAN	234-30.00-205.00	24627 SWIRLING WATERS PATH	MILLSBORO	19966	THE PENINSULA
GATTI ANDREW	ALEXIS GATTI	234-30.00-242.00	24536 WAVE MAKER DR	MILLSBORO	19966	THE PENINSULA
GAVRON MICHAEL JOSEPH	CATHERINE JANE GAVRON	234-30.00-367.00-155	33237 SPINNERS DR	MILLSBORO	19966	THE PENINSULA
GEE JOHN SHERWOOD CO-TRUSTEE	SUSAN LANGLEY GEE	234-30.00-275.00	24504 KAYAKERS PATH	MILLSBORO	19966	THE PENINSULA
GEHRING GORDON JOSEPH	WENDY LOUISE GEHRING	234-30.00-305.02-56	33104 AMBLING WAY	MILLSBORO	19966	THE PENINSULA
GENTZLER ALVIN B	GENTZLER DORIAN F	234-30.00-367.00-128	27055 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
GIANNETTO JOSEPH	DIANE M GIANNETTO	234-30.00-367.00-151	33227 SPINNERS DR	MILLSBORO	19966	THE PENINSULA
GIBSON CHARLES E	CATHRYN O GIBSON	234-30.00-114.00	33461 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
GLEICH HENRY A JR	THOMAS JOHN GLEICH	234-30.00-314.02-200	24249 CANOE DR	MILLSBORO	19966	THE PENINSULA
GREALLY FRANCIS	SUSAN GREALLY	234-30.00-305.01-132	22097 S PRESERVATION DR	MILLSBORO	19966	THE PENINSULA
GRENDA THOMAS J	DEBORAH J GRENDA	234-30.00-367.03-76	33355 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
GRIFFITH MARISSA ROMAN TTEE LIV TR	<Null>	234-30.00-233.00	33366 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
GROSS ROBERT S	TRACEY T GROSS	234-30.00-303.00-25	27199 BAREFOOT BLVD	MILLSBORO	19966	THE PENINSULA



GROVER RICHARD C	BARBARA B GROVER	234-30.00-367.00-138	27075 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
HALL THOMAS J	ELAINE D PLATT-HALL	234-30.00-316.04-24	28024 SWALLOWTAIL DR	MILLSBORO	19966	THE PENINSULA
HAMMOND STEVEN EUGENE TTEE	DIANE COLLINS TTEE REV TR	234-30.00-367.02-81	33371 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
HANSEN GREGORY C	BRENDA D HANSEN	234-30.00-294.00	33292 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
HARRIS TRACY L III	ANNAMARIA F CASTIGLIA	234-30.00-189.00	24641 NAVIGATORS WALK	MILLSBORO	19966	THE PENINSULA
HARROD DAVID M	LORRAINE F HARROD	234-30.00-31.00-6	26956 SUGAR SAND LN	MILLSBORO	19966	THE PENINSULA
HARTMAN MARCELLA J	KEN J HARTMAN	234-30.00-305.01-49	22152 S PRESERVATION DR	MILLSBORO	19966	THE PENINSULA
HARTWELL WILLIAM C	ROBIN K HARTWELL	234-30.00-42.00	33505 DRIFTING DUNES WAY	MILLSBORO	19966	THE PENINSULA
HAUBERT HARRY HAMILTON III	LEE ANN HAUBERT	234-30.00-316.05-30	27158 SAILSIDE DR	MILLSBORO	19966	THE PENINSULA
HEGEDUS GEORGE T	MARY ANN MIHALY HEGEDUS	234-30.00-272.00	24503 KAYAKERS PATH	MILLSBORO	19966	THE PENINSULA
HENRY BARRY W	LYNN K HENRY	234-30.00-198.00	33416 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
HINES KENNETH J	CATHERINE M HINES	234-30.00-153.00	33438 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
HIVELY BROCK R	TAMARA J HIVELY	234-30.00-282.00	33320 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
HO DICK YUI-KWAN	MARYANNE YINGST	234-30.00-284.00	24477 BROOKSTONE PATH	MILLSBORO	19966	THE PENINSULA
HOCK RUDOLPH P	TONI A BARRETT	234-30.00-367.00-92	33240 SPINNERS DR	MILLSBORO	19966	THE PENINSULA
HODULICH DAVID MICHAEL	MARGARET FERNALD GOMES	234-30.00-123.00	33462 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
HOFFMAN KENT C NANCY J HOFFMAN	<Null>	234-30.00-31.00-10	26949 SUGAR SAND LN	MILLSBORO	19966	THE PENINSULA
HOWARD ELIZAWETA	<Null>	234-30.00-230.00	24564 ATLANTIC DR	MILLSBORO	19966	THE PENINSULA
HOYT BARRY J	SUSAN O'CONNELL	234-30.00-313.00-60	33414 PADDLE DR	MILLSBORO	19966	THE PENINSULA
HUNT CLARENCE E III	KIMBERLY H HUNT	234-30.00-313.00-70	33384 PADDLE DR	MILLSBORO	19966	THE PENINSULA
IBIISA HOLDINGS LLC	<Null>	234-30.00-314.07-229A	24246 CANOE DR	MILLSBORO	19966	THE PENINSULA
IP WALLACE S	NANCY T IP	234-30.00-367.03-119	27029 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
J MAGLIANO LLC	<Null>	234-30.00-313.02-52	33299 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
JAHELKA CRAIG STEVEN	<Null>	234-30.00-249.00	33358 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
JARVIS GEORGE N	FRANCES V JARVIS	234-30.00-291.00	33298 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
JOHNSON BRUCE A	DONNA R JOHNSON	234-30.00-302.00	33466 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
JOHNSON GREGORY E	JULIA M JOHNSON	234-30.00-316.06-*	28005 SWALLOWTAIL DR	MILLSBORO	19966	THE PENINSULA
JONES GARY R	PATRICIA MCCRYSTAL-SMITH	234-30.00-271.00	24499 KAYAKERS PATH	MILLSBORO	19966	THE PENINSULA
KAIGH EDWARD JOSEPH TTEE	KATHLEEN MARIE KAIGH TTEE REV LIV TR	234-30.00-304.02-90	33119 SERENITY CIR	MILLSBORO	19966	THE PENINSULA
KARBONIK NICHOLAS DANIEL	DIANE MARY KARBONIK	234-30.00-367.02-80	33369 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
KELLOGG CHRIS W MARSHA A	KELLOGG	234-30.00-151.00	33446 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
KIEFFER CRAIG ALLEN	ELSA ANNE BRAY	234-30.00-305.01-114	33068 SECLUDED PATH	MILLSBORO	19966	THE PENINSULA
KIENZLE LAURENCE JOHN	ANN WOODWARD KIENZLE	234-30.00-216.00	24602 WAKESIDE DR	MILLSBORO	19966	THE PENINSULA
KINNEY DAVID BROOKE JR	<Null>	234-30.00-314.07-229	24244 CANOE DR	MILLSBORO	19966	THE PENINSULA
KISBY WILLIAM R FRANCES L	ROCKELMANN-KISBY	234-30.00-312.01-*	33506 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
KLEINTOP DOUGLAS M	JENNY JEAN KLEINTOP	234-30.00-314.07-226	24238 CANOE DR	MILLSBORO	19966	THE PENINSULA
KOCH BERNHARD	MARGARET-ANN KOCH	234-30.00-303.00-23	27193 BAREFOOT BLVD	MILLSBORO	19966	THE PENINSULA
KRAY KEVIN P	MARILYN C KRAY	234-30.00-170.00	33437 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
LAJOIE CLAUDE	LOUISE LAJOIE	234-30.00-288.00	33308 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
LAPPAS JOHN T	MARIA G LAPPAS	234-30.00-316.04-27	28010 SWALLOWTAIL DR	MILLSBORO	19966	THE PENINSULA
LATTA PAUL I JR	KATHLEEN V LATTA	234-30.00-67.00	27664 STERLING BLVD	MILLSBORO	19966	THE PENINSULA
LEONHARTT EDWARD M	NANCY H LEONHARTT	234-30.00-304.01-93	33109 SERENITY CIR	MILLSBORO	19966	THE PENINSULA
LESTER GILDA TTEE REV TR	<Null>	234-30.00-112.00	33453 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
LEVERING WILLIAM T	NANCY K LEVERING	234-30.00-367.00-123	27041 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
LIGAMERI ALAN	CHERRIE LIGAMERI	234-30.00-312.01-*	33502 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
LOGAN ROBERT S	BETH ANNE LOGAN	234-30.00-367.00-150	33270 WADING DUCK DR	MILLSBORO	19966	THE PENINSULA
LOGUE MICHAEL J	TERESA M LOGUE	234-30.00-258.00	24435 PUTTERS DR	MILLSBORO	19966	THE PENINSULA

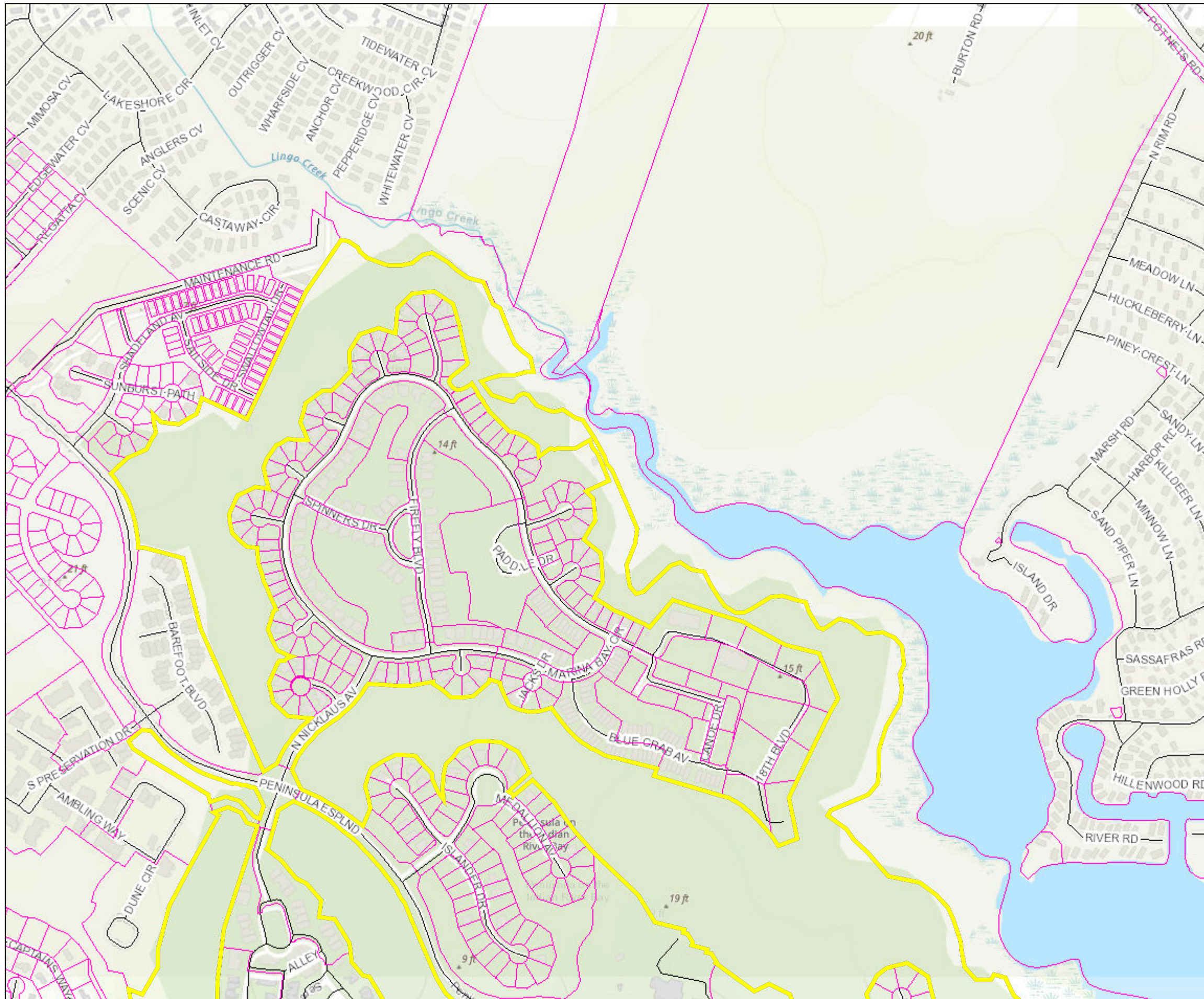
LUCENTE EDWARD R	MARY E LUCENTE	234-30.00-172.00	33445 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
LUCENTE RICHARD A	KATHLEEN LUCENTE	234-30.00-314.05	24200 CANOE DR	MILLSBORO	19966	THE PENINSULA
LYNCH JOHN F JR	SUSAN E LYNCH	234-30.00-312.00-255	33494 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
MACDONELL RICHARD B	DANIELLE MACDONELL	234-30.00-314.01-194	24263 CANOE DR	MILLSBORO	19966	THE PENINSULA
MAIER DEBRA LEE	JEAN ELIZABETH SAMILTON	234-30.00-246.00	24524 WAVE MAKER DR	MILLSBORO	19966	THE PENINSULA
MALLORY RONALD W TR	CATHERINE MALLORY TR	234-30.00-285.00	24478 BROOKSTONE PATH	MILLSBORO	19966	THE PENINSULA
MANNION JOHN D	MARYANNE MANNION	234-30.00-78.00	33600 SAND DOLLAR DR	MILLSBORO	19966	THE PENINSULA
MARINARO CHERYL	<Null>	234-30.00-305.01-131	33061 AMBLING WAY	MILLSBORO	19966	THE PENINSULA
MARINI GARY J	ELIZABETH R MARINI	234-30.00-164.00	33413 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
MARQUART ANDREW M	SUSAN J MARQUART	234-30.00-367.00-134	27065 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
MARTENS JOHN H	MARILYN R MARTENS	234-30.00-367.03-73	33345 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
MAYER NEAL M TRUSTEE	JANE G MAYER TRUSTEE	234-30.00-305.01-55	33102 AMBLING WAY	MILLSBORO	19966	THE PENINSULA
MCARDLE JEROME F TTEE	BARBARA C MCARDLE TTEE LIV TR	234-30.00-31.00-2	26948 SUGAR SAND LN	MILLSBORO	19966	THE PENINSULA
MCDUGAL JERALD F	DONNA P MCDUGAL	234-30.00-305.00-111	22163 S PRESERVATION DR	MILLSBORO	19966	THE PENINSULA
MCKEE JOHN BOYLSTON	SUZANNE MARIE MCKEE	234-30.00-266.00	33446 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
MCKENNA JOHN J	KAREN S MCKENNA	234-30.00-193.00	24646 NAVIGATORS WALK	MILLSBORO	19966	THE PENINSULA
MEGGIOLARO JOHN J TRUSTEE	MARY A GRIER TRUSTEE	234-30.00-310.00-27	33473 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
MEHRLANDER JOHN H	DELYNN M BRADSHAW-MEHRLANDER	234-30.00-303.00-4	27202 BAREFOOT BLVD	MILLSBORO	19966	THE PENINSULA
MERENSTEIN LAWRENCE E TTEE REV TR	<Null>	234-30.00-196.00	33420 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
MILLER CHARLES L JR	KRISTEN KIDWELL-MILLER	234-30.00-305.01-140	22096 S PRESERVATION DR	MILLSBORO	19966	THE PENINSULA
MILLER FREDERICK L	JUDY B MILLER	234-30.00-24.00	26967 SUNBURST PATH	MILLSBORO	19966	THE PENINSULA
MILLER GREGORY P & GWENDOLYN RY	<Null>	234-30.00-303.00-12	27180 BAREFOOT BLVD	MILLSBORO	19966	THE PENINSULA
MILUTIN KENNETH E	SHERI L MILUTIN	234-30.00-208.00	24622 SWIRLING WATERS PATH	MILLSBORO	19966	THE PENINSULA
MOORE MARILYN A	<Null>	234-30.00-316.06-*	28025 SWALLOWTAIL DR	MILLSBORO	19966	THE PENINSULA
MOORE ROBERT J	CAROLINE T MOORE	234-30.00-95.00	33571 MISTY MOON DR	MILLSBORO	19966	THE PENINSULA
MUSARRA EILEEN LORETTA	<Null>	234-30.00-316.04-20	28042 SWALLOWTAIL DR	MILLSBORO	19966	THE PENINSULA
NEIDER JAMES	ELENA NEIDER	234-30.00-201.00	33410 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
NEVAREZ HECTOR O TTEE	THERESA M NEVAREZ TTEE LIVING TR	234-30.00-219.00	24587 BEACHCOMBER DR	MILLSBORO	19966	THE PENINSULA
NEWTON LON	CONSTANCE NEWTON	234-30.00-168.00	33429 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
NICKEL JEFFREY C	TINA L NICKEL	234-30.00-87.00	27726 SUNWALK BLVD	MILLSBORO	19966	THE PENINSULA
NITTOLY RICHARD	NANCY NITTOLY	234-30.00-305.01-119	33082 SECLUDED PATH	MILLSBORO	19966	THE PENINSULA
NORDEN ALAN N	PATRICIA A NORDEN	234-30.00-187.00	33434 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
O'ROURKE MICHAEL	CAROLE O'ROURKE	234-30.00-367.02-116	27032 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
O'ROURKE RORY	KATHLEEN O'ROURKE	234-30.00-309.00-6	33451 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
OCONNOR RICHARD W	MARY ANNE OCONNOR	234-30.00-188.00	33432 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
OLIVARI EDWARD R	YVONNE D OLIVARI	234-30.00-313.03-39	33503 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
OUR THREE BLESSINGS LLC	<Null>	234-30.00-367.00-156	33241 SPINNERS DR	MILLSBORO	19966	THE PENINSULA
PALMER MICHAEL J VIRGINIA A	PALMER TRUSTEES	234-30.00-303.00-13	27178 BAREFOOT BLVD	MILLSBORO	19966	THE PENINSULA
PAOLUCCI ANTHONY TRUSTEE	PATRICIA A PAOLUCCI	234-30.00-212.00	24607 WAKESIDE DR	MILLSBORO	19966	THE PENINSULA
PASHUCK DAVID M	SUZI PASHUCK	234-30.00-316.05-31	27154 SAILSIDE DR	MILLSBORO	19966	THE PENINSULA
PASQUIER EDUARDO M	JOHANNA S PASQUIER	234-30.00-31.00-8	26953 SUGAR SAND LN	MILLSBORO	19966	THE PENINSULA
PENINSULA COMMUNITY ASSOCIATION INC THE	<Null>	234-30.00-14.00	26984 GENTLE WATERS LN	MILLSBORO	19966	THE PENINSULA
PETE GERADINO A	LOIS PETE	234-30.00-367.00-126	27045 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
PIERCE JAMES T & NANCY B	PIERCE	234-30.00-303.00-22	27191 BAREFOOT BLVD	MILLSBORO	19966	THE PENINSULA
POLISE MICHAEL F & DEBORAH L	POLISE	234-30.00-267.00	33444 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
PORETZ BARRY R TRUSTEE	BARBARA C PORETZ TRUSTEE	234-30.00-303.00-28	27213 BAREFOOT BLVD	MILLSBORO	19966	THE PENINSULA
PRINCE KENNETH R	SHELLEY A PRINCE	234-30.00-303.00-9	33012 MOORING CV	MILLSBORO	19966	THE PENINSULA

PROCHASKA STEVEN C	LORRAINE PROCHASKA	234-30.00-314.07-227	24240 CANOE DR	MILLSBORO	19966	THE PENINSULA
PROSSER LEANNE SILICATO	<Null>	234-30.00-118.00	33477 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
PUMMER WALTER JR	KAREN L PUMMER	234-30.00-270.00	24493 KAYAKERS PATH	MILLSBORO	19966	THE PENINSULA
RAINFORTH GARY N	<Null>	234-30.00-313.02-49	33293 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
REED GEORGE D JR TRUSTEE	CLAIRE G REED TRUSTEE	234-30.00-206.00	24626 SWIRLING WATERS PATH	MILLSBORO	19966	THE PENINSULA
REILLY STEPHEN JOHN	REGINA ANN REILLY	234-30.00-316.06-*	28021 SWALLOWTAIL DR	LEWES	19966	THE PENINSULA
RICHMAN JAY S	ROBIN M RICHMAN	234-30.00-313.00-68	33392 PADDLE DR	MILLSBORO	19966	THE PENINSULA
ROBINSON EDWARD S JR	ASHLEY ROBINSON	234-30.00-240.00	24544 WAVE MAKER DR	MILLSBORO	19966	THE PENINSULA
RUFFO KENNETH THOMAS	ROSANNE RUFFO	234-30.00-244.00	24528 WAVE MAKER DR	MILLSBORO	19966	THE PENINSULA
RUSSO ROBIN J	SUSAN R RUSSO	234-30.00-313.00-61	33412 PADDLE DR	MILLSBORO	19966	THE PENINSULA
SALVUCCI JOHN T	MARGARET V SALVUCCI	234-30.00-250.00	33356 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
SAUNDERS JOE A	CONNIE M SAUNDERS	234-30.00-305.01-149	22120 S PRESERVATION DR	MILLSBORO	19966	THE PENINSULA
SCARPONE JOSEPH TTEE REV TR	<Null>	234-30.00-304.02-113	33187 VERANDA CIR	MILLSBORO	19966	THE PENINSULA
SCHEFFEL ROSANNA	<Null>	234-30.00-314.07-225	24236 CANOE DR	MILLSBORO	19966	THE PENINSULA
SCHNEIDER STEVEN	KIMBERLY SCHNEIDER	234-30.00-310.00-26	33471 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
SCHNELL GARY P	LINDA SCHNELL	234-30.00-210.00	24603 WAKESIDE DR	MILLSBORO	19966	THE PENINSULA
SCHULENBURG RICHARD R TTEE	SCHULENBURG DEBORAH L TTEE REV TR	234-30.00-308.00-12	33429 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
SCHULTZ THOMAS M	BARBARA SCHULTZ	234-30.00-367.00-135	27069 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
SCHUMACHER REBECCA A	<Null>	234-30.00-194.00	24642 NAVIGATORS WALK	MILLSBORO	19966	THE PENINSULA
SCHWERDTFEGER DAVID A & JENNIFER C	SCHWERDTFEGER TRUSTEES	234-30.00-305.02-57	33108 AMBLING WAY	MILLSBORO	19966	THE PENINSULA
SCOTT PHYLLIS T TTEE	SIGEN TR	234-30.00-314.05-218	24210 CANOE DR	MILLSBORO	19966	THE PENINSULA
SERIO RALPH M	<Null>	234-30.00-40.00	33502 DRIFTING DUNES WAY	MILLSBORO	19966	THE PENINSULA
SHALONGO JACK	AMY C SHALONGO	234-30.00-306.00-6201	33586 WINDSWEPT DR	MILLSBORO	19966	THE PENINSULA
SHEERAN ANDREW J	JESSICA M CHARTERS	234-30.00-314.06-222	24226 CANOE DR	MILLSBORO	19966	THE PENINSULA
SHORTER DOROTHEA	RONELL SHORTER	234-30.00-367.00-137	27073 FIREFLY BLVD	MILLSBORO	19966	THE PENINSULA
SEIGEL JUDITH PAULA	<Null>	234-30.00-314.04-207	24231 CANOE DR	MILLSBORO	19966	THE PENINSULA
SMITH BRIAN M	SUSAN C SMITH	234-30.00-232.00	24560 ATLANTIC DR	MILLSBORO	19966	THE PENINSULA
SMITH DANIEL F	SUSAN C SMITH	234-30.00-316.05-33	27144 SAILSIDE DR	MILLSBORO	19966	THE PENINSULA
SMITH EARL LEROY	<Null>	234-30.00-314.07-228	24242 CANOE DR	MILLSBORO	19966	THE PENINSULA
SOTHORON W HADDOX TTEE	JACQUELINE G SOTHORON TTEE FAM TRST	234-30.00-305.01-118	33080 SECLUDED PATH	MILLSBORO	19966	THE PENINSULA
SPANGLER DOUGLAS M	PATRICIA A SPANGLER	234-30.00-314.06-220	24222 CANOE DR	MILLSBORO	19966	THE PENINSULA
SPINELLI FRANK R TRUSTEE	<Null>	234-30.00-306.00-3101	33570 WINDSWEPT DR	MILLSBORO	19966	THE PENINSULA
STEVENS LARRY R	CAROL J STEVENS	234-30.00-306.00-8201	33579 WINDSWEPT DR	MILLSBORO	19966	THE PENINSULA
STIKEMAN JOHN C TTEE	RENNER JOAN ANNE TTEE REV TR	234-30.00-289.00	33302 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
SUSALIS NICHOLAS JR	SUSALIS DIANE J	234-30.00-152.00	33442 ISLANDER DR	MILLSBORO	19966	THE PENINSULA
SUTHERLAND DAVID TR	REV TR	234-30.00-239.00	24543 WAVE MAKER DR	MILLSBORO	19966	THE PENINSULA
SUTTON PETER C	SUSAN L SUTTON	234-30.00-313.00-65	33402 PADDLE DR	MILLSBORO	19966	THE PENINSULA
TAPKAS JEFFREY	DORIS GABRIEL TAPKAS	234-30.00-63.00	27646 STERLING BLVD	MILLSBORO	19966	THE PENINSULA
TEESDALE WALTER M	AMY E TEESDALE	234-30.00-305.00-96	33025 CONSERVATION DR	MILLSBORO	19966	THE PENINSULA
TOMASI PETER J	DEBORAH STAMOS-TOMASI	234-30.00-316.06-*	27117 SAILSIDE DR	MILLSBORO	19966	THE PENINSULA
TREDWAY MATTHEW A	ANDREA J TREDWAY	234-30.00-304.01-87	33129 SERENITY CIR	MILLSBORO	19966	THE PENINSULA
TROPANO JOSEPH J JR	<Null>	234-30.00-303.00-18	27181 BAREFOOT BLVD	MILLSBORO	19966	THE PENINSULA
VAGLICA KATHLEEN MARIE TTEE	ANTHONY J VAGLICA TTEE REV TR	234-30.00-203.00	24623 SWIRLING WATERS PATH	MILLSBORO	19966	THE PENINSULA
VAUGHN JOHN TTEE	ROXANNE VAUGHN TTEE FAMILY REV TR	234-30.00-104.00	33516 SEASPELL LN	MILLSBORO	19966	THE PENINSULA
VENDETTI JAMES A G & ROSE M	VENDETTI REVOCABLE TRUST	234-30.00-237.00	24537 WAVE MAKER DR	MILLSBORO	19966	THE PENINSULA
VIVERETTE MARY ANN	GEORGE MICHAEL VIVERETTE	234-30.00-316.04-22	28032 SWALLOWTAIL DR	MILLSBORO	19966	THE PENINSULA
WALTERS IRENE K	GREGORY D KIES	234-30.00-305.00-98	33021 CONSERVATION DR	MILLSBORO	19966	THE PENINSULA

WARD ROBERT D	PAULETTE WARD	234-30.00-314.05-217	24208 CANOE DR	MILLSBORO	19966	THE PENINSULA
WAXHAM JON C & JULIE A WAXHAM	<Null>	234-30.00-306.00-5201	33584 WINDSWEPT DR	MILLSBORO	19966	THE PENINSULA
WEINER JEFFREY	JILL T WEINER	234-30.00-305.01-145	22108 S PRESERVATION DR	MILLSBORO	19966	THE PENINSULA
WELLSPRING DE LLC	% KENNETH HELLINGS	234-30.00-81.00	33593 SAND DOLLAR DR	MILLSBORO	19966	THE PENINSULA
WELSH DONALD PATRICK	JEAN C WELSH	234-30.00-314.01-193	24265 CANOE DR	MILLSBORO	19966	THE PENINSULA
WEZEL MICHAEL R	ANN MARIE WEZEL	234-30.00-31.00-4	26952 SUGAR SAND LN	MILLSBORO	19966	THE PENINSULA
WIEBER TERRENCE L	MARTHA B WIEBER	234-30.00-314.06-224	24230 CANOE DR	MILLSBORO	19966	THE PENINSULA
WISHNOW STEVEN MARK	SUSAN FRAN WISHNOW	234-30.00-314.03-204	24239 CANOE DR	MILLSBORO	19966	THE PENINSULA
WOLFGANG ROGER A	SANDRA M WOLFGANG	234-30.00-214.00	24606 WAKESIDE DR	MILLSBORO	19966	THE PENINSULA
WYSOCKI JOHN	MARIANN P WYSOCKI	234-30.00-367.03-71	33341 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
YALE RICHARD N	ARLENE S PORTO	234-30.00-307.00-87	33391 MARINA BAY CIR	MILLSBORO	19966	THE PENINSULA
YEATMAN BETHANN	JOHN M YEATMAN JR	234-30.00-303.00-30	27217 BAREFOOT BLVD	MILLSBORO	19966	THE PENINSULA
ZABIELSKI EDWARD A JR	PATRICIA O ZABIELSKI	234-30.00-305.01-1	33047 S PRESERVATION DR	MILLSBORO	19966	THE PENINSULA



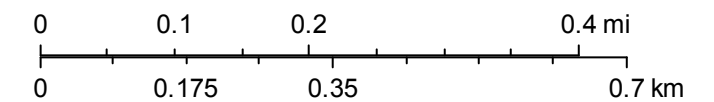
# Sussex County



<b>PIN:</b>	234-30.00-1.08
<b>Owner Name</b>	OA-BP MARINA BAY-LAKESIDE LLC
<b>Book</b>	4320
<b>Mailing Address</b>	18949 COASTAL HWY
<b>City</b>	REHOBOTH BEACH
<b>State</b>	DE
<b>Description</b>	THE PENINSULA
<b>Description 2</b>	GOLF COURSE
<b>Description 3</b>	PARCELS 1 THRU 6
<b>Land Code</b>	

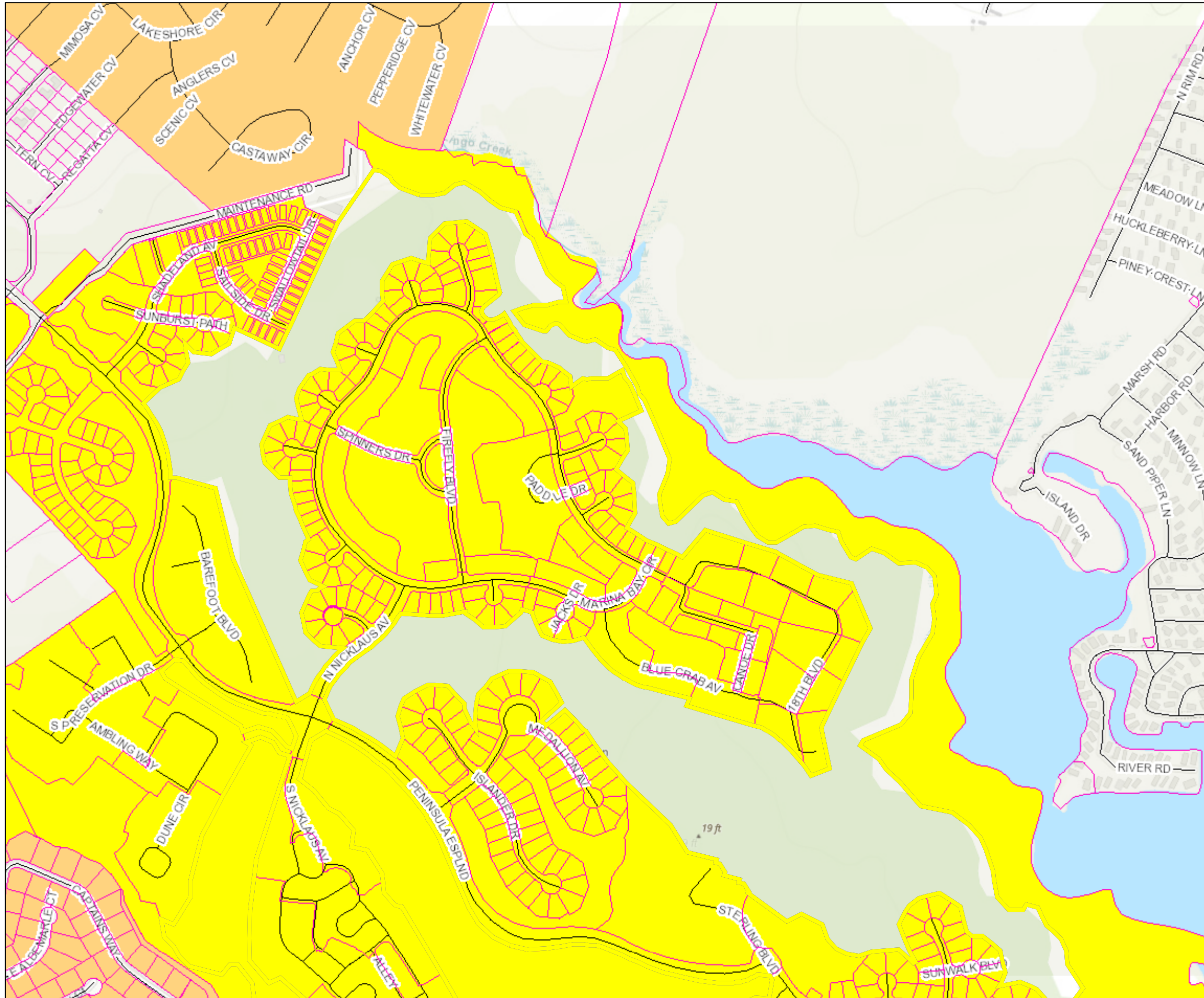
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| polygonLayer            | Override 1 |
| polygonLayer            | Override 1 |
| - - - Tax Parcels       |            |
| — Streets               |            |
| - - - County Boundaries |            |

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# Sussex County



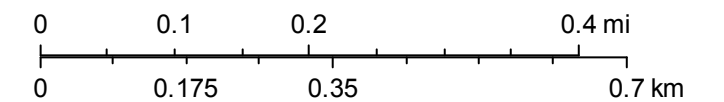
<b>PIN:</b>	234-30.00-1.08
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<b>Land Code</b>	

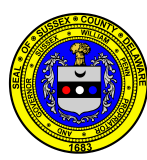
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- polygonLayer**

  - Override 1
- Tax Parcels
- Streets

1:9,028





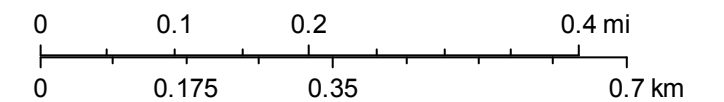
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- polygonLayer**
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- polygonLayer**
- Override 1
- ⋯ Tax Parcels
- Streets
- ⋯ County Boundaries

1:9,028



**Legal Description of 635.997 Acres of Land, More or Less  
Being a Residential Planned Community Known as  
The Peninsula on Indian River Bay  
in the Indian River Hundred, Sussex County, Delaware**

April 29, 2014

**BEGINNING** for the purpose of this legal description at a concrete monument found at the end of the northeasterly right of way line of Bay Farm Road (50 feet wide), also known as State Road Number 299. Said concrete monument being South 49°43'25" East 125.00 feet from a concrete monument found along the northeasterly right of way line of State Road Number 299 at the western most corner of the lands now or formerly of Peninsula at Long Neck, LLC (see Deed Book 2840, Page 49), also being known as The Discovery Center. Said beginning point also being the southernmost corner of the lands of the said Peninsula at Long Neck, LLC and a corner of the lands herein described, as shown on a plat entitled "ALTA/ACSM Land Title Survey, for The Peninsula on Indian River Bay, Indian River Hundred, Sussex County, Delaware", dated July 30, 2013, prepared by McCrone, Inc.

**THENCE** leaving said beginning point and running with the common boundary line between the lands now or formerly of Peninsula at Long Neck, LLC, Pot Nets Lakeside – Baywood Farm Road, and the lands herein described.

- 1. North 42° 50' 31" East, a total distance of 673.50 feet** passing over a concrete monument found at a distance of 439.50 feet at the corner of the aforesaid Peninsula at Long Neck, LLC and Pot Nets Lakeside – Baywood Farm Road lands and continuing with the aforesaid Pot Nets Lakeside – Baywood Farm Road lands to a concrete monument found. Thence continuing with the aforesaid Pot Nets Lakeside – Baywood Farm Road lands,
- 2. North 73° 49' 57" East, a total distance of 1,314.49 feet,** passing over a concrete monument found at a distance of 513.08 feet at a corner of the aforesaid Pot Nets Lakeside – Baywood Farm Road lands to a concrete monument found at a corner of the aforesaid, Pot Nets Lakeside – Baywood Farm Road lands and the lands herein described, thence continuing with the aforesaid Pot Nets Lakeside – Baywood Farm Road lands,
- 3. North 02° 58' 20" East, a total distance of 397.96 feet** passing over an iron pipe found at a distance of 181.39 feet and also passing over a capped pin set at distance of 297.96 feet, to a point in the center line of the Run of Lingo Creek, thence by and with the center line of the Run of Lingo Creek the following 46 courses and distances:
- 4. South 59° 51' 12" East, a distance of 111.64 feet,**
- 5. South 00° 02' 35" East, a distance of 58.60 feet,**
- 6. South 60°28' 38" East, a distance of 40.14 feet,**
- 7. South 81° 36' 07" East, a distance of 41.09 feet,**



32. South 71° 51' 41" East, a distance of 128.64 feet,
33. South 27° 24' 06" East, a distance of 48.25 feet,
34. South 12° 36' 58" West, a distance of 62.47 feet,
35. South 43° 03' 42" West, a distance of 115.52 feet,
36. South 20° 05' 40" West, a distance of 24.82 feet,
37. South 24° 43' 18" East, a distance of 29.56 feet,
38. South 69° 22' 26" East, a distance of 38.72 feet,
39. North 81° 12' 14" East, a distance of 29.57 feet,
40. North 61° 36' 42" East, a distance of 63.90 feet,
41. North 73° 04' 32" East, a distance of 36.53 feet,
42. South 65° 54' 07" East, a distance of 63.25 feet,
43. South 27° 24' 44" East, a distance of 92.40 feet,
44. South 08° 53' 41" West, a distance of 145.17 feet,
45. South 25° 04' 44" East, a distance of 64.14 feet,
46. South 87° 17' 49" East, a distance of 269.21 feet,
47. South 15° 47' 01" East, a distance of 65.18 feet,
48. South 08° 02' 28" East, a distance of 243.75 feet,
49. South 49° 11' 59" East, a distance of 212.36 feet, thence leaving the center line of the Run of Lingo Creek and going to the westerly shoreline of Lingo Creek.
50. South 55° 00' 27" West, a distance of 44.84 feet, to a point along the westerly shoreline of Lingo Creek, thence in a southeasterly direction, by and with the shoreline of Lingo Creek.
51. A distance of 5,787.3 feet more or less to the shoreline of Indian River Bay and being subtended by the following 3 tie lines:
  1. South 63° 16' 01" East a distance of 1,645.85 feet, thence
  2. South 20° 30' 56" East a distance of 1,456.41 feet, thence
  3. South 48° 44' 46" East a distance of 1,346.54 feet, thence in a westerly direction, running by and with the shoreline of Indian River Bay,

76. South 88° 17' 09" West, a distance of 68.73 feet,
77. North 68° 26' 31" West, a distance of 40.43 feet,
78. North 22° 05' 27" West, a distance of 22.58 feet,
79. North 35° 20' 13" East, a distance of 29.36 feet,
80. South 90° 00' 00" East, a distance of 18.19 feet,
81. South 80° 28' 18" East, a distance of 42.12 feet,
82. North 62° 12' 11" East, a distance of 18.85 feet,
83. North 07° 33' 03" East, a distance of 25.38 feet,
84. North 24° 13' 27" West, a distance of 26.79 feet,
85. North 40° 25' 10" West, a distance of 49.91 feet,
86. North 57° 30' 04" West, a distance of 46.35 feet,
87. North 75° 09' 38" West, a distance of 77.86 feet,
88. North 48° 52' 20" West, a distance of 39.28 feet,
89. North 00° 00' 00" East, a distance of 19.56 feet,
90. North 44° 29' 38" East, a distance of 59.60 feet,
91. North 01° 05' 59" East, a distance of 20.23 feet,
92. North 46° 19' 02" West, a distance of 76.38 feet,
93. North 83° 41' 16" West, a distance of 16.05 feet,
94. South 58° 04' 57" West, a distance of 29.45 feet,
95. South 75° 42' 37" West, a distance of 15.37 feet,
96. North 31° 33' 20" West, a distance of 36.59 feet,
97. North 51° 07' 58" West, a distance of 27.78 feet,
98. North 35° 21' 07" West, a distance of 37.12 feet,
99. North 16° 21' 05" West, a distance of 11.19 feet,
100. North 27° 00' 54" East, a distance of 13.82 feet,
101. South 88° 10' 18" East, a distance of 29.22 feet,
102. North 55° 10' 41" East, a distance of 17.83 feet,
103. North 32° 37' 36" East, a distance of 12.13 feet,

131. North 50° 33' 58" West, a distance of 28.68 feet,
132. North 19° 44' 44" West, a distance of 11.81 feet,
133. North 46° 44' 37" West, a distance of 12.24 feet,
134. North 00° 32' 31" West, a distance of 15.32 feet,
135. North 42° 15' 30" West, a distance of 50.10 feet,
136. North 08° 59' 13" East, a distance of 38.56 feet,
137. North 28° 59' 04" West, a distance of 57.93 feet,
138. North 00° 02' 01" East, a distance of 20.33 feet,
139. North 86° 50' 20" West, a distance of 33.58 feet,
140. North 51° 54' 59" West, a distance of 75.43 feet,
141. North 74° 21' 13" West, a distance of 9.88 feet,
142. North 38° 44' 07" West, a distance of 20.33 feet,
143. North 84° 13' 53" West, a distance of 30.27 feet,
144. North 68° 50' 46" West, a distance of 22.90 feet,
145. North 54° 51' 47" West, a distance of 25.96 feet,
146. North 74° 57' 52" West, a distance of 36.49 feet,
147. North 52° 25' 56" West, a distance of 68.78 feet,
148. North 61° 29' 25" West, a distance of 20.88 feet,
149. North 15° 09' 50" West, a distance of 19.35 feet,
150. North 31° 01' 45" West, a distance of 50.71 feet,
151. North 69° 11' 15" West, a distance of 26.21 feet,
152. North 53° 05' 07" West, a distance of 32.72 feet,
153. North 47° 25' 57" West, a distance of 40.03 feet,
154. North 55° 30' 16" West, a distance of 19.99 feet,
155. North 42° 45' 32" West, a distance of 13.30 feet,
156. North 37° 16' 42" West, a distance of 21.73 feet,
157. North 05° 58' 45" West, a distance of 10.15 feet,
158. North 07° 11' 20" West, a distance of 12.91 feet,

79.39 feet, thence running with the common boundary line between the aforesaid Pritchett lands and the lands herein described.

**184. North 57° 02' 42" East, a distance of 1,063.58 feet** to a stone found at the easterly corner of the aforementioned Pritchett land and a corner of the lands herein described, thence running with the common boundary line between the aforesaid Pritchett lands, the lands now or formerly of Marlene Pritchett Johnson and the lands herein described.

**185. North 42° 33' 02" West, a total distance of 1,331.16 feet** to a capped pin found along the southerly right of way line of Trinity Road, (30 feet wide), also known as State Road Number 299A, passing over a concrete monument found at a distance of 567.17 feet and continuing for at the northeasterly corner of the aforementioned Marlene Pritchett Johnson land and a corner of the lands herein described. Thence running with the southerly right of way line of State Road Number 299A the following 3 courses and distances.

**186. North 40° 00' 18" East a distance of 288.44 feet** to a capped pin found, thence

**187. North 39°01' 37" East a distance of 298.49 feet** to a capped pin found, thence

**188. North 30° 19' 22" East a distance of 150.52 feet** to a capped pin found at the intersection of the southerly right of way line of State Road Number 299A and the southwesterly right of way line of State Road Number 299 (50 feet wide), thence

**189. North 45° 30' 40" East a distance of 50.09 feet** to the place of beginning. Containing in all **778.39 Acres of land more or less**, as shown on the aforementioned ALTA/ACSM Land Title Survey plat prepared by McCrone, Inc.

**EXCEPTING** out and there from the following pieces and parcels of land, with all recording references, book/page, referring to the Office of Recorder of Deeds for Sussex County, Delaware,

1. "Phase 1" Plat 89/54
  - a. Lot 10 Deed 4017/329
  - b. Lot 11 Deed 3078/242
  - c. Lot 12 Deed 3519/29
  - d. Lot 13 Deed 4081/221
  - e. Lot 14 Deed 3078/251
  - f. "The Peninsula Esplanade" Westerly Part of Deed 3369/185
2. "Phase 1B – Sailside" Plat 117/230 (Excludes Sugar Sand Lane) Deed 3175/85
3. Maintenance Area (includes maintenance road) Deed 3369/177
4. "Phase 3 – Sanctuary" Plat 99/210
  - a. Lot 29 Deed 4183/27
  - b. Lot 30 Deed 4197/13
  - c. Lot 31 Deed 3851/113
  - d. Lot 32 Deed 4187/276
  - e. Lot 33 Deed 4178/304
  - f. Lot 43 Deed 4022/267
  - g. Lot 44 Deed 3923/48
  - h. Lot 45 Deed 3899/131
  - i. Pump Station Site Deed 3263/63
5. "Phase 4 – Lakeside" Plat 106/275
  - a. Park Area Deed 3827/141

- aa. Lot 53 Deed 4232/105
- bb. Lot 55 Deed 4130/38
- cc. Lot 57 Deed 4231/244
- dd. Lot 63 Deed 3759/297
- ee. Lot 64 Deed 4231/177
- ff. Lot 65 Deed 4054/219
- gg. Lot 66 Deed 4067/242
- hh. Lot 68 Deed 3920/12
- ii. Lot 81 Deed 4201/184
- jj. Lot 118 Deed 3515/61
- kk. Lot 119 Deed 3472/134
- ll. Lot 120 Deed 3086/56
- mm. Lot 121 Deed 3581/107
- nn. Lot 123 Deed 3466/89
- oo. Lot 124 Deed 3615/294
- pp. Lot 125 Deed 3822/148
- qq. Lot 126 Deed 3089/7
- rr. Lot 127 Deed 3104/274

7. "Phase 5B – Marina Bay, Areas 1, 2, 3 & 4" Plat 110/290

- a. Areas 1, 2, 3, & 4 Deed 3258/282
- b. Unit 8, Area 3 Deed 3980/96
- c. Unit 1, Area 4 Deed 3958/252
- d. Unit 24, Area 4 Deed 4009/93
- e. Unit 25, Area 4 Deed 4040/327
- f. Unit 26, Area 4 Deed 4110/167
- g. Unit 27, Area 4 Deed 3951/196
- h. Unit 5, Area 3 Deed 4242/202
- i. Unit 2, Area 4 Deed 4242/134

8. "Phase 5B – Marina Bay, Area 7" Plat 105/277

- a. Unit 107 Deed 4159/9
- b. Unit 109 Deed 4056/88
- c. Unit 110 Deed 4139/208
- d. Unit 112 Deed 4283/110
- e. Unit 127 Deed 4209/142
- f. Unit 130 Deed 4129/26
- g. Unit 131 Deed 4096/97
- h. Unit 132 Deed 4104/255
- i. Unit 134 Deed 4208/253
- j. Unit 135 Deed 4055/194
- k. Unit 135 Deed 4163/269
- l. Unit 136 Deed 4177/109
- m. Unit 137 Deed 4173/113
- n. Unit 138 Deed 4039/167
- o. Unit 139 Deed 3988/82
- p. Unit 140 Deed 4181/301
- q. Unit 141 Deed 4142/276
- r. Unit 142 Deed 4078/327
- s. Unit 143 Deed 4196/287
- t. Unit 144 Deed 4227/125
- u. Unit 146 Deed 3993/330
- v. Unit 147 Deed 4078/316
- w. Unit 150 Deed 4047/84

- b. Unit 179, Area 9 Deed 4051/146
- c. Unit 180, Area 9 Deed 4054/77
- d. Unit 181, Area 9 Deed 4049/289
- e. Unit 182, Area 9 Deed 4049/122
- f. Unit 183, Area 9 Deed 4050/218
- g. Unit 184, Area 9 Deed 4102/4
- h. Unit 185, Area 9 Deed 4096/60
- i. Unit 186, Area 9 Deed 4096/224
- j. Unit 187, Area 9 Deed 4098/59
- k. Unit 188, Area 9 Deed 4101/227
- l. Unit 236, Area 9 Deed 4231/60
- m. Unit 237, Area 9 Deed 4232/157
- n. Unit 238, Area 9 Deed 4233/316
- o. Unit 239, Area 9 Deed 4236/274
- p. Unit 240, Area 9 Deed 4234/132
- q. Unit 241, Area 9 Deed 4196/241
- r. Unit 242, Area 9 Deed 4196/252
- s. Unit 243, Area 9 Deed 4196/276
- t. Unit 244, Area 9 Deed 4196/231
- u. Unit 245, Area 9 Deed 4207/1
- v. Unit 246, Area 9 Deed 4196/260
- w. Phase 18.1, Area 10 Deed 3478/98
- x. Phase 18.12, Area 10 Deed 3757/180

12. "Phase 7 – The Moorings" Deed 3092/307, Plat 91/234

13. "Phase 8 – Veranda" Plat 111/338

- a. Phase 8.1 Deed 3130/38
- b. Phase 8.2 Deed 3156/91
- c. Phase 8.3 Deed 3292/168
- d. Phase 8.4 Deed 3407/223

14. "Phase 9 – Windswept" Deed 4100/12, Plat 94/205

15. "Phase 10 – Conservancy" Plat 95/92

- a. Phase 10.1 Deed 3187/26
- b. Phase 10.2 Deed 3223/322
- c. Phase 10.3 Deed 3324/11
- d. Phase 10.4 Deed 3407/223
- e. Pump Station Site Deed 3119/45

16. "The Peninsula Esplanade" Easterly Part of Deed 3827/137, Plat 91/54

**CONTAINING 635.997 Acres of land, more or less.**

**BEING** a part of that parcel or tract of land conveyed by Deed, dated June 30, 2003 from Bay Farm, LLC, a Delaware limited liability company unto Peninsula at Longneck, L.L.C., a Virginia limited liability company and filed in the Office of Recorder of Deeds for Sussex County, Delaware in Deed Book 2854, page 153

**ORDINANCE NO. 2690**

**AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM A MR-RPC MEDIUM DENSITY RESIDENTIAL DISTRICT-RESIDENTIAL PLANNED COMMUNITY TO A MR-RPC MEDIUM DENSITY RESIDENTIAL DISTRICT-RESIDENTIAL PLANNED COMMUNITY TO AMEND CONDITIONS OF APPROVAL OF CHANGE OF ZONE NO. 1475 (ORDINANCE NO. 1573) FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 787.787 ACRES, MORE OR LESS**

**WHEREAS, on the 19th day of March 2019, a zoning application, denominated Change of Zone No. 1883, was filed on behalf of OA-BP Marina Bay-Lakeside, LLC; and**

**WHEREAS, on the 27th day of June 2019, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and on the 18th day of July 2019, said Planning and Zoning Commission recommended that Change of Zone No. 1883 be approved; and**

**WHEREAS, on the 30th day of July 2019, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County has determined, based on the findings of facts, that said change of zone is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County.**

**NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:**

**Section 1. That Chapter 115, Article II, Subsection 115-7, Code of Sussex County, be amended by deleting from the Comprehensive Zoning Map of Sussex County the zoning classification of [MR-RPC Medium Density Residential District-Residential Planned Community] and adding in lieu thereof the designation of MR-RPC Medium Density Residential District-Residential Planned Community as it applies to the property hereinafter described.**

**Section 2. The subject property is described as follows:**

**ALL that certain tract, piece or parcel of land lying and being situate in Indian River Hundred, Sussex County, Delaware, and lying on the south end of Bay Farm Road and the south side of Trinity Road, and being more particularly described in the attached legal description prepared by McCrone, said parcel containing 787.787 acres, more or less.**

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.

This Ordinance was adopted subject to the following conditions:

Condition No. 1 of Change of Zone No. 1475 and Ordinance No. 1573 is hereby amended as follows:

“The maximum number of units shall not exceed 1,394 units completed, as follows:

358 Single Family Lots  
388 Single Family Detached Condominiums  
270 Single Family Attached Town Houses  
378 Multi-Family Units”

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 2690 ADOPTED BY THE SUSSEX COUNTY COUNCIL ON THE 8TH DAY OF OCTOBER 2019.

  
\_\_\_\_\_  
ROBIN A. GRIFFITH  
CLERK OF THE COUNCIL

The Council found that the Change of Zone was appropriate legislative action based on the following Findings of Fact:

- A. This is the application of OA-BP Marina Bay-Lakeside, LLC to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC Medium Density Residential District - Residential Planned Community to a MR-RPC Medium Density Residential District - Residential Planned Community to amend conditions of approval of Change of Zone No. 1475 (Ordinance No. 1573) for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 787.787 acres, more or less (Tax I.D. No. 234-30.00-1.00 through 430.00) (911 Address: None Available).
- B. Based on the record before the Planning and Zoning Commission and the hearing before the Sussex County Council, Council found that Zac Crouch with Davis, Bowen & Friedel, Inc. was present at the Planning and Zoning Commission hearing, and Ring Lardner with Davis Bowen & Friedel, Inc. was present at the Sussex County Council hearing, on behalf of the application; that the application is for an amendment to Condition #1 to Ordinance No. 1573; that the original condition stated that the number of units shall not exceed 1,404 consisting of 323 single-family lots, 378 single-family detached condos, 325 single-family attached townhouses, and 378 multi-family units; that the Applicant wishes to reduce the number of townhouses and increase the number of single-family and single-family detached condos; that the overall number requested shall not exceed 1,394 units comprised of 358 single-family lots, 388 single-family detached condos, 270 single-family attached townhouses, and 370 multi-family units; that this amendment will result in an increase of 35 single-family lots, an increase of 10 single-family detached condominiums, a reduction of 55 single-family attached townhouses, and no change in the number of multi-family units; that there would be a total reduction of 10 units; that the request is due to market and trend changes; and that the market indicates that more single-family units are desired.
- C. Based on the record and recommendation of the Planning and Zoning Commission and the Planning and Zoning Commission’s Findings (1 through 6), Council found that:
  - 1. C/Z # 1475, which was identified as Ordinance No. 1573, included a condition identifying the number and types of uses allowed within this MR-RPC as follows:



*“The maximum number of units shall not exceed 1,404 units comprised, as follows:  
323 Single Family Lots  
378 Single Family Detached Condominiums  
325 Single Family Attached Town Houses  
378 Multi-Family Units”*

2. This MR-RPC was approved in 2002 and is still being built out today.
3. As the master developer of this project, the Applicant has stated that there is no longer as strong demand for townhouse units within this project. Based upon the market, they are seeking to replace certain townhouse units with single-family units and detached condominium units. This will also result in a reduction in the total number of units that will be built in the MR-RPC.
4. The Peninsula Owners Association representatives testified during the hearing that they do not object to this request, subject to confirmation of the reduced number of units that will be allowed as a result of this request.
5. This request will not adversely affect the overall design of the MR-RPC, or the current and future residents of the development.
6. For these reasons, and at the Applicant’s request, Condition #1 of C/Z #1475 and Ordinance #1573 is hereby amended to state as follows:

*“The maximum number of units shall not exceed 1,394 units comprised, as follows:  
358 Single Family Lots  
388 Single Family Detached Condominiums  
270 Single Family Attached Town Houses  
378 Multi-Family Units”*

- D. Based on the record created before the Planning and Zoning Commission and the Sussex County Council, the Council approved this application with the amended condition set forth herein.

Introduced 09/14/21

Council District: Mr. Hudson  
Tax I.D. Nos. 234-30.00-1.00 thru 430.00  
911 Address: N/A

ORDINANCE NO. \_\_\_\_

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM A MR-RPC MEDIUM DENSITY RESIDENTIAL DISTRICT – RESIDENTIAL PLANNED COMMUNITY TO A MR-RPC MEDIUM DENSITY RESIDENTIAL DISTRICT- RESIDENTIAL PLANNED COMMUNITY TO AMEND CONDITIONS OF APPROVAL OF CHANGE OF ZONE NO. 1883 (ORDINANCE NO. 2690) AND CHANGE OF ZONE NO. 1475 (ORDINANCE NO. 1573) RELATING TO THE MAXIMUM NUMBER AND TYPES OF HOUSING PERMITTED FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 778.39 ACRES, MORE OR LESS

WHEREAS, on the 30<sup>th</sup> day of August 2021, a zoning application, denominated Change of Zone No. 1936 was filed on behalf of OA-BP Marina Bay-Lakeside, LLC; and

WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2021, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Change of Zone No. 1936 be \_\_\_\_\_; and

WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2021, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County has determined, based on the findings of facts, that said change of zone is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County,

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article II, Subsection 115-7, Code of Sussex County, be amended by deleting from the Comprehensive Zoning Map of Sussex County the zoning classification of [MR-RPC Medium Density Residential District-Residential Planned Community] and adding in lieu thereof the designation of MR-RPC Medium Density Residential District-Residential Planned Community as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece or parcel of land lying and being situate in Indian River Hundred, Sussex County, Delaware, and lying on the south end of Bay Farm Road (S.C.R. 299) and the south side of Trinity Road (S.C.R. 299A), and being more particularly described in the attached legal description prepared by McCrone, Inc., said parcel containing 778.39 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.

**SUSSEX COUNTY ENGINEERING DEPARTMENT  
UTILITY PLANNING & DESIGN REVIEW DIVISION  
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **10/18/2021**

APPLICATION: **CZ 1936 OA-BP Marina Bay – Lakeside, LLC**

APPLICANT: **OA-BP Marina Bay – Lakeside LLC**

FILE NO: **OM-7.12**

TAX MAP &  
PARCEL(S): **234-30.00-1.00 through 430.00**

LOCATION: **Lying on the south end of Bay Farm Road (SCR 299) and the south side of Trinity Road (SCR 299A).**

NO. OF UNITS: **Increase the number of single family units by 83 and decrease the number of Multi-Family Units by 83**

GROSS  
ACREAGE: **788.39**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

**SEWER:**

(1). Is the project in a County operated and maintained sanitary sewer and/or water district?

Yes

No

a. If yes, see question (2).

b. If no, see question (7).

(2). Which County Tier Area is project in? **Tier 1**

(3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A.**

(4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.

(5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A.** Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **Choose an item.** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **N/A**
- (8). Comments: **Developer will be required to add/remove sanitary sewer laterals where appropriate to accommodate the changes requested.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



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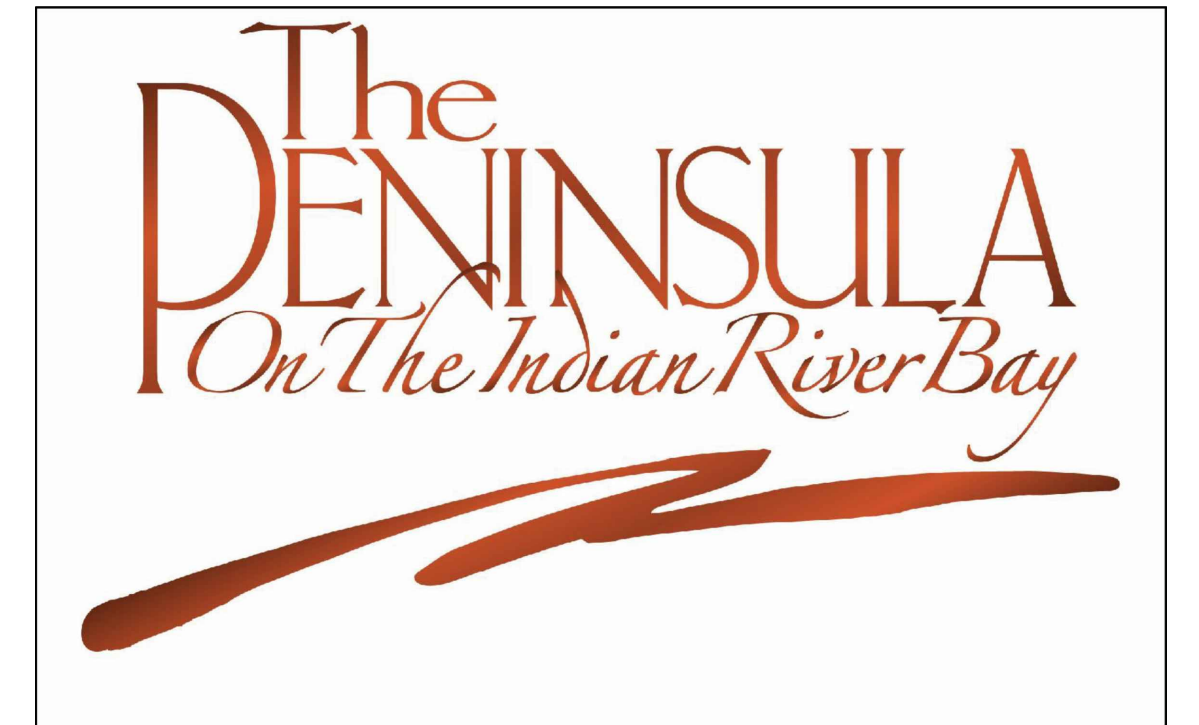
John J. Ashman  
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.  
Lisa Walls  
Nicole Messeck



- PER ORDINANCE NO.2690  
(MAXIMUM SINGLE-FAMILY LOTS ALLOWED = 358)
- EXISTING  
SINGLE FAMILY LOTS-----312
- PER ORDINANCE NO.2690 REVISED CONDITIONS  
(MAXIMUM SINGLE-FAMILY DETACHED CONDOMINIUMS ALLOWED = 388 471)
- PROPOSED(STILLWATER)  
SINGLE FAMILY DETACHED CONDOMINIUMS----79
- EXISTING  
SINGLE FAMILY DETACHED CONDOMINIUMS--388
- PER ORDINANCE NO.2690  
(MAXIMUM SINGLE-FAMILY ATTACHED TOWN HOUSES ALLOWED = 270)
- EXISTING  
SINGLE FAMILY ATTACHED TOWN HOUSES--270
- PER ORDINANCE NO.2690 REVISED CONDITIONS  
(MAXIMUM MULTI-FAMILY UNITS ALLOWED = 378 295)
- EXISTING  
MULTI-FAMILY UNITS-----295
- PER ORDINANCE NO. 2690  
(MAXIMUM TOTAL UNITS ALLOWED = 1394)
- TOTAL UNITS-----1344

- EXISTING CONDITIONS**  
(CONDITION 1 OF ORDINANCE 2690)
1. THE MAXIMUM NUMBER OF UNITS SHALL NOT EXCEED 1,394 UNITS COMPRISED, AS FOLLOWS:
    - A. 358 SINGLE-FAMILY LOTS
    - B. 388 SINGLE-FAMILY DETACHED CONDOMINIUMS
    - C. 270 SINGLE-FAMILY ATTACHED TOWNHOUSES
    - D. 378 MULTI-FAMILY UNITS
- PROPOSED CONDITIONS**  
(REVISION TO CONDITION 1 OF ORDINANCE 2690)
1. THE MAXIMUM NUMBER OF UNITS SHALL NOT EXCEED 1,394 UNITS COMPRISED, AS FOLLOWS:
    - A. 358 SINGLE-FAMILY LOTS
    - B. 471 SINGLE-FAMILY DETACHED CONDOMINIUMS
    - C. 270 SINGLE-FAMILY ATTACHED TOWNHOUSES
    - D. 295 MULTI-FAMILY UNITS



**Jamie Whitehouse**

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**From:** Judith Siegel <siegeljp@hotmail.com>  
**Sent:** Saturday, October 23, 2021 11:34 AM  
**To:** Planning and Zoning  
**Subject:** Letter to zoning commissioners ahead of public hearing Nov 4 re zone change by Ocean Atlantic  
**Attachments:** Sussex Zoning appeal.docx; OceanAtlanticLennar1.jpg; OceanAtlanticzone2.jpg; OceanAtlantic3.jpg

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Dear members of the commission, I have attached this letter and referenced photos for your review.

I am a resident of The Peninsula development at 26937 Bay Farm Road in Millsboro and am writing to request that you deny Ocean Atlantic/Lennar Builder's request to change the zoning (I believe it is case # CZ1936.)

Like the other 12 existing townhome owners whose backyards are adjacent to the field in question, I was blindsided by the sudden announcement of 8 new townhomes for sale in a field that was never intended or approved for housing construction. In 2020 the Lennar sales representatives assured me and the other home buyers that the field behind our townhomes was "not suitable or zoned for building." You can see on the map of existing and planned building that this field was never intended for new housing. Yet, Lennar/Ocean Atlantic is so sure of your approval that they have already leveled and elevated the proposed sites and are advertising new townhomes for purchase (see attached photos).

The field provides a badly needed green space in an area that is already over-crowded by townhouses and condominiums. The proposed townhomes will compromise privacy and reduce the value of our homes. Many of us chose our homes in 2020/21 because of the small field that provided green space and privacy.

Furthermore, the sites under development have been raised 3-4 feet above what is left of the field. Rain will runoff and swamp that area and the backyards of the existing townhomes (see photos).

In the interest of the wellbeing of Sussex County residents and the integrity of the builders in our area, the request to allow new construction and rezone should be denied. Should Ocean Atlantic/Lennar's request to rezone be approved they should, at minimum, be required to build a barrier to prevent the remaining field and existing back yards from flooding, and plant trees between the existing and new townhomes to help maintain privacy.

Dear members of the Zoning Commission,

I am a resident of The Penninsula development at 26937 Bay Farm Road in Millsboro and am writing to request that you deny Ocean Atlantic/Lennar Builder's request to change the zoning (I believe it is case # CZ1936.)

Like the other 12 existing townhome owners, whose backyards are adjacent to the field in question, I was blindsided by the sudden announcement of 8 new townhomes for sale in a field that was never intended or approved for housing construction. In 2020 the Lennar sales representatives assured me and the other home buyers that the field behind our townhomes was "not suitable or zoned for building." You can see on the map of existing and planned building that this field was never intended for new housing. Yet, Lennar/Ocean Atlantic is so sure of your approval that they have already leveled and elevated the proposed sites and are advertising new townhomes for purchase (see attached photos).

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Thank you for your time and consideration,

Judy Siegel, 24231 Canoe Drive, Millsboro DE 19966.







**JOIN VIP LIST**



**New Villa-Style  
Townhomes**

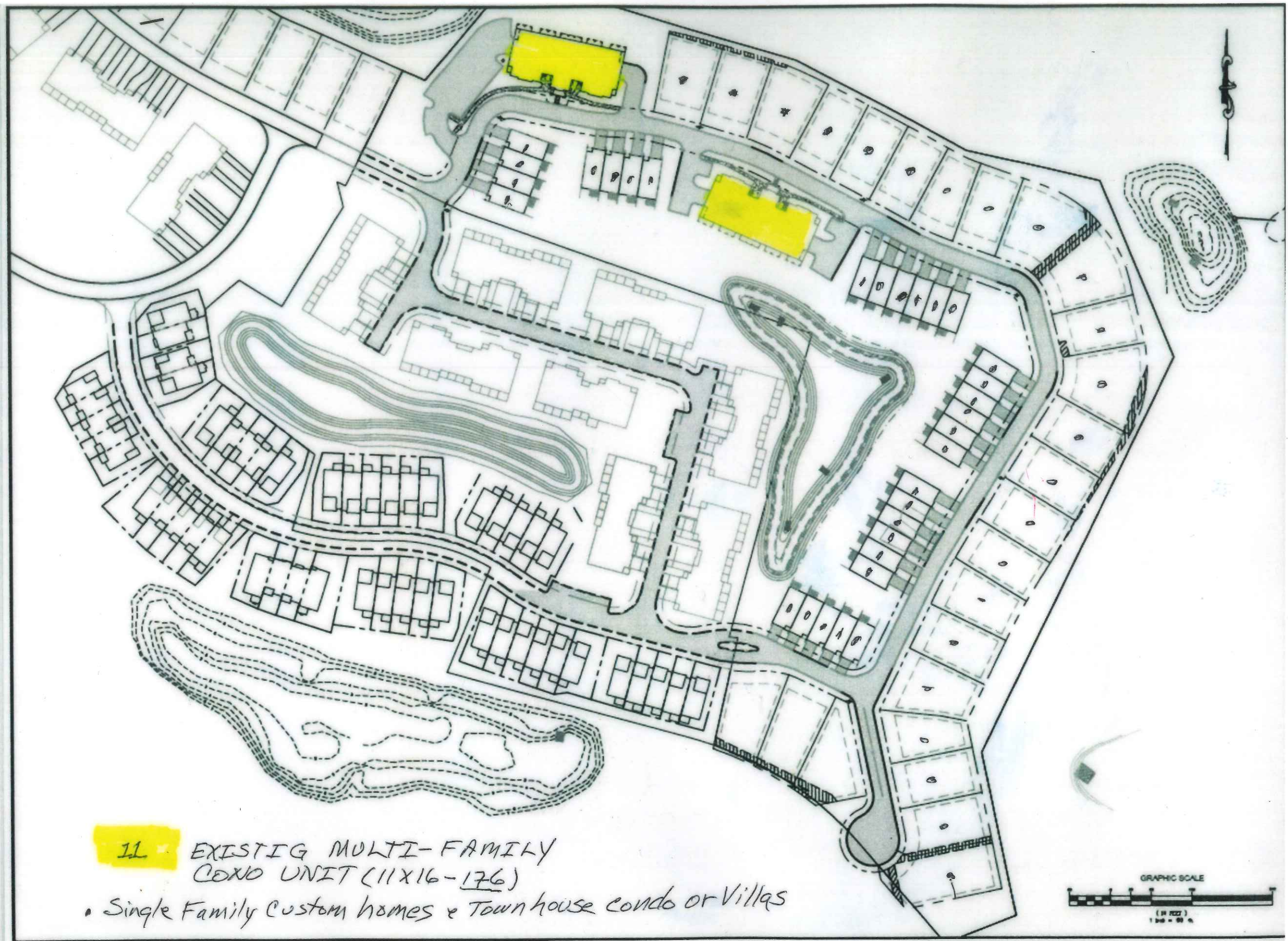
**NEW PHASE  
OPENING SOON**

**888.214.2073**  
LennarAtPeninsula.com

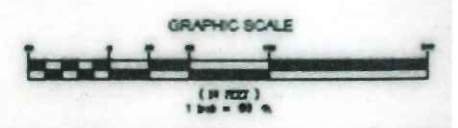


**LENNAR.COM**





11 EXISTING MULTI-FAMILY  
CONDO UNIT (11X16-176)  
• Single Family Custom homes & Townhouse condo or Villas





- SINGLE FAMILY LOTS-----332
  
- PER ORDINANCE NO.1573  
(MAXIMUM SINGLE-FAMILY DETACHED CONDOMINIUMS ALLOWED = 378)
- PROPOSED  
SINGLE FAMILY DETACHED CONDOMINIUMS---50
- SINGLE FAMILY DETACHED CONDOMINIUMS---328
  
- PER ORDINANCE NO.1573  
(MAXIMUM SINGLE-FAMILY ATTACHED TOWN HOUSES ALLOWED = 325)
- PROPOSED  
SINGLE FAMILY ATTACHED TOWN HOUSES---10
- SINGLE FAMILY ATTACHED TOWN HOUSES---239
- MULTI-FAMILY UNITS-----376

TOTAL UNITS-----1335

**The PENINSULA**  
On The Indian River Bay

# The PENINSULA On The Indian River Bay

*Ocean Atlantic  
Wells Fargo  
Fargo opportunity*



## DELAWARE'S FIRST PRIVATE JACK NICKLAUS SIGNATURE COURSE

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WWW.PENINSULADELAWARE.COM

- SINGLE-FAMILY  
CUSTOM HOMES
- VILLAS
- TOWNHOMES
- CONDOMINIUMS