

November 14, 2025

ERI Project No. 0004-0477

Regulatory Program Manager
Delaware Coastal Management Program
Department of Natural Resources & Environmental Control
100 W. Water Street, Suite 7B
Dover, Delaware 19904

**RE: Henlopen Bluff Community Marina
Delaware Costal Zone Consistency Determination
Delaware Coastal Management Program - Department of Army Individual Permit
Tax Map Parcel 335-9.00-1.02
Lewes Rehoboth Hundred, City of Lewes, Sussex County, Delaware
Applicant: Showfield, LLC. – Attn. T. William Lingo**

Dear Regulatory Program Manager,

Environmental Resource Insights (ERI) is writing on behalf of Showfield, LLC. (Attn. T. William Lingo) to provide you with the Department of the Army Permit Application and plans for a proposed 18 slip community marina and kayak launch to be constructed along the southerly shoreline of the Lewes Rehoboth Canal, 40 feet west of Freeman Highway (US Route 9). The project site shoreline is currently bulkheaded and there are no wetlands at the project location. The project description and a response to applicable Coastal Zone Management Program Policies is provided in the attached Coastal Zone Management Act Federal Consistency Form. The project has been designed in accordance with DNREC's Subaqueous Lands and Marina Regulations and accordingly, Showfield, LLC. requests the issuance of a Coastal Zone Consistency Determination from your program. Upon your review of this information, I am available at your convenience should you have any additional questions.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS

Edward M. Launay
Senior Professional Wetland Scientist No. 875, Society of Wetland Scientists

Enclosures: Department of Army Application
8 1/2" x 11" Project Plans
CZMA Federal Consistency Form

Cc: Mr. Nick Hammonds, Showfield, LLC.
Mr. Mike Yost, ACOE

Note from reviewer SZ on 12/11/25:
the project site is east of route 9



Initial Review: _____
 Updated On: _____
 Complete: _____
 Official Use Only

Coastal Zone Management Act Federal Consistency Form

This document provides the Delaware Coastal Management Program (DCMP) with a Federal Consistency Determination or Certification for activities regulated under the Coastal Zone Management Act of 1972, as amended, and NOAA's Federal Consistency Regulations, 15 C.F.R. Part 930. Federal agencies and other applicants for federal consistency are not required to use this form; it is provided to applicants to facilitate the submission of a Consistency Determination or Consistency Certification. In addition, federal agencies and applicants are only required to provide the information required by NOAA's Federal Consistency Regulations.

Project/Activity Name:	Henlopen Bluff Community Marina
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I. Federal Agency or Non-Federal Applicant Contact Information:

Contact Name/Title: Nick Hammonds, Showfield, LLC. 246 Rehoboth Avenue, Rehoboth Beach, DE 19971

Federal Agency Contractor Name (if applicable): Michael Yost

Federal Agency: U.S. Army Corps of Engineers

(either the federal agency proposing an action or the federal agency issuing a federal license/permit or financial assistance to a non-federal applicant)

Mailing Address: 1203 College Park Drive Suite 103

City: Dover State: DE Zip Code: 19904

E-mail: michaelyst@usace.mil Telephone #: 302-736-9763

II. Federal Consistency Category:

- Federal Activity or Development Project
(15 C.F.R. Part 930, Subpart C)
- Federal License or Permit Activity
(15 C.F.R. Part 930, Subpart D)
- Outer Continental Shelf Activity
(15 C.F.R. Part 930, Subpart E)
- Federal License or Permit Activity which occurs
wholly in another state (interstate consistency
activities identified in DCMP's Policy document)
- Federal Financial Assistance
(15 C.F.R. Part 930, Subpart F)

III. Detailed Project Description (attach additional sheets if necessary):

The proposed marina will consist of 9 piers, 6 feet wide by 32 feet long extending into the Lewes Rehoboth Canal from an existing bulkheaded shoreline. Each pier will have a single 12,000 lbs boat lift and a 16 foot wide berthing area with two shared mooring piles allowing for a second vessel. These piers will be utilized by nine single family homes located along the south side of Gills Neck Road opposite the marina parcel. There will be nine parking spaces for the slipholders. Water and electric service will be provided. There will be an on-site spill kit and marina signage. There will be a pump out agreement with Anglers Marina. There will be a kayak launch dock with a 6 foot wide by 8 foot long access pier and an 8 foot wide by 35 foot long dock fitted with a kayak launch ladder (Dock Doctor KL-400-724 or equivalent). The kayak dock will be for general community use.

IV. General Analysis of Coastal Effects (attach additional sheets if necessary):

The project proposes the installation of an 18 slip private community marina and a full access kayak launch ladder and dock structure for community members. Nine total pier structures are proposed for the boat docking facility. Each pier will measure 6 feet wide by 32 feet long and will be associated with the nine residences that will have ownership of said piers. Each pier will have two boat slips associated; one empty slip with two individual mooring piles and one slip will have a 10' wide by 15' long pile supported boat lift.

There are no wetlands at the proposed project site, therefore, there are no proposed wetland impacts. The criteria of DNREC Marina and Subaqueous Lands Regulations are met by the present design. The marina will operate under an Operation and Maintenance Plan as approved by the DNREC Wetland and Waterways Section (WWS).

V. Detailed Analysis of Consistency with DCMP Enforceable Policies (attach additional sheets if necessary):**Policy 5.1: Wetlands Management**

There are no wetlands present at this site. No state or federally regulated wetlands will be impacted.

Policy 5.2: Beach Management

No beaches are present.

Policy 5.3: Coastal Waters Management (includes wells, water supply, and stormwater management. Attach additional sheets if necessary)

The project involves the installation of a community marina as approved by City of Lewes, Sussex County Government, and the DNREC Wetlands and Waterways Section consistent with the right for recreational water access.

Policy 5.4: Subaqueous Land and Coastal Strip Management

A subaqueous lands authorization will be issued by DNREC Wetlands and Waterways Section prior to construction.

Policy 5.5: Public Lands Management

The project is proposed within the Lewes Rehoboth Canal, a federally regulated waterway. A DNREC Subaqueous Lands Lease will be requested for the underwater area occupied by the docking facility and kayak launch dock

Policy 5.6: Natural Lands Management

This location does not involve any state owned lands, park or natural land management areas.

Policy 5.7: Flood Hazard Areas Management

Not applicable. The marina will meet all required design standards and it does not result in any floodplain alterations.

Policy 5.8: Port of Wilmington

Not Applicable.

Policy 5.9: Woodlands and Agricultural Lands Management

Not applicable. The marina project is proposed on an existing maintained lot along the Lewes & Rehoboth Canal with no tree clearing needed.

Policy 5.10: Historic and Cultural Areas Management

No historic or cultural areas or resources are present at the marina location.

Policy 5.11: Living Resources

The marina has been designed in accordance with the WWS design standards so as to minimize impacts on living resources and the environment. It will operate under a DNREC WWS approved Operations & Maintenance Plan

Policy 5.12 Mineral Resources Management

Not applicable

Policy 5.13: State Owned Coastal Recreation and Conservation

Not applicable

Policy 5.14: Public Trust Doctrine

The project is not contrary to public interest, the proposed Henlopen Bluff community occupies +/- 848 linear feet of shoreline along the Lewes & Rehoboth Canal and focused access for recreational water access is limited to a small section of shoreline. The project is consistent with the historic right of riparian access in accordance with DNREC design standards offered to others with property along this navigable waterway.

Policy 5.15: Energy Facilities

Not applicable

Policy 5.16: Public Investment

Not applicable

Policy 5.17: Recreation and Tourism

The project will provide the Henlopen Bluff residential community with recreational water access to the Lewes & Rehoboth Canal with the construction of the community marina and kayak launch ladder as approved by the Corps of Engineers and WWS.

Policy 5.18: National Defense and Aerospace Facilities

Not applicable

Policy 5.19: Transportation Facilities

Not applicable, the project does not impact any navigation channels. The marina will only service the Henlopen Bluff community and will not cause an increase in traffic.

Policy 5.20: Air Quality Management

Not applicable

Policy 5.21: Water Supply Management

Not applicable

Policy 5.22: Waste Disposal Management

There is no proposed on-site waste disposal management. A pumpout service agreement with the nearby Anglers Marina will be in place for any moored vessels with onboard Marina Sanitation Devices.

Policy 5.23: Development

The project will serve as a recreational amenity which will be part of the proposed Henlopen Bluff residential development.

Policy 5.24: Pollution Prevention

The project only utilizes marine grade approved materials. The marina will operate under an Operations and Maintenance Plan approved by DNREC WWS.

Policy 5.25: Coastal Management Coordination

The marina project will obtain Corps of Engineers and all DNREC approvals prior to construction.

VI. JPP and RAS Review (Check all that apply):

Has the project been reviewed in a monthly Joint Permit Processing and/or Regulatory Advisory Service meeting?

JPP

RAS

None

*If yes, provide the date of the meeting(s): _____

VII. Statement of Certification/Determination and Signature (Check one and sign below):

FEDERAL AGENCY CONSISTENCY DETERMINATION. Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity is consistent to the maximum extent practicable with the enforceable policies of the Delaware Coastal Management Program.

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OR

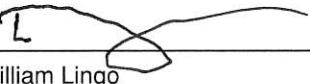
FEDERAL AGENCY NEGATIVE DETERMINATION. Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity will not have

any reasonably foreseeable effects on Delaware's coastal uses or resources (Negative Determination) and is therefore consistent with the enforceable policies of the Delaware Coastal Management Program.

OR

NON-FEDERAL APPLICANT'S CONSISTENCY CERTIFICATION. Based upon the information, data, and analysis included herein, the non-federal applicant for a federal license or permit, or state or local government

agency applying for federal funding, listed in (I) above, finds that this proposed activity complies with the enforceable policies of the Delaware Coastal Management Program and will be conducted in a manner consistent with such program.

Signature:		
Printed Name:	T. William Lingo	Date:

Pursuant to 15 C.F.R. Part 930, the Delaware Coastal Management Program must provide its concurrence with or objection to this consistency determination or consistency certification in accordance with the deadlines listed below. Concurrence will be presumed if the state's response is not received within the allowable timeframe.

Federal Consistency Review Deadlines:

Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)	60 days with option to extend an additional 15 days or stay review (15 C.F.R. § 930.41)
Federal License or Permit (15 C.F.R. Part 930, Subpart D)	Six months, with a status letter at three months. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.63)
Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)	Six months, with a status letter at three months. If three month status letter not issued, then concurrence presumed. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.78)
Federal Financial Assistance to State or Local Governments (15 C.F.R. Part 930, Subpart F)	State Clearinghouse schedule

OFFICIAL USE ONLY:

Reviewed By: Stephanie Zmina	Fed Con ID: 2026.0004	Date Received: 11/24/2025
Public notice dates: 12/17/2025 to 1/16/2026	Comments Received: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>[attach comments]</i>	
Decision type: <small>(objection or conditions attach details)</small>	Decision Date:	