



## SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20250418 Date: 11/19/2025

Application Submitted: **11/07/2025**

To mechanically scrape sand from the beach to rebuild the dune

**Route 1- North Bethany- Oceanside**

Tax Map # **134-9.00-7.00**

### Applicant Information

Name: Denise Rines

Property Type: Residential: Community

### Activities:

- Earth work
  - Scraping : Seaward

### Dune Preservation Information:

What mitigating measures will be taken to prevent disturbance and damage to the dune during construction?

**Planting bare or disturbed areas with native dune vegetation**

Other measure(s) description:

### Scraping:

Do you know who will be conducting the work?

**No**

Contractor Name

Contractor Phone number

### Wetlands:

Will any work be occurring on regulated wetlands located on this lot?

**No**

**Deed/Lease/Sales contract**

P/O 1-34 9.00 7.00  
PREPARED BY & RETURN TO:  
Sergovic Carmean Weidman  
McCartney & Owens, P.A.  
25 Chestnut Street  
P.O. Box 751  
Georgetown, DE 19947-0751  
File No. RE-14140A

**THIS DEED**, made this 11<sup>th</sup> day of August, 2022,

- BETWEEN -

**SEASIDE SALES, INC.**, a Delaware corporation, of 28 North DuPont Highway,  
Smyrna, DE 19977, party of the first part,

- AND -

**SEA DEL ESTATES HOME OWNERS ASSOCIATION, INC.**, a Delaware  
corporation, of P.O. Box 480, Bethany Beach, DE 19930, party of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum  
of One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is  
hereby acknowledged, hereby grants and conveys unto the party of the second part, and its  
successors and assigns:

ALL THAT CERTAIN piece, parcel and tract of land lying and being situate in  
Baltimore Hundred, Sussex County, and more particularly described and designated as "Revised  
Outlot B", on a Boundary Survey Adjustment Plan for Bethany Dunes Homeowners Association  
and Sea Del Estates Homeowners Association, prepared by True North Land Surveying, dated  
August 2, 2022 and of record in the Office of the Recorder of Deeds, in and for Sussex County,  
Delaware, in Plot Book 376, Page 48, and said to contain 3.8 acres of land, more or less.

TOGETHER WITH the benefit of and subject to the obligations of all covenants and  
easements set forth as stated provisions in that certain Deed dated December 30, 1953, from  
Atlantic Coast and Inland Corporation, a Delaware corporation, to the said Sea and Pines, Inc. of  
record in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book  
427, Page 500.

BEING part of the same lands conveyed to Seaside Sales, Inc. by Deed of Sea & Pines Consolidation Corp., dated February 9, 2022 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County at Georgetown, Delaware, in Deed Book 5646, Page 91.

ALSO BEING part of the same lands conveyed unto Seaside Sales, Inc., by Sea & Pines Consolidation Corp., a Delaware Corporation, Successor to S and P Partners, a Delaware Partnership, by Correctional and Confirmatory Deed dated July 11, 2022, in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 5739, Page 17.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware.

*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK  
SIGNATURE PAGE TO FOLLOW*

IN WITNESS WHEREOF, the said Seaside Sales, Inc., a Delaware corporation has caused its name to be hereunto set under seal by Thomas Minio, Sr., President, the day and year first above written.

**SEASIDE SALES, INC., A DELAWARE CORPORATION**

Brandy E. Burton  
Witness

By: Thomas Minio, Sr. (SEAL)  
Thomas Minio, Sr., President

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 11<sup>th</sup> day of August, A.D. 2022, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, Thomas Minio, Sr., President of Seaside Sales, Inc., a Delaware corporation, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said corporation; that the signature of the President is in his own proper handwriting and that his act of signing, sealing, acknowledging and delivering said Indenture was first duly authorized by a resolution of the Board of Directors of said corporation.

Given under my Hand and Seal of office the day and year aforesaid.



Brandy E. Burton  
Notary Public  
Printed Name: Brandy E. Burton  
My Commission Expires: 7/21/2026

**Adjacent property owners document**

Property to the North of Sea Del is: Pelicans Pouch, 2 Pelicans Way South,  
Bethany Beach, DE 19930

Parcel #134-9.00-937.00

This is a parcel that is for their beach permit and the address is one of the homes  
in Pelicans Pouch

Property to the South of Sea Del is: Bethany Dunes, 30951 Heather Lane, Bethany  
Beach, DE

Parcel #134-9.00-448.00

This is a parcel of an owner in the community and the address of the owner listed  
above per Sussex County tax records

Both properties are located on Route 1 in North Bethany.