



MEMORANDUM

City of Dover, Delaware
Department of Planning & Inspections
City Hall, 15 Loockerman Plaza
P.O. Box 475 Dover, Delaware 19903
Phone: 302.736.7196 Fax: 302.736.4217

DATE: November 25, 2025
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Tuesday, December 02, 2025

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Tuesday, December 02, 2025 at 10:00 AM** to review and comment on the following application that will be considered by the Planning Commission at its meeting on December 15, 2025.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Tuesday, December 02, 2025 at 10:00 AM will be held both as an In-Person Meeting in the City Hall Conference Room at 15 Loockerman Plaza, Dover DE and as a Virtual Meeting using Webex, an audio/video conferencing system. Regular DAC member participants will receive a specific invitation to attend meeting as a Panelist; see email for participation information. **Please note the change in meeting day to Tuesday, December 2, 2025 for this Applicant DAC Meeting.**

Participation in the D.A.C. meetings is limited to agency reviewers and project applicants. While the public is welcome to attend to observe, formal public comments will not be accepted. The opportunity for public comment on the application will be available at the Planning Commission meeting.

**Public Participation Information To Attend City of Dover
Applicant Development Advisory Committee (D.A.C.) Meeting of December 02, 2025**

Join by Phone: 1-650-479-3208
Access code: 253 857 55494 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC12022025>
Webinar Number: 2538 575 5494
Webinar Password: DoverAppDAC

The Planning Office provided the submitted Application to our Department and Agency reviewers and the Application is on file in the Planning Office. This meeting will focus on any questions regarding the DRAFT DAC Report & Comments that are expected to be released to the Applicants on November 26, 2025.

APPLICATION FOR REVIEW:

1. S-25-07 Revised The Old Post at 55 Loockerman Plaza – Review of a Revised Site Development Plan Application and associated Revised Architectural Review Certification for redevelopment of the Old Dover Post Office property consisting of 1.267 acres for a mixed-use project known as The Old Post. The project involves the demolition of the rear warehouse portion of the existing building and adaptive re-use of part of the front 4,560 SF portion of the

building for restaurant, commercial retail or business space and apartment units. In this Revision are proposed increases in apartment unit count from 36 to 42 units and architectural changes consisting of a second-floor addition to the front wings of the building and a four-story 43,092 SF building addition proposed for a total forty-two (42) residential apartment units and with parking and other site improvements. The property is zoned C-2 (Central Commercial Zone), subject to the SWPOZ (Source Water Protection Overlay Zone), and subject to the H (Historic District Zone). The property is located on the north side of Loockerman Plaza and adjacent to Innovation Way. The owner of record is Old Post, LLC. Property Address: 55 Loockerman Plaza. Tax Parcel: ED-05-077.05-04-53.00-000. Council District 4. *For Consideration: Revised Parking Strategy Statement and Active Recreation Area Plan. This Revised project is the subject of HI-25-01 Revised The Old Post for Historic District Commission Review and Recommendation on the Architectural Review Certification on November 20, 2025.*

The Planning Commission Meeting will be held as an In-Person Meeting and Virtual Meeting on Monday, December 15, 2025 at 7:00pm with participation information to be released in the future.

Please be advised that the Planning Commission meeting agenda will include other items in addition to the item above. Applicants will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report. The Meeting Agenda and Packet will be posted on the City's website <https://www.cityofdover.gov> one week prior to the meeting.

CC to Applicants:
The Old Post, LLC
Frank DiMondi, Old Post, LLC
Sal Leone, FAD Management, LLC
Jaime Sechler, P.E., Davis Bowen & Friedel, Inc.
Chad Warren, P.E., Davis Bowen & Friedel, Inc.
Carrie Joles, Davis Bowen & Friedel, Inc.