



Applicant Information

Name of Requestor: The Frozen Farmer Dewey		Date of Request: 07/27/2026
Mailing Address (City, State, Zip) 9843 Seashore Highway, Bridgeville DE 19933		
Phone: 302-245-5525	Email: evansfarmslc@gmail.com	
Dewey Beach Address: 1601 Coastal Highway, Suite 102, Dewey Beach DE 19971		
Property Map: attached, but can be found by visiting: https://property.sussexcountyde.gov/PT/maps/mapadv.aspx	Parcel: 334-20.18-75.00	Unit: Suite 102
Business Name: The Frozen Farmer Dewey		Zoning of Property: commercial

Nature of Request

Attach Supporting Documents (Request Description, Reason, etc) 		Attach Plot Plan/Sketches: 
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Payment Information

Conditional Use Application Fee: 750 USD

Adobe Acrobat Sign Transaction Number: CBJCHBCAABAAePHY96uj7pL9a4LhLMQmTNoLPNowtGYf

Applicant Signature:

Katey J. Evans

[Katey J. Evans \(Jul 27, 2026 18:10:14 EDT\)](#)

Date:

Jul 27, 2026

Property Owner Signature:

Date:

Business Owner Signature:

Date:

STAFF USE ONLY

Town Clerk Signature:

Kate Banaszak

[Kate Banaszak \(Jul 28, 2026 10:56:43 EDT\)](#)

Date Application Received:

Jul 28, 2026

Date of Hearing:

Date of Mailing:



THE FROZEN FARMER DEWEY

Dewey Beach Conditional Use Permit Supporting Application Packet

Applicant: Katey Evans, Founder & CEO

Property: 1601 Coastal Highway, Suite 102
Dewey Beach, Delaware 19971

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1. Executive Summary

The Frozen Farmer respectfully requests approval of a Conditional Use Permit to operate a retail ice cream and sorbet scoop shop at 1601 Coastal Highway, Suite 102, Dewey Beach, Delaware.

The proposed use is retail food establishment featuring handcrafted ice cream, dairy-free sorbet, Frobert®, homemade donuts, and seasonal products highlighting Delaware-grown ingredients. The business is rooted in a third-generation Sussex County farm and is committed to supporting Delaware agriculture, neighboring small businesses, and the Dewey Beach community.

2. Cover Letter

Dear Members of the Planning & Zoning Commission,

Thank you for considering my application.

As a lifelong Sussex County resident, wife, mother of four daughters, and owner of several family businesses, I have dedicated my career to building businesses that celebrate Delaware agriculture while creating memorable experiences for families.

Together with my husband, Kevin Evans, we own and operate Evans Farms, our third-generation family farm, The Frozen Farmer LLC. in Bridgeville, and T.S. Smith Orchard Point Market. Every business we build is rooted in serving our community, supporting local farmers, creating jobs, and encouraging visitors to experience all that Sussex County has to offer.

It would be an honor to become part of the Dewey Beach business community, and I respectfully request your approval of this Conditional Use Permit.

Sincerely,

Katey Evans

3. Nature of Request

I respectfully request approval to operate The Frozen Farmer Dewey as a retail ice cream scoop shop.

Our menu includes handcrafted ice cream, dairy-free, gluten-free, and fat-free sorbets, Frobert®, fresh-pressed juices bottled on our family farm, homemade donuts, and seasonal offerings featuring locally grown ingredients whenever possible.

During Delaware's growing season we proudly use produce grown on our own third-generation family farm. For ingredients we do not grow ourselves, we intentionally partner with other Delaware farms because we believe supporting agriculture means supporting one another.

The Dewey Beach location will operate solely as a retail food establishment. No manufacturing, agricultural processing, or industrial operations will occur on-site.

4. About the Applicant

I am the founder of The Frozen Farmer, a women-owned business inspired by my family's third-generation farm in Bridgeville, Delaware.

In 2020, our company was featured on ABC's Shark Tank where we partnered with Lori Greiner, bringing national attention to Sussex County and Delaware agriculture. We have also collaborated with nationally recognized brands to inspire children and families while continuing to promote Delaware agriculture.

Although our business has received national recognition, our greatest passion remains serving our local communities.

5. Our Story

Our family believes businesses should strengthen the communities they serve.

My father-in-law, Joe Evans, gave his life in the line of duty while serving as a volunteer firefighter with the Bridgeville Fire Company in 2005. His legacy of courage, humility, kindness, and service continues to inspire our family and guide how we operate our businesses, support our employees, and give back to our communities.

Everything we build reflects those values.

6. Commitment to Delaware Agriculture

The Frozen Farmer was founded to celebrate Delaware agriculture while reducing food waste by transforming cosmetically imperfect fruits into premium frozen desserts.

Whenever possible, we source ingredients from our own farm. When we cannot grow an

ingredient ourselves, we intentionally purchase from other Delaware farmers and local producers. Every purchase helps strengthen our state's agricultural economy.

7. Community & Economic Benefits

- Supports Delaware farms and local food producers.
- Creates local employment opportunities.
- Encourages tourism and visitation.
- Brings customers to neighboring Dewey Beach businesses.
- Supports charitable organizations, schools, and community events.
- Invests in Sussex County through locally owned businesses.

8. Compatibility with the Surrounding Area

The proposed use is fully compatible with the surrounding commercial corridor. The business will operate as a walk-in retail food establishment within an existing commercial building. No outdoor processing, manufacturing, or industrial activity will occur. The use complements neighboring restaurants and retailers while enhancing the visitor experience.

9. Community Commitments

- Purchase locally whenever feasible.
- Partner with Delaware farms for ingredients not grown on our farm.
- Support neighboring Dewey Beach businesses.
- Participate in community events.
- Hire local residents.
- Continue supporting schools, nonprofits, agriculture, and first responders.

10. Business Fact Sheet

- Women-owned business
- Family-owned business
- Third-generation Delaware farm
- ABC Shark Tank featured
- Mission to reduce food waste
- Fresh-pressed juices bottled on the farm
- Seasonal farm-inspired menu
- Committed to Delaware agriculture and community involvement

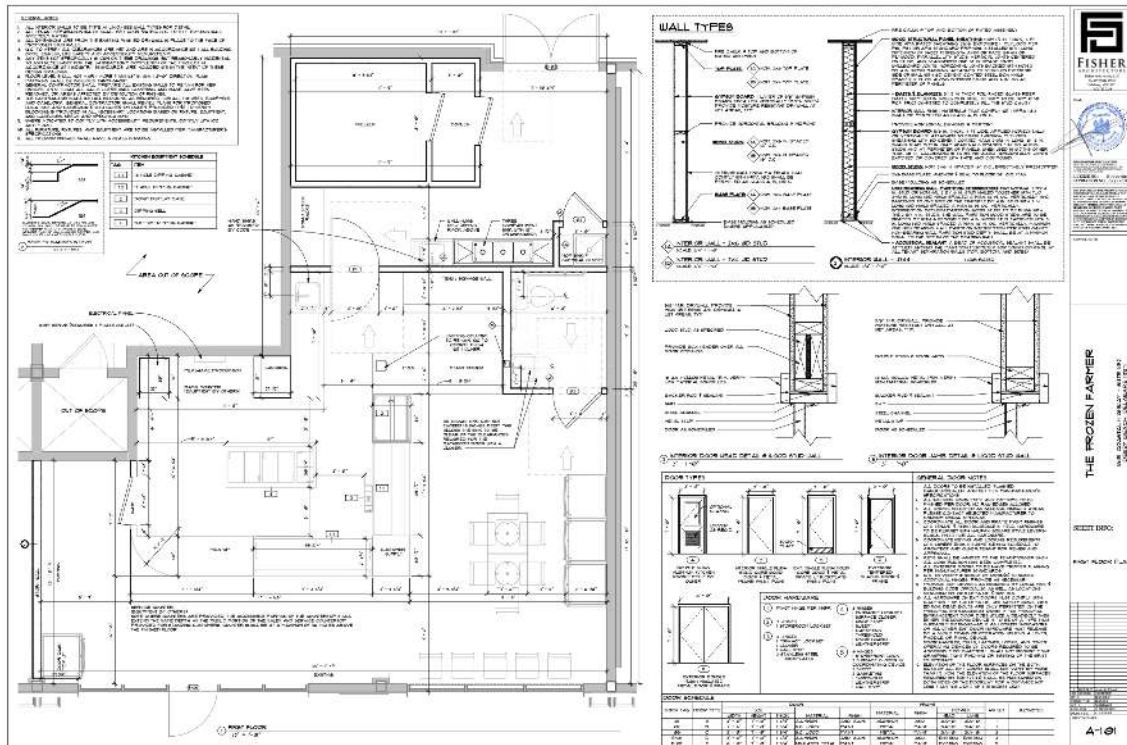
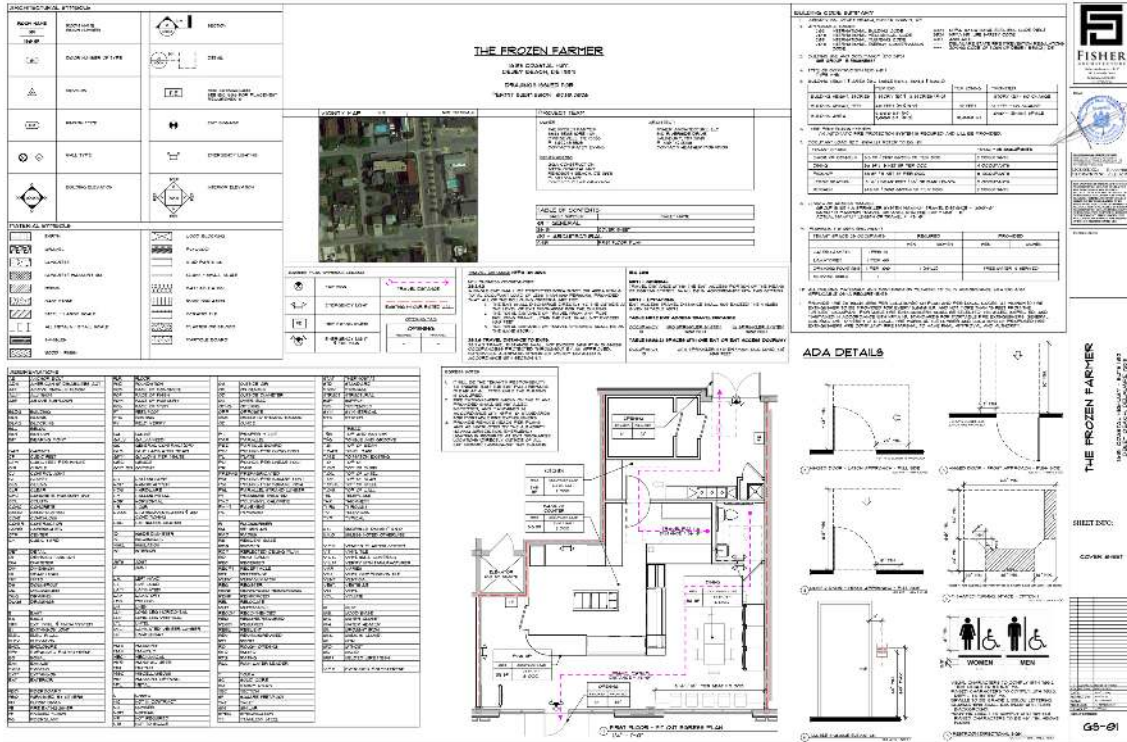
11. Exhibits

Attachments include:

- Floor plan
- Storefront photograph

- Existing Bridgeville location photos
- Product photography
- Community recognition and national media
- Business logos and branding

FLOOR PLAN



STOREFRONT PHOTOGRAPH



EXISTING BRIDGEVILLE LOCATION PHOTOGRAPH



PRODUCT PHOTOGRAPHY





COMMUNITY RECOGNITION AND NATIONAL MEDIA

National Television Recognition

ABC Shark Tank – The Frozen Farmer

Featured on ABC's *Shark Tank*, where founder Katey Evans secured an investment partnership with Lori Greiner. The appearance introduced millions of viewers to Delaware agriculture and The Frozen Farmer's mission of reducing food waste through innovative frozen desserts.

<https://delawarebusinesstimes.com/news/retailing-and-restaurants/frozen-farmer-shark-tank-debut>

National Agricultural Recognition

National FFA Organization

From Fruit to Future: Redefining What Belongs with Katey Jo Evans

The National FFA Organization highlighted The Frozen Farmer's innovative approach to reducing food waste while promoting Delaware agriculture and agricultural entrepreneurship.

<https://www.ffa.org/ffa-in-the-usa/from-fruit-to-future-redefining-what-belongs-with-katey-jo-evans>

FarmHER Documentary

FarmHER + RanchHER

National television documentary highlighting:

- Women in Agriculture
- Delaware farming
- Evans Farms
- The Frozen Farmer
- T.S. Smith Orchard Point Market
- Agricultural entrepreneurship

The Frozen Farmer founder Katey Jo Evans was featured on Season 7, Episode 8 of the [FarmHER + RanchHER](#) television series on RFD-TV, which premiered on October 15,

2025. The episode highlights her journey starting the nationally recognized, women-owned brand in Delaware.

Episode and Feature Highlights

- **Featured Entrepreneur:** Katey Jo Evans, founder of [The Frozen Farmer](#). [
- **Show & Premiere:** Featured on *FarmHER + RanchHER* Season 7 (which kicked off its season on September 4, 2025, with Evans's specific episode airing October 15, 2025).
- **Core Mission:** Showcasing how she turns "ugly," imperfect surplus farm produce into low-calorie sorbets and creamy treats to fight food waste.
- **Background:** Highlighting her transition into agriculture after marrying into a third-generation Delaware farm and her subsequent success pitching on ABC's *Shark Tank*.

Take a behind-the-scenes look at Katey Jo Evans and her mission with The Frozen Farmer on FarmHER + RanchHER:

<https://farmher.com/the-frozen-farmher/>

Delaware Public Media

Bridgeville's The Frozen Farmer Set to Pitch on ABC's Shark Tank

Excellent article telling the story of:

- Evans Farms
 - third-generation farming
 - reducing food waste
 - creation of The Frozen Farmer
 - Shark Tank journey
-

Delaware Business Times

Spoiler Alert: Here's How Katey's Fight for Her Life Ended on Shark Tank

Business-focused article discussing:

- entrepreneurship
- scaling the business
- Lori Greiner partnership
- Delaware economic impact

<https://www.delawarepublic.org/business/2020-03-25/bridgevilles-the-frozen-farmer-set-to-pitch-on-abcs-shark-tank>

Delaware Electric Cooperative

Sweet Success

A feature story following your journey from a third-generation family farm to national recognition through *Shark Tank*, emphasizing your commitment to Delaware agriculture and local sourcing.

<https://www.delaware.coop/press-room/sweet-success>

Delaware Prosperity Partnership

Featured in Delaware's Food & Agriculture industry profile as a successful Delaware agricultural entrepreneur helping promote the state's food and agriculture sector.

The Frozen Farmer's Katey Evans gives the scoop on how her farm entered the frozen treat market, the value of her "Shark Tank" experience and it means to be located in Bridgeville, Delaware.

https://youtu.be/pbwGVofJC2w?si=u1zV_0oZVqKUzBXs

BUSINESS LOGOS AND BRANDING

THE frozen
farmer

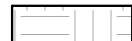
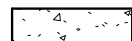
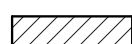
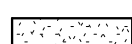
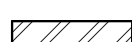
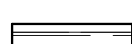
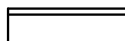
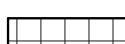
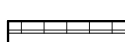
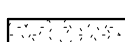
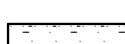
MATERIAL SYMBOLS	
	EARTH
	GRAVEL
	CONCRETE
	CONCRETE MASONRY UNIT
	BRICK
	CAST STONE
	STEEL - LARGE SCALE
	ALL METALS - SMALL SCALE
	SHINGLES
	WOOD - FINISH
	WOOD BLOCKING
	PLYWOOD
	STUD PARTITION
	GLASS - SMALL SCALE
	BATT INSULATION
	RIGID INSULATION
	CERAMIC TILE
	PLASTER OR STUCCO
	PARTICLE BOARD

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY	
OCCUPANCY	WITH SPRINKLER SYSTEM (MAX. OCC. LOAD 49)
B	100 FEET

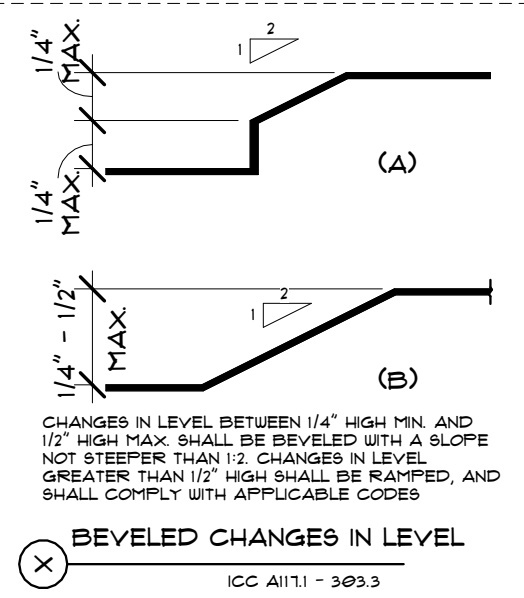
TABLE OF CONTENTS	
SHEET NUMBER	SHEET NAME
01 - GENERAL	
06-01	COVER SHEET
02 - ARCHITECTURAL	
A-01	FIRST FLOOR PLAN

ICC A11.1 = 103.3.11

GS-01

GENERAL NOTES

- ALL INTERIOR WALLS TO BE TYPE A1 UNO; SEE WALL TYPES FOR DETAIL.
- ALL TENANT SEPARATION WALLS SHALL BE 1 HOUR RATED; G.C. TO V.I.F. EXISTING WALL ASSEMBLY RATING.
- ALL DIMENSIONS ARE FROM THE EXISTING FINISHED DRYWALL IN PLACE TO THE FACE OF PROPOSED STUD WALLS.
- G.C. TO VERIFY ALL CLEARANCES ARE MET AND ARE IN ACCORDANCE WITH ALL BUILDING CODE, EGRESS, LIFE SAFETY AND ACCESSIBILITY REQUIREMENTS.
- ANY ITEMS NOT SPECIFICALLY SHOWN ON THESE DRAWINGS, BUT REASONABLY INCIDENTAL TO AND NECESSARY FOR THE SATISFACTORY COMPLETION OF THE PROJECT IN ACCORDANCE WITH INDUSTRY STANDARDS, ARE INCLUDED WITHIN THE INTENT OF THESE DESIGN DRAWINGS.
- FLOOR LEVEL SHALL NOT VARY MORE THAN 1/8" IN ANY 10'-0" DIRECTION. FLASH PATCHING SHALL BE INCLUDED THROUGHOUT.
- GENERAL CONTRACTOR SHALL PREPARE ALL EXISTING WALLS TO REMAIN FOR NEW FINISHES, UNO. FLOAT ALL WALLS WHERE WALL COVERING AND BASE HAVE BEEN REMOVED, OR AREAS AFFECTED BY DEMOLITION OF FINISHES.
- THE CONTRACTOR SHALL INSTALL BLOCKING AS REQUIRED FOR ALL FIXTURES, EQUIPMENT, AND CASEWORK. GENERAL CONTRACTOR SHALL REVIEW PLANS FOR PROPOSED LOCATIONS AND COORDINATE WITH OWNER ON OWNER PROVIDED FFIE TO VERIFY BLOCKING IS PROVIDED IN ALL NECESSARY LOCATIONS BASED ON FIXTURE, EQUIPMENT, AND CASEWORK NEEDS AND SPECIFICATIONS.
- WHERE INDICATED TO COMPLY WITH ACCESSIBILITY REQUIREMENTS, COMPLY WITH ICC A117.1 - 2011.
- ALL FURNITURE, FIXTURES, AND EQUIPMENT ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL INTERIOR FINISHES SHALL HAVE A CLASS C RATING.



KITCHEN EQUIPMENT SCHEDULE	
TAG	ITEM
1.1	16 HOLE DIPPING CABINET
1.2	12 HOLE DIPPING CABINET
2	DONUT DISPLAY CASE
3	DIPPING WELL
4	FUP-TOP DIPPING CABINET

CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1/2". CHANGES IN LEVEL GREATER THAN 1/2" HIGH SHALL BE BEVELED, AND SHALL COMPLY WITH APPLICABLE CODES.

ICC A117.1 - 2011

AREA OUT OF SCOPE

ELECTRICAL PANEL

SOFT SERVE (REQUIRES 3 PHASE OUTLET)

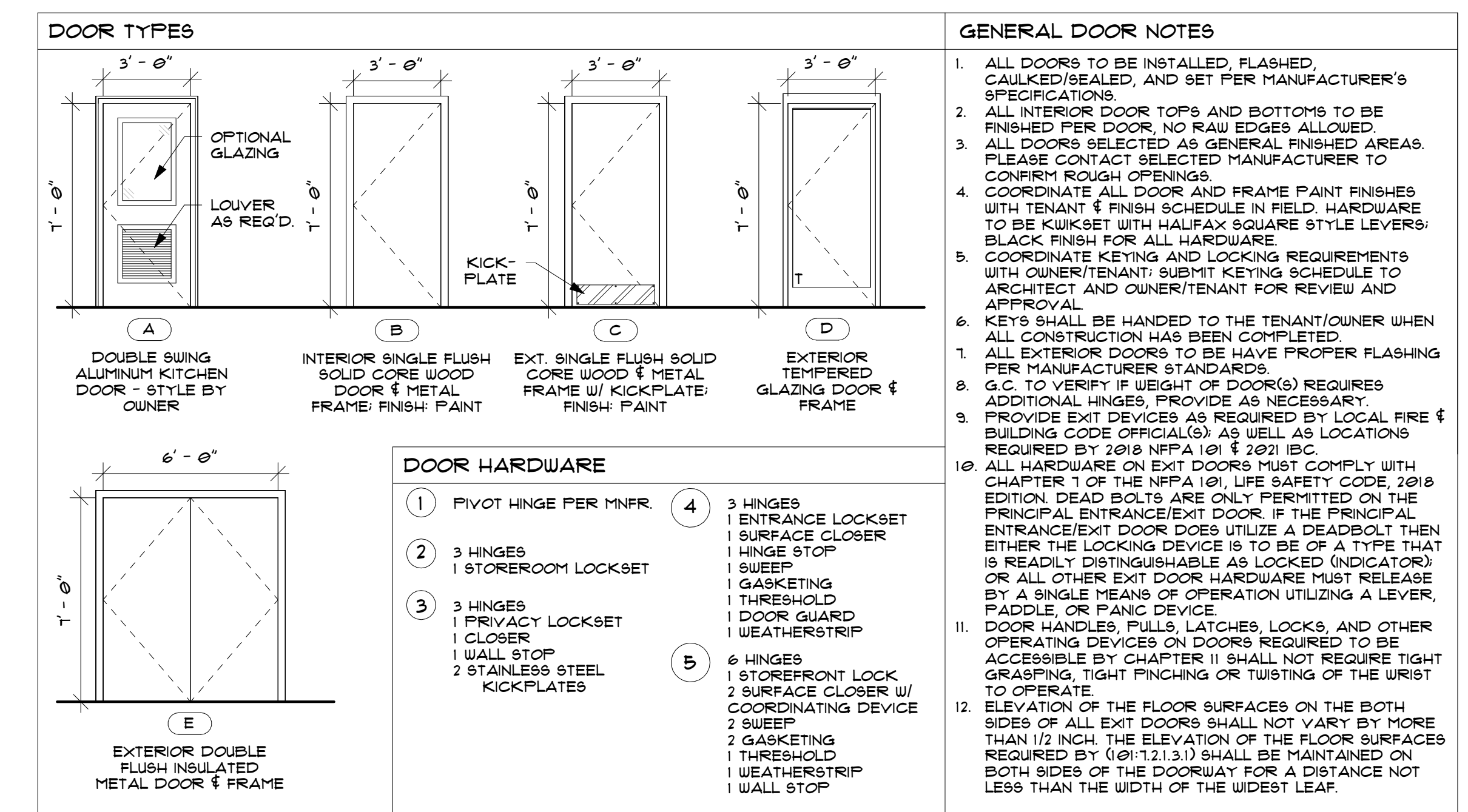
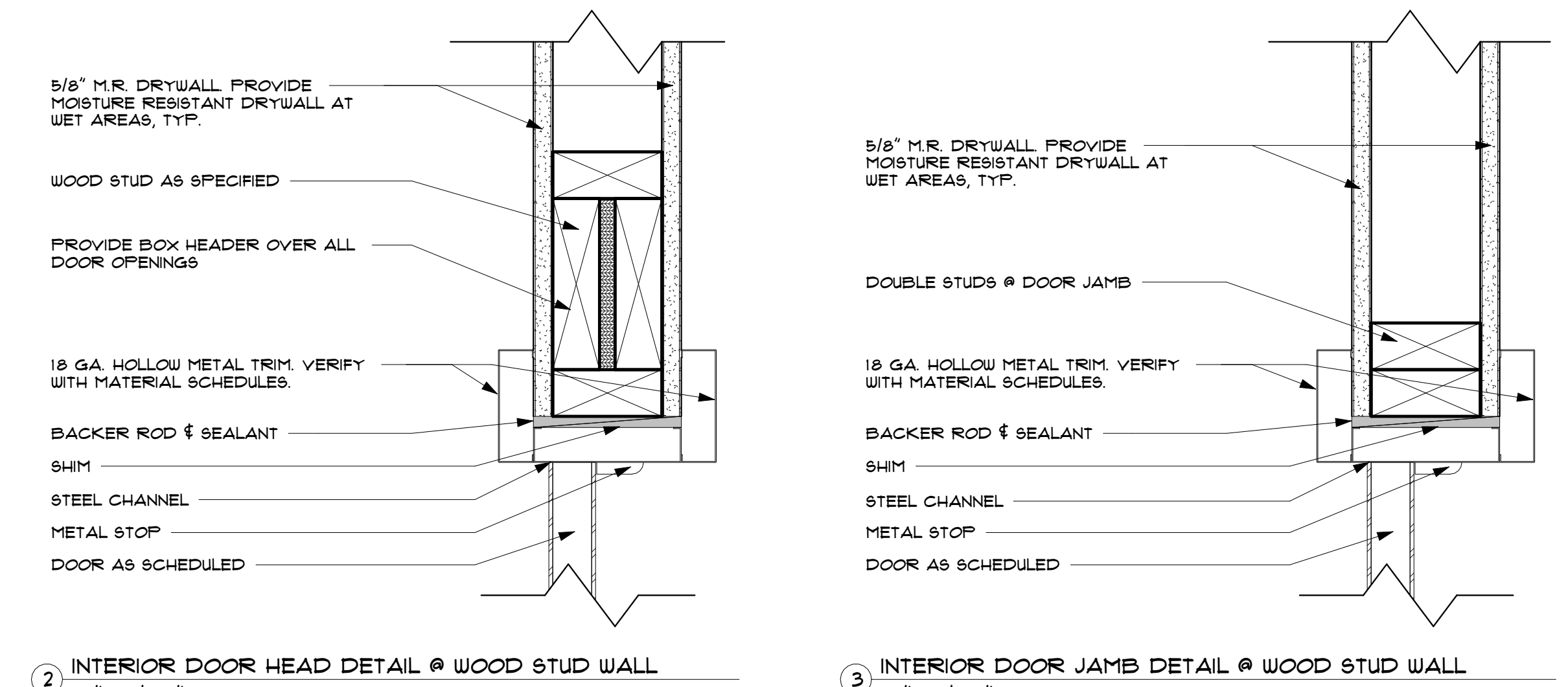
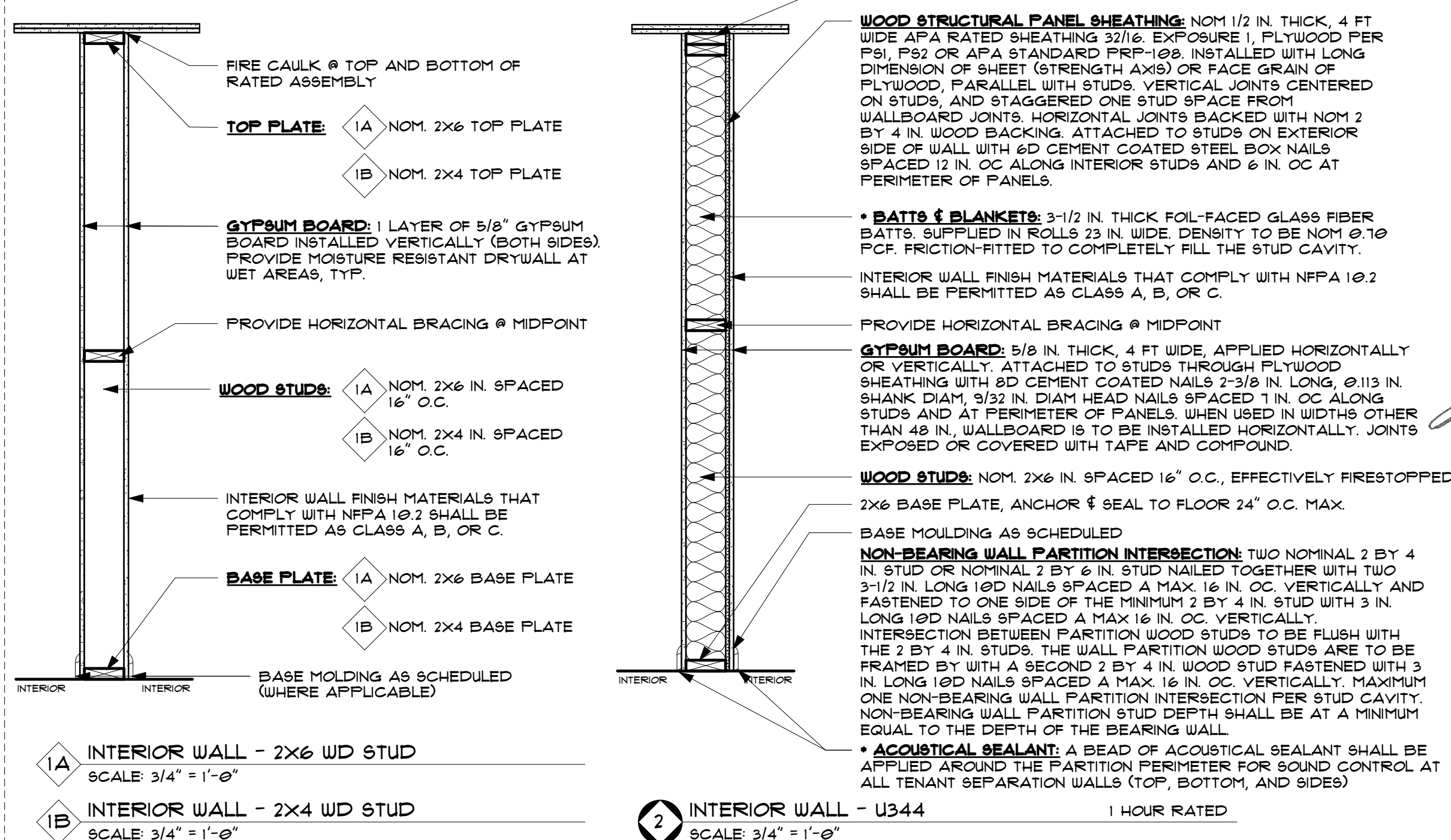
OUT OF SCOPE

SERVICE COUNTER (EQUIPMENT BY OTHERS)

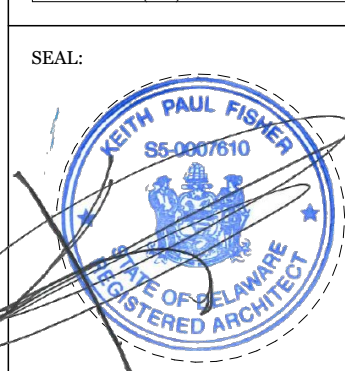
NOTE: WHERE COUNTERS ARE PROVIDED, THE ACCESSIBLE PORTION OF THE COUNTERTOP SHALL EXTEND THE SAME DEPTH AS THE PUBLIC PORTION OF THE SALES AND SERVICE COUNTERTOP PROVIDED FOR STANDING CUSTOMERS. COUNTER SHALL BE AT A MAXIMUM OF 36 INCHES ABOVE THE FINISHED FLOOR.

1 FIRST FLOOR
1/2" = 1'-0"

WALL TYPES



DOOR SCHEDULE												
DOOR TAG	DOOR TYPE	DOOR					FRAME				HW SET	KEYNOTES
		WIDTH	HEIGHT	THICK	MATERIAL	FINISH	MATERIAL	FINISH	DETAILS			
01	A	3' - 0"	7' - 0"	1 3/4"	ALUMINUM	ANO. ALUM.	ALUMINUM	ANO.	2 1/4"-10"	3 1/4"-10"	1	
02	B	2' - 6"	7' - 0"	1 3/4"	S.C. WOOD	PAINT	METAL	PAINT	2 1/4"-10"	3 1/4"-10"	2	
03	C	3' - 0"	7' - 0"	1 3/4"	S.C. WOOD	PAINT	METAL	PAINT	2 1/4"-10"	3 1/4"-10"	3	
E-01	D	3' - 0"	7' - 0"	1 3/4"	ALUMINUM	ANO. ALUM.	ALUMINUM	ANO.	EXISTING	EXISTING	4	
E-02	E	6' - 0"	7' - 0"	1 3/4"	INSULATED METAL	PAINT	METAL	PAINT	EXISTING	EXISTING	5	



PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED ARCHITECT UNDER THE LAW.

LICENSE NO.: S5-0007610
EXPIRATION NO.: 01.31.2028

THE DOCUMENTS PREPARED BY FISHER ARCHITECTURE, LLC, ARE SOLELY FOR THE PURPOSES OF THE SPECIFIED PROJECT. THEY ARE NOT INTENDED OR AUTHORIZED FOR USE ON ANY OTHER PROJECT. FISHER ARCHITECTURE, LLC MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE FOR ANY OTHER USE. ALL INFORMATION IS PROVIDED AS IS. FISHER ARCHITECTURE, LLC IS AN INSTRUMENT OF PROFESSIONAL SERVICE IN RESPECT OF THIS PROJECT. THESE DOCUMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF FISHER ARCHITECTURE, LLC.

CONSULTANTS:

THE FROZEN FARMER

1601 COASTAL HIGHWAY - SUITE 102
DEWEY BEACH, DELAWARE 19311

SHEET INFO:

FIRST FLOOR PLAN

REV	DATE	DESCRIPTION
1	2026.02.10	Issued for Permit
2	2026.02.10	REVISED
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100	2026.02.10	REVISED

A-101

Conditional Use Application

Final Audit Report

2026-07-28

Created:	2026-07-27
By:	Town Hall (townhall@townofdeweybeach.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAePHY96uj7pL9a4LhLMQmTNoLPNOwtGYf

"Conditional Use Application" History

-  Web Form created by Town Hall (townhall@townofdeweybeach.com)
2023-02-07 - 4:47:22 AM GMT
-  Katey J. Evans (evansfarmsllc@gmail.com) uploaded the following supporting documents:
 -  File Attachment 1
 -  File Attachment 22026-07-27 - 10:10:15 PM GMT
-  Web Form filled in by Katey J. Evans (evansfarmsllc@gmail.com)
2026-07-27 - 10:10:15 PM GMT
-  Document paid by Katey J. Evans (evansfarmsllc@gmail.com) at 7/27/26, 10:10 PM UTC, transactionId: aqeba465
2026-07-27 - 10:10:25 PM GMT
-  Email verification link emailed to Katey J. Evans (evansfarmsllc@gmail.com)
2026-07-27 - 10:10:26 PM GMT
-  Email viewed by Katey J. Evans (evansfarmsllc@gmail.com)
2026-07-27 - 10:10:41 PM GMT
-  E-signature verified by Katey J. Evans (evansfarmsllc@gmail.com)
2026-07-27 - 10:10:45 PM GMT
-  Document emailed to townclerk@townofdeweybeach.com for signature
2026-07-27 - 10:10:50 PM GMT
-  Email viewed by townclerk@townofdeweybeach.com
2026-07-27 - 10:11:03 PM GMT
-  Signer townclerk@townofdeweybeach.com entered name at signing as Kate Banaszak
2026-07-28 - 2:56:41 PM GMT



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Acrobat Sign



Document e-signed by Kate Banaszak (townclerk@townofdeweybeach.com)

Signature Date: 2026-07-28 - 2:56:43 PM GMT - Time Source: server - Signature Appearance Selected: TYPE



Agreement completed.

2026-07-28 - 2:56:43 PM GMT



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Adobe
Acrobat Sign