



City of Florence

250 Hwy 101, Florence, OR 97439
www.ci.florence.or.us

September 22, 2020

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission will hold a public hearing via teleconference on October 13, 2020, at 5:30 p.m. in the City of Florence City Hall Chambers located at 250 Highway 101, to consider a request from Michael Farthing, on behalf of Benedick Holdings, LLC, to annex approximately 48.82-acres of property and right-of-way and apply a City of Florence zoning designation to annexed lands. The applicant's proposal consists of annexing Oceana Drive and property described as Assessors Map No. 18-12-10-40, Tax Lots 400 and 401 and MR 18-12-10-34 Tax Lot 801. Oceana Drive is located east of Rhododendron Dr. within Idylewood and the property is located south and west of Heceta Beach Rd., and south of Kelsie Way and Kelsie Court within the Heceta South subdivision, and east and south of Sandrift St., and also east of the eastern terminus of Cloudcroft Lane within Idylewood and Idylewood 1st and 2nd Additions. The property is proposed to be zoned Low Density Residential with a Prime Wildlife shorelands management unit overlay (LDR/PW).

PC 20 22 ANN 01 & PC 20 23 ZC 02 – Benedick Holdings, LLC Annexation and Zone Change

Criteria Applying to this application include:
ORS 222.111, 222.120, 222.125 and 222.170 (2)

Realization 2020 Florence Comprehensive Plan:

(found at <http://www.ci.florence.or.us/planning/comprehensive-plan>)

- Chapter 1: Citizen Involvement, Policy 4
- Chapter 2: Land Use, Policy 6; Residential Policies 2, 7, 8, and 10; and Residential Plan Designation
- Chapter 8: Parks, Recreation and Open Space; Parks and Recreation section, Policy 3
- Chapter 14: Urbanization; Annexation section, Policies 1 through 7
- Chapter 17: Coastal Shorelands: Ocean, Estuary and Lake Shorelands, Policies 11 & 17 Prime Wildlife

Florence City Code, Title 10:

(found at <http://www.ci.florence.or.us/council/title-10-zoning-regulations>)

- Chapter 1: Zoning Regulations; Sections 10-1-1-6-4, 10-1-2-3 & 10-1-3
- Chapter 10: Residential Districts; Section 1
- Chapter 19: Estuary, Shorelands, and Beaches and Dunes; Section 9-Prime Wildlife Overlay District

Florence Planning Commission meetings will occur via video conference call. Meetings will air live on these three sources: Cable Channel 191, the 'GoToWebinar' platform link made available on the meeting's agenda, and at www.ci.florence.or.us/citymanager/public-meetings-live. Both written and verbal testimony via conference call will be accepted. For additional information on how to provide verbal testimony at the hearing visit the City of Florence website at <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card>, for all other questions contact the City of Florence Planning Department at (541) 997-8237, or visit the calendar page for this meeting at the City's website at www.ci.florence.or.us.

Testimony and evidence must be directed toward the criteria described above or other criteria in the land use regulations which is believed to apply to the decision. Written testimony may be mailed to 250 Highway 101, Florence, OR 97439; e-mailed to planningdepartment@ci.florence.or.us; or delivered to the document drop


Public Works
2675 Kingwood St.
(541) 997-4106

City Manager /
City Recorder
250 Highway 101
(541) 997-3437

Community Development:
Planning & Building
250 Highway 101
(541) 997-8237

Finance /
Utility Billing
250 Highway 101
(541) 997-3436

Justice Center
900 Greenwood St.
(541) 997-3515

Florence Events Center
715 Quince St.
(541) 997-1994



box to the right of the City Hall main entrance. **Written testimony received prior to October 6, 2020, can be addressed within the staff report;** however, written testimony will be accepted until October 13, 2020, at 3:30 PM. Comments should include a return mailing address. Failure to raise an issue in person or in writing or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond precludes appeal based on that issue. The hearing will be conducted in accordance with Florence City Code Title 2, Chapter 10.

