

Aleia Bailey

From: Ed_G <ed97439@gmail.com>
Sent: Friday, October 02, 2020 11:58 AM
To: planningdepartment
Subject: Benedick Holdings Annexation request comment

Sirs:

Regarding - PC 20 22 ANN 01 & PC 20 23 ZC 02 – Benedick Holdings, LLC Annexation and Zone Change request, I wish to express my disapproval of this proposal. As a resident in the adjoining area I am strongly concerned over the increased traffic and safety concerns this development would bring to our local streets. These streets have no sidewalks, walkable shoulders, or street lights. Many elderly residents walk their pets in these streets, as I do. Increased traffic is definitely a concerning safety issue. Also, Please pay attention to the multitude of other issues that others in the neighborhood will comment on. I have those same concerns also.

I am asking that the city deny this request.

Edward Gallup
Idlewood
Florence

Aleia Bailey

From: Michael Gardner <mgardneror@gmail.com>
Sent: Saturday, September 26, 2020 10:48 AM
To: planningdepartment
Subject: Idylewood Annexation

I am writing to protest the proposed plan by Benedict to develop vacant property off Oceana Drive. We live on Oceana and my wife uses a wheelchair plus an electric scooter in Idylewood. If this development is allowed to go forward the increase in traffic will make this dangerous if not impossible. When Oceana was built, it was never designed to handle that much traffic. Oceana is narrow with 'blind corners' that are dangerous. In addition, neighbors travel Oceana walking and children ride their bikes up and down the street. This development will destroy the fabric of our neighborhood. Benedict tries this BS every couple of years. He doesn't give a shit about the people in the Florence area, only making a profit. If this is allowed to happen, there will be traffic nightmares, accidents, and probably injuries. Idylewood/Oceana can not handle this disruption. This must be stopped.

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Michael J. Gardner
MS Ed, CHES, CADDTP, AMHPAC

Aleia Bailey

From: Jan Gaynor <jan@gaynor.com>
Sent: Saturday, September 26, 2020 11:25 AM
To: planningdepartment
Subject: Opposed to Annexation and Development of Oceana Drive and Surrounding Area

As a neighbor to the Idlewood Development, I'm highly **opposed** to the proposed development.

This land was designated as a park not for additional housing.

The traffic on Oceana is already busier and with new residences that traffic will become much busier and more congested

That property is a wetland area.

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Kindness is the language the blind can see and the deaf can hear..
....Mark Twain
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(_ . . ' (_ . . ' Jan (_ . . ' * ~ ~)

Aleia Bailey

From: lynne greenlee <lynnegreenlee@yahoo.com>
Sent: Monday, October 05, 2020 1:33 PM
To: planningdepartment
Subject: Florence Planning Department - annexation and Zone Assignment - Benedick Holding, LLC

RE: PC 20 22 ANN 01 & PC 20 23 ZC 02 - Benedick Holdings, LLC Annexation and Zone Change
Application include: ORS 222.111, 222.120, 222.125 and 222.170 (2)

Florence Planning Department

In response to the Notice of Public Hearing letter dated 9/22/20 stated above annexing 48.82 acres. I would like to express the impact as a resident of the annexation and zone change to the Idylewood and property located South and West of Heceta Beach Rd.

The area is a wooded reserve, natural water basin heavily populated with wildlife for number of years. The Idylewood area was established with this in mind not wanting to disturb the natural public land set apart for all to enjoy.

The application for the intended subdivision of 32 units will drastically impact the neighborhoods specifically Oceana Dr, Saltaire St and Sandrift St. One of the prime problems is increased flooding, drainage and erosion.

As mention the area is a natural water basin with no place for the water to go if additional homes are build in the area. The water would flow into the surrounding neighborhoods causing damage and hazard conditions. Along with the water issues animals will be displaced. The traffic will increased on the small residential roads that exist now along with added car pollution.

I would ask the Panning Department to consider the full impact to a beautiful treasured area in Florence. What brings visitors and new home buyers to Florence is the unique quality of life without concerns of environmental stress and overbuilt communities.

Thank You
Diana Lynne Greenlee
4922 Oceana Dr
Florence Or

I moved here a year ago after determing the city had a quality of life and a Love and pride for the City Florence

2 October 2020

Planning Commission
City of Florence
250 Highway 101
Florence, OR 97439

Re: Benedick Holdings LLC annexation

We are homeowners in Idylewood, and are strongly opposed to the application and petition from Benedick Holdings to annex their property and Oceana Drive into the City of Florence.

Nowhere in the application and petition is there any mention of Benedick Holdings' plans for development of their property, and that information is hugely important in consideration of their application. E.g., if they plan to build one luxury home, our objection would be softened.

However, in their application to Lane County a few years ago, they proposed building 50 homes, and now, in this application, they propose tearing up all of Oceana Dr. to install sewer and utility lines over a distance of nearly one-half mile; it's hard to believe the developer would undertake that kind of expense for just a handful of homes.

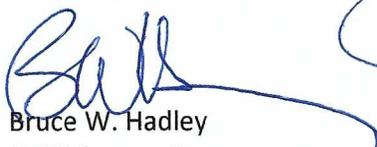
The past annexations listed in their petition are all located along the arterial of Rhododendron Dr., so the connection to the City's sewer was not a major undertaking. Even the one "offroad" exception — Driftwood Shores — required an extension from Rhododendron that's 1,000 feet less than would be required to reach the Benedick property from Rhododendron Dr. along Oceana Dr.

There are nearly 400 homes in Idylewood, and 99% of all ingress and egress is via just two streets: Saltaire St. and Oceana Dr. Adding more cars and trucks to those streets would be a severe burden — and danger — to the people who already live here. There are no sidewalks nor streetlights in Idylewood, and those of us who walk and bike in the neighborhood already have to deal with too many vehicles, many of which are traveling far above the 25mph limit.

In addition, the Benedick property floods every winter, and sometimes in the fall and spring also. It is wetlands, filled with wildlife, and really is not suitable for extensive development.

We do understand that the City of Florence would like to create more affordable housing, and we don't dispute that need. However, this petition and application does not satisfy that need, and in fact creates far more problems than it solves.

Sincerely,


Bruce W. Hadley
4828 Oceana Dr.
Florence, OR 97439


May Deborah Hadley

Exhibit K29

Aleia Bailey

From: Dennis Hamilton <hamiltond1942@gmail.com>
Sent: Thursday, October 01, 2020 11:59 AM
To: planningdepartment
Subject: Annexing Oceans drive

Sir,

Upon receiving the City of Florence letter describing the future revisions to Oceans Drive and development of land at the end of Oceans Drive, I am quite upset and do not wish for the planning commission to approve this project.

Some questions:

*I understand that this project was proposed in the past and turned down by Lane County. If so, how can the City of Florence consider the project when it has been turned down already?

*What are the plans for the increased amount of traffic on Oceana Drive? Can the existing road bed take the increased traffic and extra loads from equipment up and down the road? If the road is to be made wider, how wide?? And how much of my property will I lose in the process?? Are there plans for sidewalks, street lights, etc?? Who will be expected to pay for this?? Not something that I want or need, I like the neighborhood just the way it is.

*What is going to be done about the flooding, when we have heavy rainfall, at the end of Oceana Drive?? Flooding occurs there now, will it increase in the future with all the extra roads and houses??

*What about property taxes, if I lose some of my property due to Oceans Drive road improvements, will my tax bill be reduced??

*What effect will this have on the wildlife in the area that is to be developed, to my understanding this is a wetland area and home to many types of wildlife??

By receiving this letter I have the strange feeling that this project is well past the review stage and has been approved so now we are only going through the political motions. Typical political move.

Bottom line: MY VOTE IS NO, NO, NO, on anything that has to do with this project.

Dennis W Hamilton
4807 Oceana Drive
Florence, OR 97439
Phone: 541-590-3048

To Florence Planning
Commission,

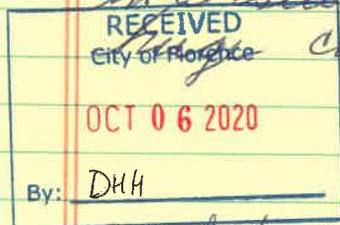
No. 1 We do not want
to be annexed.

Do not want all the
trash or the rest of
the mess.

I can not see why
any one would let him
Build on Wet Land.

It causes to many
Problems, all around.

Plus the cost of putting
in a sewer system. at a
cost to all of us.



J Haney
47850 Canana
D.H.

and yes
we have the
right to vote on
this.

10/2/2020
Mike and Linda Harrah
87863 Kelsie Way
Florence Oregon
mrharrah@gmail.com
541 997-2124



City of Florence Planning Dept.
c/o Wendy Farley Campbell
250 Highway 101
Florence, OR. 97439

Re: PC 20 22 Ann 01 &PC 20 23 ZC02- Benedick Holdings, LLC Annexation &
Zone Change

Dear Wendy,

We are owners and residents of Lot 43 in Heceta South subdivision. We have lived here for 17 years. Our property abuts the Benedick property in question. We strongly oppose the proposed annexation of this property into the City of Florence and the application for changing the zoning of this property from Beaches & Dunes to the City of Florence's low density/prime wildlife zoning overlay. Our property is next to the seasonal lakes and wetlands.

Our concerns include:

1. Large scale grading and the movement of the current sand dunes on that property could destabilize the dunes causing potential flooding from Heceta South seasonal lakes. This has been an issue in the past. In 2012 there was a prolonged period of flooding with disruption in mail delivery and garbage services. Heceta Beach road was closed which could be dangerous because it is a major artery and primary Tsunami Evacuation Route.
2. Beaches and dune zones are acutely affected by problems with drainage. Idylwood has been plagued by flooding that has yet to be resolved.
3. Lane County has designated this area as a Beach and Dune Zone and does not allow grading of slopes to be greater than 25%. It is my understanding that the City of Florence is less restrictive and if this proposal passes it would possibly endanger the protected wetlands and wildlife that is abundant in this area.
4. Our final concern is that the City of Florence will require Benedict Holdings, LLC to connect to our roads for access to the property they want to develop. Our HOA pays for and maintains our roads. If that is what the City of Florence intends to do, our development would be seriously impacted in many ways, including security, safety, livability, road issues and property values.

We wish to officially notify you that we are opposed to Benedick's proposal for Annexation and zone change.

Thank you,
Mike and Linda Harrah

Exhibit K32