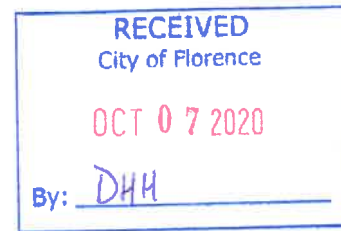


2 October 2020

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,

A handwritten signature in blue ink, appearing to read "Bruce W. Hadley".

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

A handwritten signature in blue ink, appearing to read "May Deborah Hadley".

May Deborah Hadley

Exhibit K59

September 30, 2020



Wendy Farley-Campbell, Planning Director

City of Florence

250 Highway 101

Florence, OR 97439

Re: Objection to the petition put forth by Benedict Holdings, LLC Annexation and Zone Change

We are in receipt of your letter dated September 22, 2020, regarding Notice of Public Hearing for a proposed land development by Benedict Holdings, LLC.

We, David and Annie Blanks, are property owners in Heceta South Subdivision. Residing at, Lot 49, 5014 Kelsie Court, Florence, OR.

We, David and Annie Blanks, would like to be put on record that we are extremely against the Annexation and re-zoning of Oceana Dr. 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.

Our major concern in the area Benedick Holdings, LLC, plan to develop is extremely sensitive to drainage. The unstable slopes in this area and any disturbance of these lands will cause destabilizing of the land and can, and most likely will, cause water drainage issues and possible future flooding in the development and neighboring properties. Us being one of those properties. Our property is located close to the seasonal lakes on the proposed development.

Will this be engineered properly so that we won't endure future water problems created from this proposed new development? What is our re-course should we experience water issues caused by the development of said lands?

We are also concerned the City of Florence will require Benedick Holdings, LLC to connect to our roads for access to the property they want to develop. We strongly oppose this. Our HOA pays for and maintains our roads. If the City of Florence intends this to happen, our developemnt would be severely impacted in many ways: security, safety, livability, road issues and property values.

Please put David and Annie Blanks, on record as extremely opposing Benedick Holdings, LLC, request to annex their property and right-of-way and apply for a City of Florence re-zoning designation.

Regards,

A handwritten signature in black ink that reads "Annie Blanks".

David and Annie Blanks

5014 Kelsie Court

Florence, Or 97439

Exhibit K60

RECEIVED  
City of Florence

OCT 07 2020

By: DHH

*Richard & Susan Johnson*  
5046 Kelsie Court  
Florence, Or. 97439

September 29, 2020

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, Richard & Susan Johnson, are current owners and residents of Lot 50 in Heceta South subdivision located at 5046 Kelsie Court. we received a copy of the notice of a public hearing from your office because of our property's close proximity to Benedict's land.

We strongly object to the 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 located close to the seasonal lakes. Part of our property is considered wetlands and has standing water on it part of the year. We are concerned that large scale grading and the movement of the current sand dunes on that property could destabilize the dunes causing potential flooding into our neighborhood from Heceta South seasonal lakes. We believe the City of Florence's zoning designation would be less restrictive than Lane County's Beaches & Dunes zoning which prohibits grading of slopes in excess of 25%.

In 2012, several streets in Heceta South were flooded for several months and Heceta Beach Road (a major artery and primary Tsunami Evacuation Route) was closed due to non engineered land movement by a property owner outside of Heceta South. This caused access issues to Heceta South homeowners and disruption of services such as mail delivery and garbage pickup. Areas

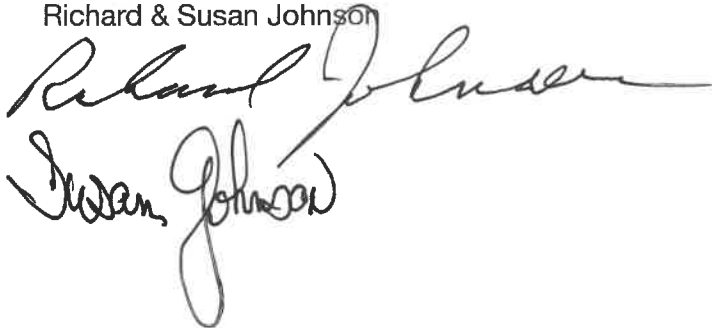
designated in the Beaches and Dunes Zones are extremely sensitive to drainage issues. According to homeowner's in the existing Idylwood subdivisions there are flooding issues in their neighborhoods that have never been resolved by the builder, Benedick Holdings, LLC. We don't want those same problems to occur in our development.

We are also concerned that the City of Florence will require Benedick Holdings, LLC to connect to our roads for access to the property they want to develop. We strongly oppose this. Our HOA pays for and maintains our roads. If that is what the City of Florence intends to do, our development would be severely impacted in many ways; security, safety, livability, road issues & property values.

Please put us on record as opposing Benedick Holdings, LLC, request to annex their property and right-of-way and apply for a City of Florence zoning designation.

Sincerely yours,

Richard & Susan Johnson

The block contains two handwritten signatures in black ink. The top signature is for Richard Johnson, written in a cursive style. The bottom signature is for Susan Johnson, also in cursive. The signatures are positioned below the typed names.

October 6, 2020

Wendy Farley Campbell  
Florence Planning Department  
250 Highway 101  
Florence, OR 97439

Re: Benedick Annexation Petition

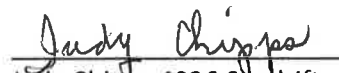
Benedick's greedy plans to build 32 plus houses in the Idylewood/Heceta South subdivisions is not only stupid but dangerous! That would put approximately 60 plus more vehicles on these streets which all dump onto Rhododendron Drive.

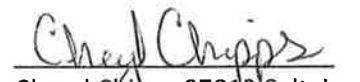
There are only two available outlets to Highway 101. In case of an emergency such as a wildfire or Tsunami, which are predicted to happen, where are all these people to go to evacuate? There should have been a direct route built from this area to 101 straight across. Right now Rhododendron Drive is a bad evacuation route, and adding 40 to 60 more vehicles to the 200 plus or more is a dangerous situation, and very irresponsible of the City to consider.

- Building any more homes along Rhododendron Drive is a bad idea for everyone.
- Annexing Idylewood/Heceta South goes against the City's promise to the homeowners of these areas.
- Creating a short cut from Rhododendron Drive to Heceta Beach Road on already narrow streets is dangerous to both pedestrians and motorists.
- The wildlife habitat will be greatly impacted by this irresponsible proposal.
- Existing property values will decrease once this becomes a through fare for those wanting a short cut.
- Pumping more and more people into Florence is causing problems everywhere in town. More traffic, lack of parking, lack of desire to live in this town.

Benedick should find some other area, outside of the Tsunami evacuation route area, to line his already greedy pockets!

  
Kenneth Chipps 4936 Sandrift

  
Judy Chipps 4936 Sandrift

  
Cheryl Chipps 87812 Saltaire

  
Chris Kohl 87812  
Saltaire

**Exhibit K62**

## Aleia Bailey

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**From:** taunia green <tauniag6@gmail.com>  
**Sent:** Wednesday, October 07, 2020 7:41 PM  
**To:** planningdepartment  
**Subject:** Fwd: Idylewood Annex

Attention Planning Department of Florence Oregon,

As a resident of Florence Oregon, I was interested to hear about the proposed development of 30+ houses in a wetland between the developments of Idylewood and Heceta South without consulting the existing Idylewood residents. Now I am a concerned citizen.

Though it may benefit some to have this additional housing in Florence, in the long run it has potential to create a negative impact on the whole community, including property value. FEMA demes that flooding on this coastal stretch of Oregon is a concern. Eliminating wetlands by building on them takes away the land's natural ability to deal with floods. The water has to go somewhere. If you eliminate enough of the wetlands that have the space to take in the flood waters, whatever is there instead will be flooded, and most likely more than that. The reason so many houses flood on the Mississippi is because they build on a floodplain, aka: wetland.

I would personally like to see the following involved to make sure the utmost care is being taken to protect the constituents who make up this fabulous town: FEMA (floodplain map), a complete Environmental Impact Statement, Western Lane Emergency Operations Group (WLEOG) and its community partners, Siuslaw Watershed Council, Coast Guard, Heceta South residents, as well as putting it out to the entire community, ie: full disclosure in the Siuslaw Newspaper. If our city decides that building on a floodplain is advantageous, I would like the citizens of Florence to be *assured* that this project will not negatively influence the chance of flooding in Florence. We deal with wildfires, toxic smoke, and pandemics. I am hoping that the Planning Department wants to limit the difficulties we will face here in Florence. Saying no to 30+ houses now is easier than saying hello to displaced residents and extra taxes in the future.

Although my main concern is the impact of flooding, I know there are many other considerations to the public: it would set a precedent for annexing any area outside the city limits without public consent, the increased traffic within Idylewood largely increased traffic on Oceana, the fact that the traffic impact study was done in December when traffic in Florence has the lowest impact instead of in the summer months when snowbirds and tourists are here, serious disruption to the evacuation route in the event of a tsunami alarm, The Realization 2020 Florence Comprehensive Plan which states "the desire of the citizens of Florence... (is) to retain... as much as possible of the native vegetation such as the shore pines, wax myrtles, huckleberry, and native rhododendrons cannot be overemphasized.". Just the issue of flooding seems like a reason to take a close look at developing this wetland with the input of the community. With all of these issues facing this one development/30+ houses, the concern is overwhelming that the consideration of the Florence residents should be involved in this decision.

Thank you for your time and energy in considering this statement, as well as all you travels through your hard work for this city.

Taunia Green  
PO Box 832  
Florence Oregon  
707 272 2414

**Exhibit K63**



4915 Oceana Drive  
Florence, OR 97439  
October 4, 2020

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

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

Why is the City of Florence taking up this issue when a similar proposal was rejected by Lane County some years ago?

Our residence is on Oceana Drive and this proposal to annex Oceana Drive and property described as Assessors Map No. 18-12-10-40, Tab Lots 400 and 401 and MR 18-12-10-34 Tab Lot 801 will really affect us.

Oceana is a narrow residential street. It has no sidewalks or street lighting. It appears that Oceana Drive will be the main artery for this proposed development and, therefore, the additional traffic will adversely affect our property value.

What plan does Benedict Holdings, LLC have to mitigate the extra traffic that is going to be "dumped" on these residential streets? As it stands now there is plenty of traffic and there is barely enough room for two cars to pass each other; heaven help pedestrian traffic.

What plan does Benedict Holding, LLC have to mitigate water run off issues and standing water issues which we have experienced?

This developer has not been a particularly good neighbor in the past.

We say no to this proposal.

Sincerely,

*Marc & Amy Fletcher*

Marc & Amy Fletcher  
4915 Oceana Drive  
Florence, OR 97439

**Exhibit K64**