

PC 24 33 ANN 05 & PC 24 34 ZC 05

CC 24 09 ANN 05 & CC 24 10 ZC 05

City of Florence  
Community Development Department  
250 Highway 101  
Florence, OR 97439  
Phone: (541) 997 - 8237  
Fax: (541) 997 - 4109  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

Type of Request

Annexation and Zoning Assignment

Applicant Information

Name: Roger Center Phone 1: 541-999-1740  
E-mail Address: centerbrothers@hotmail.com Phone 2: \_\_\_\_\_  
Address: 2625 NOR-DANL RD FLORENCE OR 97439  
Signature: [Signature] Date: 8-20-24  
Applicant's Representative (if any): \_\_\_\_\_

Property Owner Information

Name: SAMS Phone 1: SAMS  
E-mail Address: SAMS Phone 2: \_\_\_\_\_  
Address: SAMS  
Signature: [Signature] Date: 8-20-24  
Applicant's Representative (if any): N/A

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

(Attach Additional Sheets as Necessary)

For Office Use Only:

Received  
RECEIVED  
City of Florence  
AUG 21 2024  
By: [Signature]

Approved

Exhibit

**Property Description**

Is the property located within the Florence Urban Growth Boundary?  Yes  No

Property Address: 88366 4TH AVE FLORENCE OR 97439

General Location (example: City Hall is at the SE corner of 2nd and Highway 101):  
\_\_\_\_\_  
\_\_\_\_\_

Assessor's Map and Tax Lot: 18-12-04-42 TC 01503

Lot Size: 50X120 (County) Zoning District: RES.

List other owners or occupants (electors): OWEN PIXIE CENTER

Residential Units to be Annexed: 1 Type: NEW HOUSE STATED

Is/Are the property/ies currently developed?  Yes (Skip to Additional Information Req.)  No

Proposed Development Plan: Permits build New HOME

Does the land use plan designation allow this proposed use?  Yes  No

**Additional Information Required**

The below is check list of the required information to determine an application complete. Florence City Code (FCC) references are provided for your convenience. FCC is available at City Hall or on-line at [www.ci.florence.or.us](http://www.ci.florence.or.us) under "City Government", click on "City Code".

FCC Title 10, Chapter 1 states that staff has 30 days to review the application for completion. A written notice explaining application deficiencies or acknowledging a complete application will be provided to the applicant and/or representative. Please be aware that the applicant has the burden of proof to show how the project meets the applicable criteria as (refer to FCC 2-10-6). If you have questions, contact the Planning Department at 541-997-8237.

Existing Utilities:

- Is the area of annexation located within the Heceta Water District?  Yes  No
- Is the area of annexation located within the Siuslaw Rural Fire District?  Yes  No
- Is the area of annexation currently served by  individual or  collective septic systems?

Needed Public Facilities:

Typically, these questions are answered by the Public Works Director prior to application. Please contact Public Works at (541) 997-4106. A pre-application meeting can be scheduled by calling the Planning Department at (541) 997-8237.

Water – Is a water main available?  Yes  No  
Size of Main: \_\_\_\_\_ Adequate capacity for additional service?  Yes  No

*New Heets Line*  
 Sewer – Is a water main available?  Yes  No  
Size of Main: \_\_\_\_\_ Adequate capacity for additional service?  Yes  No

Streets – Are adequate streets available?  Yes  No  
Street: *4TH AVE* Adequate capacity for additional service?  Yes  No

Known pre-existing non-conforming conditions on-site: *Replace Home*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Proposed Method of Annexation**

- Petition signed by owners of at least one-half of the land area in the affected territory.
- Petition signed by the majority of electors registered in the territory proposed to be annexed and written consents of the annexation of their land from the owners of more than half of the land in the territory to be annexed.

**Review Criteria**

Please provide detailed responses to each of the criteria below (please attach sheets as necessary):

A) Describe how the proposed annexation will allow or promote orderly, economic provision of public facilities and services. *Replace Home with New Permitted Home*

B) How does the proposed annexation contribute to the availability of sufficient land for various land uses, i.e., residential, commercial, etc. to ensure choice in the market place?  
*No change*

C) Please provide a detailed description of conformity of the proposed annexation with the approved City of Florence 2020 Comprehensive Plan. *To NOT HAVE SEPTIC*

D) Are lands available within the existing city limits which are available for the uses proposed in the annexation? If not, please provide the justification for that conclusion.

Date Submitted: \_\_\_\_\_ Fee: \_\_\_\_\_  
Received by: \_\_\_\_\_

Paid

PETITION FOR ANNEXATION

to the

*City of Florence, Oregon*


The undersigned hereby petitions for and gives our consent for the area described below to be included in the request for annexation to the City of Florence. With these signatures, we are verifying that we have the authority to consent to annexation as the property owner(s) and/or elector(s) or on behalf of our corporation, business, or agency.

The property to be annexed is as follows:

Assessors Map Reference and Tax Lot: 18-12-04-02 TAX Lot 1503  
Property Address (if appropriate): 88366 4TH AVE FLORENCE

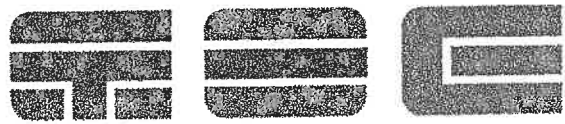
Property Owner /Electors Name(s): Roger Center  
Pike Center  
Center Family Trust Agreement

Signature(s):

  
\_\_\_\_\_  
Pike Center  
\_\_\_\_\_

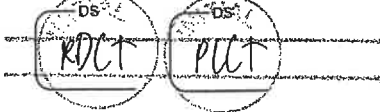
Date:

8-20-24  
\_\_\_\_\_



# CASCADE TITLE CO.

READ AND APPROVED

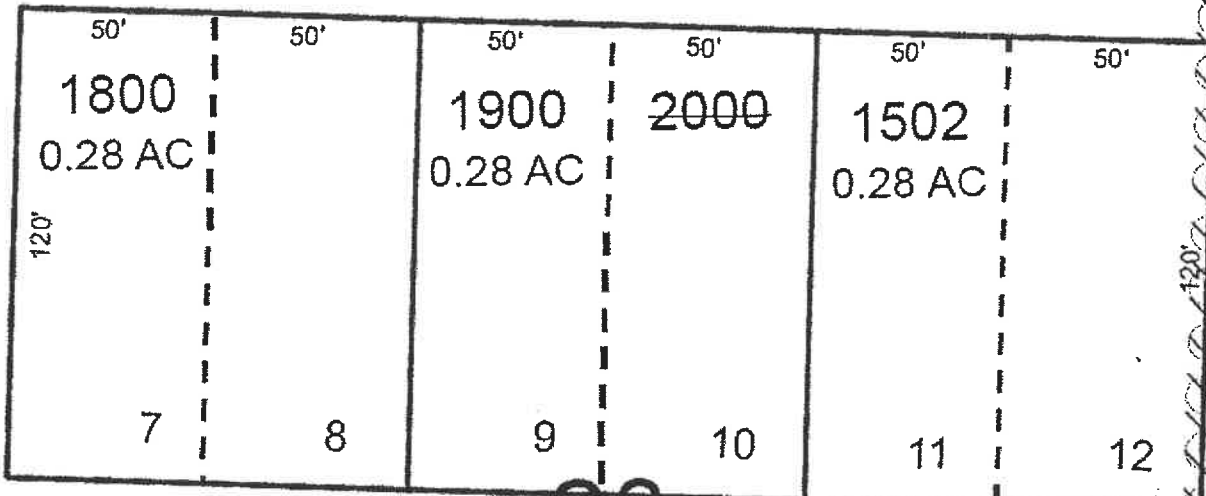


MAP NO.  
18-12-04-42

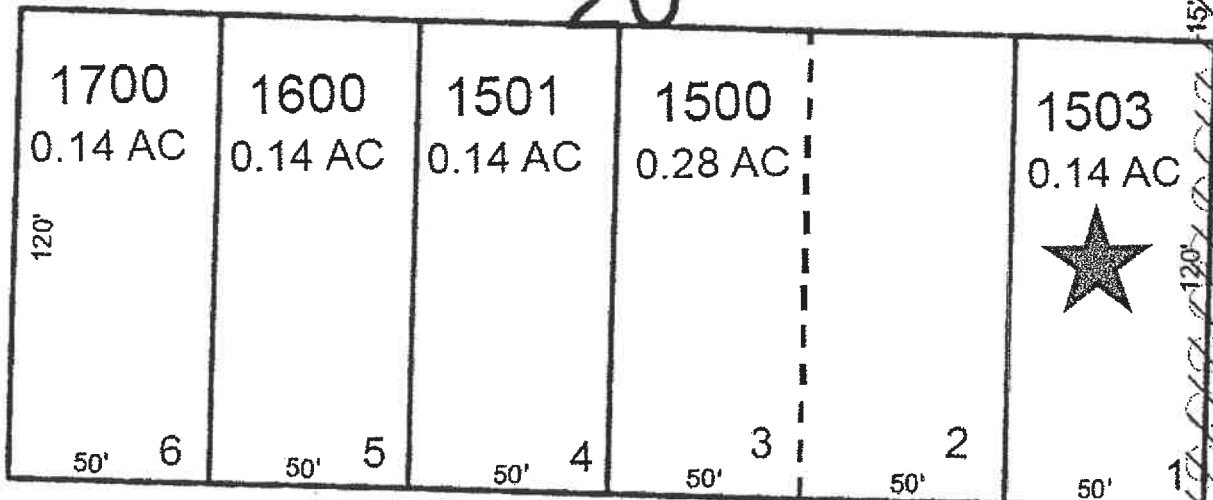
## MEARES STREET

141.0

SECOND AVENUE



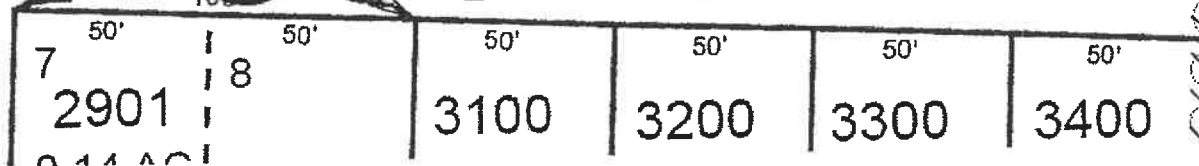
# 20



RHODODENDRON DRIVE

LOOKOUT

# 097-18



THIS MAP/PLAT IS BEING FURNISHED AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON.

August 21, 2024

RE: Zoning Designation Request

Please accept this letter as my request for zoning designation change for map and tax lot # 18-12-04-20 Tax Lot #01503. Ownership is in the name of Roger Center and Pixie Lee Center. I'm requesting the referenced parcel to be annexed to Low Density Residential. Legal description is attached on separate page.

Please contact Roger Center 541-999-1740.

A handwritten signature in blue ink, appearing to read "Roger Center", written over a horizontal line.

Roger Center