

From: [Frank Hungate](#)
To: [Planning Department](#)
Subject: Lotus Building
Date: Tuesday, March 11, 2025 2:22:41 PM

My name is Frank Hungate. I live in Florence at 1601 Rhododendron Dr and have lived here approximately 10 years. I have a history that includes 20 years in municipal parks and recreation.

I was part of starting the Florence Farmers Market on the site adjacent to the Lotus Building, so every Tuesday for the first 5 years of the Market I spent most of my day at that location.

I strongly feel that the Lotus Building and property, which is such a very special location, should be developed as a public-private partnership so that all people, residents and visitors, have the opportunity to experience the feeling of being next to our river and viewing our special, historic bridge and beautiful sand dunes. Surely that offers more and is more beneficial to our City than committing it to high-end residential units that benefit just a few.

I know from my background in Parks and Recreation that a public entity has to step up and protect natural places when there is a decision point or they are lost forever. This is the time to make a huge positive impact for the future of Florence.

Thank you.

From: [Old Town Coffee](#)
To: [Planning Department](#)
Subject: Comment on: RESOLUTION PC 24 41 TA 02
Date: Monday, March 10, 2025 10:53:24 PM

Planning Commission,

I would like to repeat the concerns of others that have commented, with regard to the value of our Old Town area.

The Old Town area is a wonderful section of Florence that is a huge tourist draw. The charm of Old Town is a key factor for those visiting, and returning, to Florence. The visitors that it attracts economically benefit businesses, and their employees, in both Old Town and the rest of the city.

Allowing for future additional business expansion on Bay street is of great value to all that live in Florence. To convert this property into residential use would forever cut off our options to grow this fantastic gem in our city.

Please give consideration to the options for this decision. Locking out further growth of our valuable Old Town district would be a detriment to the economy of the entire city. It would be especially disappointing to see future Old Town growth cut off due to residential units that could otherwise be built anywhere else in our community.

Please maintain this area for commercial (Old Town business district) use!

Thanks for your consideration.

Len Crane
Co-Owner, Old Town Coffee Company

OldTownCoffee@FastMail.com

From: [Megan Messmer](#)
To: [Planning Department](#)
Subject: Fw: Zoning changes on the "old Lotus" building/property
Date: Tuesday, March 11, 2025 12:32:11 PM

Megan Messmer
Assistant City Manager/PIO

From: City of Florence Oregon <florence-or@municodeweb.com>
Sent: Monday, March 10, 2025 1:39:11 PM
To: megan.messmer@ci.florence.or.us <megan.messmer@ci.florence.or.us>
Subject: Zoning changes on the "old Lotus" building/property

You may view the completed form here:

Topic Zoning changes on the "old Lotus" building/property
Details

We understand there is a meeting this week to discuss/determine the zoning change requirement for the property the old Lotus restaurant on the waterfront in downtown Florence. Both of us are residents of Florence, actually Heceta Beach, and our parents owned property here in the 1950's and 1960's so we have seen MAANY changes in the downtown Florence area.

Because the downtown waterfront property is limited we would LOVE to see public access still remain on as much property as possible.

We also understand that private land owners would like to do something to keep their property value as high as possible. Is there any way the city is able to reimburse or get a grant to keep the property owner satisfied?

If that is not possible, perhaps the zoning and new building plans can include a walkway on the water side of the construction that is open to the public. This is a BEAUTIFUL part of the Siuslaw River that SHOULD be available for ALL to see and enjoy.

Thank you for taking the public's interest into consideration.

Contact Information

First Name Linda and Warren

Last Name Youel

Email wyl2@comcast.net

Phone Number 520-241-6051

Details: <https://www.ci.florence.or.us/node/7/submission/32734>

From: [Mary Shaw](#)
To: [Planning Department](#)
Subject: Development of the Lotus Property
Date: Friday, March 7, 2025 1:23:25 PM

While I recognize that it is the property owner's right to develop his property as he wishes provided all regulations have been followed in that development, I am saddened that the iconic Lotus building will become still more housing for the wealthy.

I also accept some responsibility for not finding a way to support the purchase of that property for community use! For years that structure sat empty, waiting for something to happen! Just too bad what is going to happen will only benefit 16 households instead of the entire community.

Mary Shaw
Florence Resident

From: [JJ Skarda home](#)
To: [Planning Department](#)
Subject: Written Testimony
Date: Sunday, March 9, 2025 9:02:18 PM

Re: The upcoming hearing on March 11 about the Lotus development

I support a creative use of the Lotus property, with mixed use or commercial development instead of residential development. Rather than developing it as condos, I would rather see a more creative option that would benefit our community, by allowing many more people to enjoy this space with its iconic views of the bridge, dunes and river.

Thank you!

Sincerely,

Joan Taber Skarda

From: [City of Florence Oregon](#)
To: [Planning Department](#)
Subject: Form submission from: Request to Address the Planning Commission (Speaker's Card)
Date: Tuesday, March 11, 2025 3:16:18 PM

Submitted on Tuesday, March 11, 2025 - 3:16pm

Submitted by anonymous user: 174.204.196.224

Submitted values are:

Name Chris Leturno

Planning Commission Meeting Date Tue, 03/11/2025

Agenda Item Number 4

Do you wish to speak as a Proponent? Opponent? or Neutral? Proponent

Brief Overview of What You Wish to Discuss Development

Do you Represent an Organization? No

Name of Organization

Residence Address P..O. Box 1059 Veneta OR 97402

Email

Phone Number 541-556-4913

The results of this submission may be viewed at:

<https://www.ci.florence.or.us/node/16391/submission/32740>

From: [City of Florence Oregon](#)
To: [Planning Department](#)
Subject: Form submission from: Request to Address the Planning Commission (Speaker's Card)
Date: Tuesday, March 11, 2025 11:03:18 AM

Submitted on Tuesday, March 11, 2025 - 11:03am

Submitted by anonymous user: 98.97.39.237

Submitted values are:

Name Kim O'Dea on behalf of Applicant Returno
Planning Commission Meeting Date Tue, 03/11/2025
Agenda Item Number 1
Do you wish to speak as a Proponent? Opponent? or Neutral? Proponent
Brief Overview of What You Wish to Discuss Discussion of staff report and proposal.
Advocate for approval.
Do you Represent an Organization? Metro Planning
Name of Organization Metro Planning
Residence Address 846 A Street
Email Kim@metroplanning.com
Phone Number 5419540095

The results of this submission may be viewed at:

<https://www.ci.florence.or.us/node/16391/submission/32737>

From: [City of Florence Oregon](#)
To: [Planning Department](#)
Subject: Form submission from: Request to Address the Planning Commission (Speaker's Card)
Date: Tuesday, March 11, 2025 9:45:15 AM

Submitted on Tuesday, March 11, 2025 - 9:45am

Submitted by anonymous user: 38.77.246.38

Submitted values are:

Name Matt Thelander

Planning Commission Meeting Date Tue, 03/11/2025

Agenda Item Number 4

Do you wish to speak as a Proponent? Opponent? or Neutral? Proponent

Brief Overview of What You Wish to Discuss Benefits of repurposing the Lotus buildibg

Do you Represent an Organization? No

Name of Organization

Residence Address 23570 Hall Rd

Email Thelanderconstruction@gmail.com

Phone Number 5418526942

The results of this submission may be viewed at:

<https://www.ci.florence.or.us/node/16391/submission/32735>

From: [D Pavlis](#)
To: [Planning Department](#)
Cc: [D Pavlis](#)
Subject: Written Testimony regarding RESOLUTIONS PC 24 41 TA 02
Date: Monday, March 10, 2025 2:43:45 PM

To the Florence Planning Commission:

Regarding RESOLUTIONS PC 24 41 TA 02.

I am submitting public comment regarding the proposed development project at the west end of Bay Street in the area known as the "Lotus" building (RESOLUTIONS PC 24 41 TA 02).

I am in favor of a commercial or mixed use development for this area, but not solely residential housing. My reasons for this are as follows:

- 1) The area is zoned as a flood hazard zone and tsunami hazard zone. Those zonings make it inappropriate to have housing at river level where people will be displaced when such an event occurs.
- 2) All of the housing along the downtown Bay Street corridor has commercial space below with the residential above. Allowing this type of mixed development is in keeping with the "flavor" of Bay Street in Old Town, maintaining the current character of our community.
- 3) Including commercial development in Old Town creates ongoing benefits for our community in terms of tax revenue and jobs, along with the potential for increased tourism revenue.
- 4) Allowing only residential in this location does not help with our current housing shortage in Florence. The majority of residences along Bay Street have been converted to Short Term Rentals and likely that is what will occur here based on what has happened throughout the Old Town Bay Street corridor. The increase in Short Term Rentals continues to increase demand placed upon local businesses without creating housing for people needed to service these businesses.
- 5) I am very concerned that the developers will present one plan for approval and then apply for density waivers and/or other changes that are outside of what was approved. I base this concern on what has occurred already with other developments, creating frustration for community members (Stillwater next to the bridge being built higher than initially approved and Three Mile Prairie putting in more homes than what was initially approved). I have great concern about this as a possible outcome in this location as well.
- 6) The location is a of special importance to our community with views of the Siuslaw River Bridge and Oregon Dunes which are part of our Siuslaw Region culture. A mixed use or commercial development will preserve this important part of our

community's identity.

Whatever is approved for the location, an increase in traffic and congestion (and reduction in available parking) are likely results. These issues should be considered and traffic and parking improvements put in place to handle these changes in the Old Town corridor.

Thank you.

Dina Pavlis
Florence, Oregon