

**TOWN OF FLORENCE**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING AGENDA**  
**CORRECTED**

Chairman Lonnie Frost  
Vice-Chair Kathleen DeRosa  
Commissioner Duane Proulx  
Commissioner Gordon Leaman  
Commissioner Jeffrey Wooley



Florence Town Hall  
775 N. Main Street  
Florence, AZ 85132  
(520) 868-7575  
www.florenceaz.gov  
Meets 1<sup>st</sup> and 3<sup>rd</sup>  
Thursdays

**Thursday, April 3, 2025**

**6:00 PM**

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Pursuant to A.R.S. § 38-431.02, notice is hereby given to the Town of Florence Planning and Zoning Commission and to the general public that a Regular Meeting of the Florence Planning and Zoning Commission will be held on Thursday, **April 3, 2025**, at 6:00 p.m., in the Florence Town Council Chambers located at 775 N. Main Street, Florence, Arizona.

*Members of the public may submit written comments relating to this meeting to Planner Maricella Benitez by emailing [maricella.benitez@florenceaz.gov](mailto:maricella.benitez@florenceaz.gov) at any time no later than one hour before the posted start time for the meeting. Please be sure to include your name and address for the record as well as the meeting date (and Agenda Item #, if applicable) in the subject of your email.*

*To attend the meeting noticed below by technological means, members of the public may:*

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/82441672778?pwd=6ec52zQjS1okCHzpbEry9mSzcefp3A.1>

**Join via Telephone:**

**Phone:** (346) 248 7799 or (669) 900 6833

Webinar ID: 824 4167 2778

Passcode: 121865

*If any member of the public has difficulty connecting to the meeting, they are invited to contact the Town of Florence Information Technology Helpdesk at (520) 868-7543.*

**1. CALL TO ORDER:**

**2. ROLL CALL:** Chairman Frost\_\_\_, Vice-Chair DeRosa\_\_\_, Commissioner Proulx\_\_\_, Commissioner Leaman\_\_\_, Commissioner Wooley\_\_\_.

**3. PLEDGE OF ALLEGIANCE:**

**4. CALL TO THE PUBLIC/COMMISSION RESPONSE:**

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised, or may ask that a matter be put on a future agenda. However, members of the Commission shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

**5. MINUTES:**

- A. APPROVAL/APPROVAL WITH CONDITIONS/DISAPPROVAL** of the minutes from the Regular Meeting held on March 6, 2025.
- B. APPROVAL/APPROVAL WITH CONDITIONS/DISAPPROVAL** of the minutes from the Work Session held on March 17, 2025.
- C. APPROVAL/APPROVAL WITH CONDITIONS/DISAPPROVAL** of the minutes from the Regular Meeting held on March 20, 2025.

**6. UNFINISHED BUSINESS:**

- A. DISCUSSION/APPROVAL/DISAPPROVAL** reconsideration of the action taken at the March 20, 2025, Planning and Zoning Commission Meeting regarding the Preliminary Plat for the Planned Unit Development known as Anthem at Merrill Ranch located east of Felix Road and north of Hunt Highway (PZ-24-37).
- B. APPROVAL/APPROVAL WITH CONDITIONS/DISAPPROVAL** of a Preliminary Plat for the Planned Unit Development known as Anthem at Merrill Ranch located east of Felix Road and north of Hunt Highway (PZ-24-37). This is a continuation from the February 20, 2025, meeting.

**7. DIRECTOR'S REPORT:**

- A. General Plan Work Session Calendar**

**B. Development Impact Fees**

**8. CALL TO THE COMMISSION- CURRENT EVENTS ONLY:**

**9. ADJOURNMENT:**

**THE PLANNING AND ZONING COMMISSION MAY GO INTO EXECUTIVE SESSION AT ANY TIME DURING THE MEETING FOR THE PURPOSE OF OBTAINING LEGAL ADVICE FROM THE TOWN'S ATTORNEY(S) ON ANY OF THE AGENDA ITEMS PURSUANT TO A.R.S. § 38-431.03(A)(3). ONE OR MORE MEMBERS OF THE COMMISSION MAY APPEAR FOR PART OR ALL OF THE MEETING, INCLUDING EXECUTIVE SESSION, TELEPHONICALLY.**

**POSTED ON MARCH 31, 2025 BY PATRICIA BUCHANAN, DEPUTY TOWN CLERK, AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA, AND AT [WWW.FLORENCEAZ.GOV](http://WWW.FLORENCEAZ.GOV).**

**\*\*\*PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-8300 OR 711 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION. \*\*\***