

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

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, November 6, 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, November 6, 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 Priscilla Gonzalez by emailing [priscilla.gonzalez@florenceaz.gov](mailto:priscilla.gonzalez@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 noted below by technological means, members of the public may:*

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/86229131232?pwd=cB2gz8PNJD46wHkkDYswNo6WaGchrm.1>

**Join via Telephone:**

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

**Webinar ID:** 862 2913 1232

**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\_\_\_, Liaison Adam\_\_\_ .

### 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 October 2, 2025.

### 6. NEW BUSINESS

- A. **INFORMATION** on the change of dates for the public hearings for the MDI Rock Project request to rezone the properties located at 7309 W. Arizona Farms Rd., Florence, AZ, 85132 (APNS 200-24-001M, 200-24-001G, 200-24-001F) from Planned Unit Development (PUD) to Light Industrial (LI) (PZ-25-73).
- B. **PRESENTATION / PUBLIC HEARING / RECOMMENDATION OF APPROVAL / DISAPPROVAL / APPROVAL WITH CONDITIONS** for a request to rezone the property APN 202-10-0030 Florence, AZ, located south of Adamsville Road and east of the Centennial Park Avenue alignment, from Single Family Ranchette (R1-R) to Single Family Residential (R1-18) (PLZ-25-0002).
- C. **PRESENTATION / PUBLIC HEARING / RECOMMENDATION OF APPROVAL / DISAPPROVAL** for the amendments to the Town of Florence Code of Ordinances Chapter 150: Development Code, updating Title XV into conformance with certain State and Federal Laws.
- D. **PRESENTATION / PUBLIC HEARING / RECOMMENDATION OF APPROVAL / DISAPPROVAL / APPROVAL WITH CONDITIONS** for a request to rezone the property located between the northern bank of the Gila River and generally south of Hunt Hwy and the North Side Canal, and approximately ½ mile west of Pinal Parkway. The proposed project is requesting a rezone from a combination of Planned Unit Development (PUD) and Rural Agricultural (RA-10) to Heavy Industrial (HI) (PLZ-25-0001).
- E. **PRESENTATION / PUBLIC HEARING / RECOMMENDATION OF APPROVAL / DISAPPROVAL / APPROVAL WITH CONDITIONS** for a Conditional Use Permit for mining activities at the Rankin Mining Project located between the northern bank of the Gila River and generally south of Hunt Hwy and the North Side Canal, and approximately ½ mile west of Pinal Parkway (PZ-25-37)

**7. UNFINISHED BUSINESS**

- A. DISCUSSION / RECOMMENDATION OF APPROVAL** to the Town Council to change the Planning and Zoning Commission Meeting from the first and third Thursday of each month to the third Thursday of each month.

**8. DIRECTOR'S REPORT**

- A. Development Update

**9. CALL TO THE COMMISSION- CURRENT EVENTS ONLY**

**10. ADJOURN TO EXECUTIVE SESSION**

For the purposes of discussions or consultations with designated representatives of the public body and/or legal counsel pursuant to A.R.S. Section 38-431.03 (A)(3), A(4) on the following:

- A. Legal advice for any matter on the agenda pursuant to A.R.S. Section 38-431.03 (A)(3).
- B. Discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation pursuant to A.R.S. Section 38-431.03 (A)(4)

**11. ADJOURN FROM EXECUTIVE SESSION**

**12. 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 NOVEMBER 5, 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. \*\*\***