

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION
REGULAR MEETING ACTION MINUTES**

ACTION MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE MEETING HELD ON THURSDAY, OCTOBER 2, 2025, AT 6:00 P.M., IN THE FLORENCE TOWN COUNCIL CHAMBERS LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER:

Chair Frost called the meeting to order at 6:00 PM.

ROLL CALL:

Chairman Frost	Present
Vice-Chair DeRosa	Absent
Commissioner Proulx	Present
Commissioner Leaman	Absent
Commissioner Wooley	Present

Note: Council Liaison Adam was present.

Staff: Maricella Benitez, AJ Monroe, Bruce Walls and Mr. Cooper.

PLEDGE OF ALLEGIANCE:

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.

MINUTES

A. APPROVAL/APPROVAL WITH CONDITIONS/DISAPPROVAL of the minutes from the Regular Meeting held on September 4, 2025.

On a motion by Commissioner Wooley, seconded by Commissioner Proulx, carried by a 3-0 vote, to approve the Regular Meeting held on September 4, 2025.

B. APPROVAL/APPROVAL WITH CONDITIONS/DISAPPROVAL of the minutes from the Regular Meeting held on September 18, 2025.

On a motion by Commissioner Wooley, seconded by Commissioner Proulx, carried by a 3-0 vote, to approve the Regular Meeting held on September 18, 2025.

PUBLIC HEARINGS

- A. **PRESENTATION/PUBLIC HEARING/RECOMMENDATION OF APPROVAL/DISAPPROVAL /APPROVAL WITH CONDITIONS** for an Anthem at Merrill Ranch Preliminary Plat for the re-lotting of Unit 72, located west of Felix Road and north of Sun City Boulevard (PZ-25-78).

On a motion by Commissioner Wooley, seconded by Commissioner Proulx, carried by a 3-0 vote, to approve the Anthem at Merrill Ranch Preliminary Plat for the re-lotting of Unit 72 (Case PZ-25-78).

- B. **PRESENTATION/PUBLIC HEARING/RECOMMENDATION OF APPROVAL/DISAPPROVAL /APPROVAL WITH CONDITIONS** for a Minor General Plan Amendment for MDI Rock Project (PZ-25-72).

On a motion by Commissioner Proulx, seconded by Commissioner Wooley, carried by a 3-0 vote, to forward a recommendation of approval to the Town Council for the proposed Minor General Plan Amendment for the MDI Rock Project (Case PZ-25-72).

- C. **PRESENTATION/PUBLIC HEARING/RECOMMENDATION OF APPROVAL/DISAPPROVAL /APPROVAL WITH CONDITIONS** for a Major Planned Unit Development Amendment for the Skyview Farms PUD (PZ-25-26).

On a motion by Commissioner Proulx, seconded by Commissioner Wooley, carried by a 3-0 vote, to forward a recommendation of approval to the Town Council for the proposed Major Planned Unit Development Amendment for the Skyview Farms PUD (Case PZ-25-26), with the following conditions:

- 1. The development of the subject site shall be in conformance with the Skyview Farms Planned Unit Development (PUD), and is subject to all applicable Town of Florence codes, ordinances, building and fire codes, and engineering standards and requirements.**
- 2. Any development issues not specifically addressed within the Skyview Farms PUD shall be governed by the prevailing Florence Development Code. If a conflict exists between the Skyview Farms PUD standards and the Florence Development Code, the more restrictive standard shall apply.**
- 3. The approval of the Major Planned Unit Development Amendment to the Skyview Farms PUD will be contingent on the Town Council's approval of the Skyview Farms Annexation.**
- 4. The applicant will work with staff to finalize how the Skyview Farms Amendment will be documented.**
- 5. Access locations from Arizona Farms and internal circulation plans must be reviewed and approved by the Town of Florence Technical Advisory Committee prior to submittal of engineering plans. Engineering plans must be reviewed and approved by the Town Engineering prior to approval of the subdivision plat(s).**

6. Any additional stipulations deemed appropriate/necessary by the Planning and Zoning Commission/Town Council.

OLD BUSINESS

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

DIRECTOR'S REPORT:

- A. Landscape Code Amendment
- B. Development Update
- C. Hunt Highway Development Update

CALL TO THE COMMISSION- CURRENT EVENTS ONLY:

ADJOURNMENT:

On a motion by Commissioner Wooley, seconded by Commissioner Proulx, carried by a 3-0 vote, to adjourn the meeting at 7:14 PM.

Posted this 3rd day of October 2025, on the Town of Florence website at www.florenceaz.gov by Patricia Buchanan, Deputy Town Clerk.