

**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 1st and 3rd
Thursdays

Thursday, October 2, 2025

6:00 PM

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, October 2, 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 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/88567654062?pwd=AFabmdnpUvzIzpwXUc9iWS23zdQ9n3.1>

Join via Telephone:

Phone: +1 253 205 0468 US or +1 669 444 9171 US

Webinar ID: 885 6765 4062

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 September 4, 2025.

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

6. PUBLIC HEARINGS

A. PRESENTATION/PUBLIC HEARING/ 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).

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

7. 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.

8. DIRECTOR'S REPORT:

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

9. CALL TO THE COMMISSION- CURRENT EVENTS ONLY:

10. 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 SEPTEMBER 30, 2025, BY PATRICIA BUCHANAN, DEPUTY TOWN CLERK, AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA, AND AT 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. *****