

**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, SEPTEMBER 18, 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	Present
Commissioner Proulx	Absent
Commissioner Leaman	Present
Commissioner Wooley	Present

Note: Council Liaison Adam was present.

Staff: Maricella Benitez, AJ Monroe, and Cliff Mattice.

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: The minutes from the September 4, 2025, meeting are not available for review yet.

PUBLIC HEARINGS

- A. PRESENTATION/PUBLIC HEARING/RECOMMENDATION OF APPROVAL/DISAPPROVAL /APPROVAL WITH CONDITIONS** for the proposed Major General Plan Amendment for the Rankin Farm Mining project (Case PZ-25-38). The request is to change the current 2022 Florence General Plan Place Types of Suburban Neighborhood, Highway Mixed Use, and Open Space Place Types to an Industry District Place Type and expand the Aggregate Resources Overlay across the site. This amendment is necessary to support the expansion of the existing sand and gravel mining operation from approximately 60 acres to approximately 250 acres across several privately owned parcels. The site is located between

the northern bank of the Gila River and south of Hunt Hwy and the North Side Canal, and approximately ½ mile west of Pinal Parkway.

On a motion by Vice-Chair DeRosa, seconded by Commissioner Leaman, carried by a 4-0 vote, to forward a recommendation of approval to the Town Council for the proposed Major General Plan Amendment for the Rankin Farm Mining project (Case PZ-25-38).

B. PRESENTATION/PUBLIC HEARING/RECOMMENDATION OF APPROVAL/DISAPPROVAL /APPROVAL WITH CONDITIONS of the proposed Major General Plan Amendment for the Dobson Farms East project (Case PZ-25-55). The request is to change approximately 239 acres of the existing ±1,810-acre Dobson Farms master planned community from the current Suburban Neighborhood Place Type in the 2022 Florence General Plan to the Industry District Place Type. This amendment is necessary to support a concurrent Major Planned Unit Development (PUD) amendment for a plan featuring general industrial and data center uses. The site is located at the northeast corner of Arizona Farms Road and Attaway Road.

On a motion by Commissioner Leaman, seconded by Commissioner Wooley, carried by a 4-0 vote, to forward a recommendation of approval to the Town Council for the proposed Major General Plan Amendment for the Dobson Farms East project (Case PZ-25-55).

C. PRESENTATION/PUBLIC HEARING/RECOMMENDATION OF APPROVAL/DISAPPROVAL /APPROVAL WITH CONDITIONS of the proposed Major General Plan Amendment for the Dobson Farms West project (Case PZ-25-56). The request is to change approximately 600 acres of the existing ±1,810-acre Dobson Farms master planned community from the current Suburban Neighborhood Place Type in the 2022 Florence General Plan to the Industry District Place Type. This amendment is necessary to support a concurrent Major Planned Unit Development (PUD) amendment for a plan featuring general industrial and data center uses. The site is located at the northwest corner of Arizona Farms Road and Attaway Road.

On a motion by Commissioner Wooley, seconded by Commissioner Leaman, carried by a 4-0 vote, to forward a recommendation of approval to the Town Council for the proposed Major General Plan Amendment for the Dobson Farms West project (Case PZ-25-56).

D. PRESENTATION/PUBLIC HEARING/RECOMMENDATION OF APPROVAL/DISAPPROVAL /APPROVAL WITH CONDITIONS for the proposed Major General Plan Amendment for the Florence Tech Park at Dobson Farms (Case PZ-25-34). The request is to change an approximately 780-acre portion of the existing ±1,810-acre Dobson Farms master planned community from the current Suburban Neighborhood Place Type in the 2022 Florence General Plan to the Industry District Place Type. The proposed site is generally located at the southeast corner of Judd Road and Attaway Road.

On a motion by Commissioner Wooley, seconded by Vice-Chair DeRosa, carried by a 4-0 vote, to forward a recommendation of approval to the Town Council for the proposed Major General Plan Amendment for the Florence Tech Park at Dobson Farms (Case PZ-25-34).

- E. **PRESENTATION/PUBLIC HEARING/RECOMMENDATION OF APPROVAL/DISAPPROVAL /APPROVAL WITH CONDITIONS** for the proposed Major Planned Unit Development Amendment to the Dobson Farms PUD for approximately 780-acre portion of the existing ±1,810 acres at the southeast corner of Judd Road and Attaway Road (PZ-25-35). This amendment is meant to create separate standards for the Florence Tech Park section of the Dobson Farms development, while the remaining 1,030 acres shall remain as-is with the opportunity to develop under the existing Dobson Farms PUD entitlements or pursue separate amendments.

On a motion by Commissioner Leaman, seconded by Vice-Chair DeRosa, carried by a 4-0 vote, to forward a recommendation of approval to the Town Council for the proposed Major Planned Unit Development Amendment to the Dobson Farms PUD for the Florence Tech Park (PZ-25-35), with the following conditions:

- 1. The approval of the Major Planned Unit Development Amendment to the Dobson Farms PUD will be contingent on the Town Council's approval of the Florence Tech Park Major General Plan Amendment.**
- 2. The applicant will work with staff to finalize how the Florence Tech Park overlay will be documented in the Dobson Farms PUD.**
- 3. Clarification of “best practices” on the Architectural Guidelines on Page 28 of the narrative.**

NEW BUSINESS

- A. **PRESENTATION/RECOMMENDATION OF COMPLIANCE TO THE GENERAL PLAN** to the Town Council for the proposed Redevelopment Plan Amendment to expand the Redevelopment boundary to include the “Gateway District.”

On a motion by Commissioner Wooley, seconded by Commissioner Leaman, carried by a 4-0 vote, to forward a recommendation of compliance to the General Plan to the Town Council for the proposed Redevelopment Plan amendment to expand the Redevelopment boundary to include the “Gateway District.”

- B. **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 second Monday of each month.

DIRECTOR’S REPORT:

- A. Santan Valley Incorporation Update**
- B. Landscape Code Amendment**
- C. Development Update**

CALL TO THE COMMISSION- CURRENT EVENTS ONLY:

ADJOURNMENT:

On a motion by Chairman Frost, seconded by Commissioner Wooley, carried by a 4-0 vote, to adjourn the meeting at 8:03 PM.

Posted this 19th day of September 2025, on the Town of Florence website at www.florenceaz.gov by Patricia Buchanan, Deputy Town Clerk.