

**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, September 18, 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, September 18, 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/85925072702?pwd=41kZNmtXJzjexujmL9XvByi5kg1Z1L.1>

Join via Telephone:

Phone: +1 (719) 359 4580 US or +1 (253) 205 0468 US

Webinar ID: 859 2507 2702

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. MINUTE APPROVAL

A. The minutes from the September 4, 2025 meeting are not available at this time.

6. 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.
- 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.
- 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.

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.

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.

7. 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.”

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.

8. DIRECTOR’S REPORT:

- A. Santan Valley Incorporation Update
- B. Landscape Code Amendment
- C. 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 15, 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. *****