



# City of Florence

600 West 3<sup>rd</sup> Street  
 Florence, Colorado 81226  
 (719) 784-4848 Fax (719) 784-0228  
 Email: [planning@florencecolorado.org](mailto:planning@florencecolorado.org)

## FLORENCE PLANNING COMMISSION MEETING MINUTES

THURSDAY, AUGUST 15, 2024

5:30 P.M.

Commissioners	Present	Absent
Chair Beth Lenz	X	
Planning Commissioner Brandon Angel	X	
Planning Commissioner Kirk Nelson	X	
Planning Commissioner Tabby Selakovich	X	
Planning Commissioner Paul Villagrana	X	
City Council Representative Mergelman	X	

Staff Present	Present	Absent
Planning Director Fox	X	
City Manager Nasta	X	

**I. Call to Order**

Chair Lenz calls the meeting to order at 5:30 p.m.

**II. Roll Call**

All Commissioners present.

Council Representative Mergelman present.

**III. Approval of the Minutes from the July 18, 2024 Meeting**

Commissioner Villagrana makes a motion to approve the meeting minutes from July 18, 2024.

Seconded by Commissioner Nelson.

**Roll Call:** 5 ayes The motion carries.

**IV. Old Business:**

**V. New Business:**

a) Public Hearing – RZ 24-002 – Suzanne Boyer and Zackery Bryan

Request to rezone property – CB – Central Business District Commercial to R-2 Low/Medium Density Residential lactated at 160 North Santa Fe Avenue.

- Planning Director states the rezone request is for property located at 160 North Santa Fe Avenue and is legally known as the South 57.2 feet of Lots 17 and 18, Block 1, James A.



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McCandless Addition. The applicant's reason from rezoning is that the property is now a residential unit. The adjacent properties are zoned CHB, CB and R-2. The Future Land Use map in the City's 2017 Master Plan shows the subject property is in the MU-D — Downtown Mixed Use. Chapters 17.68 and 17.64.150 outline the requirements for sidewalks, off-street parking, and landscaping due to the potential change in use. The timeline listed in the staff report was followed regarding public notification requirements. No response from the public has been received as of the date of the staff report.

- Chair Lenz opens the public hearing.
- Zackery Bryan states that Sue Boyer (also present) is the owner of the property, and it was purchased three years ago. Mr. Bryan states they intend to put the property in his name, but it is commercially zoned. Moving forward, any type of upgrading to the property or structure will fall under rules regarding commercial entities.
- Chair Lenz inquiries about property insurance issues.
- Mr. Bryan states that it has been an issue to get homeowners insurance for a commercially zoned property.
- Commissioner Nelson inquiries about the date the structure was built.
- Mr. Bryan states 1900.
- Commissioner Angel inquiries about the surrounding zoning and the CB zone district along 2<sup>nd</sup> Street.
- Planning Director states that the CB zone district was originally created to potentially expand the downtown area for more businesses.
- Chair Lenz asks for public comment.
- Chair Lenz closes the public hearing.

Commissioner Angel make the motion to that Based on the requirements delineated in Florence Municipal Code Chapter 17.76.100 – Rezoning policy and conditions, the rezone request for 160 North Santa Fe Avenue, and legally known as the South 57.2 feet of Lots 17 and 18, Block 1, James A. McCandless Addition - from CB – Central Business District Commercial to R-2 Low/Medium Density Residential shall be approved based on that the property was not properly zoned when the existing zoning was imposed and that there has been a material change in the neighborhood which justifies the requested zone change and recommend to City Council for a final decision.

Seconded by Commissioner Nelson.

**Roll Call:** 5 ayes The motion carries.

The meeting adjourned at 5:51 p.m.

By: \_\_\_\_\_  
Planning Commission Chair

Date: \_\_\_\_\_