



Planning & Zoning Board

Monday, February 03, 2025

City Hall Meeting Room,
6:00 PM
32669

25440 W Newberry Road, Newberry, FL

CALL TO ORDER

Mayor Marlowe called the meeting to order at 6:04 PM

APPROVAL OF AGENDA

Mayor Marlowe asked for approval of the Consent Agenda.

**Motion made by Board Member Erched to approve the Consent Agenda.
Seconded by Board Member Parker.**

**Voting Yea: Board Member Erched, Board Member Polo, Board Member
Parker.**

MOTION PASSED 3-0

QUORUM CHECK

Mayor	Jordan Marlowe
Board Members	Naim Erched Mellina Parker Anne Polo
City Manager	Mike New
City Attorney	Scott Walker
Staff: Director of Community Development Principal Planner Staff Assistant	Stacey Hectus Jean-Paul Perez Missy West-Claude
Absent Board Member Board Member	Donald Long Kathi Thomas

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Marlowe

CONSENT AGENDA

1. November 4, 2024, Planning & Zoning Board Meeting Minutes

Motion made by Board Member Erched to approve the Consent Agenda. Seconded by Board Member Polo.

Voting Yea: Board Member Erched, Board Member Polo, Board Member Parker

MOTION PASSED 3-0

PUBLIC HEARINGS AND ORDINANCES

2. Special Exception for Zeezenia Sofra, a Small-Scale Rural Event Center

Quasi-Judicial Public Hearing: Resolution 2025-SE 24-02, an application by Fawzy A. Ebrahim and Zaine K. Ebrahim, owners, for a special exception to establish a small-scale rural event center entitled Zeezenia Sofra in Agricultural (A) zoning district located at 28143 Southwest 46 Avenue on a site consisting of approximately 5.08 acres.

Mayor Marlowe reviewed the process and procedures of Quasi-Judicial Hearings.

Attorney Scott Walker read Resolution 2025-03/SE 24-02 by title only.

Mayor Marlowe asked for ex parte communication. There was none.

There was no third-party intervenor present.

Attorney Scott Walker swore in Stacey Hectus, Jean-Paul Perez, Fawzy A. Ebrahim, Monica LaRue, Maria Kelly, Greg Smith, Jeff Holcomb, and Joann Boss.

Principal Planner Jean-Paul Perez presented the staff overview and report with a PowerPoint presentation.

Applicant Fawzy A. Ebrahim presented the staff with a report and a PowerPoint presentation.

The Board asked questions. Discussion ensued.

Mayor Marlowe asked for public comments.

Speaking in favor of Dr. Ebrahim were Monica LaRue, Maria Kelly, Greg Smith, Jeff Holcomb, and Joann Boss.

Mayor Marlowe asked for cross examination from the applicant. Dr. Ebrahim declined.

Mayor Marlowe asked for cross examination from Principal Planner Perez. He declined.

Motion made by Board Member Polo for approval of Resolution 2025-03/SE 24-02. Seconded by Board Member Parker.

Voting Yea: Board Member Erched, Board Member Polo, and Board Member Parker

MOTION PASSED 3-0

AGENDA ITEMS

3. Re-appointment of Planning & Zoning Board Members

Director Hectus explained the re-appointment of the Planning & Zoning Board members to the Mayor and the Board members. One-year extension of Board members Long, Polo and Thomas through 4/26. She will bring back new appointees after the April election for the terms up 4/25.

Mayor Marlowe asked for comments from the Board. There were none.

Mayor Marlowe asked for public comment. There was none.

TOPICS FROM MEMBERS FOR DISCUSSION

Mayor Marlowe and Board Members Parker, Polo, and Erched made announcements.

MEETING ADJOURNMENT

The meeting was adjourned at 6:59 PM