



# Board of Adjustment Minutes

February 10, 2025  
7:05 PM

25440 West Newberry Road,  
Newberry, Florida 32669

## QUORUM CHECK

Chair

Jordan Marlowe

Board Members

Commissioner Mark Clark

Commissioner Rick Coleman

Commissioner Monty Farnsworth

Commissioner Tim Marden

Commissioner Tony Mazon

City Manager

Mike New

City Clerk

Judy Rice

City Attorney

Scott Walker

Staff:

Assistant City Manager/CFO

Dallas Lee

Director of Community Development

Stacey Hectus

Principal Planner

Jean-Paul W. Perez

Executive Assistant

Randa Paul

## CALL TO ORDER

Chair Marlowe called the meeting to order at 9:09 PM.

## APPROVAL OF AGENDA

**Motion to Approve Agenda as published was made by  
Board Member Mazon, Seconded by Board Member  
Coleman.**

Chair Marlowe asked for public comment. There was none.

**Voting Yea: Board Member Clark, Board Member Coleman,  
Board Member Farnsworth, Board Member Marden, Board  
Member Mazon**

**MOTION PASSED 5-0**

## CONSENT AGENDA

**Motion to Approve the Consent Agenda made by Board  
Member Mazon, Seconded by Board Member Coleman.**



**Voting Yea: Board Member Clark, Board Member Coleman,  
Board Member Farnsworth, Board Member Marden, Board  
Member Mazon**

**MOTION PASSED 5-0**

**1. November 25, 2024, Board of Adjustment Meeting Minutes**

**PUBLIC HEARINGS AND ORDINANCES**

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

***Quasi-Judicial Public Hearing: Resolution 2025-03/SE 24-02, an application by Fawzy A. Ebrahim and Zaineb K. Ebrahim, owners, for a special exception to establish a small-scale rural event center entitled Zeezenia Sofra in the Agricultural (A) zoning district located at 28143 Southwest 46 Avenue on a site consisting of approximately 5.08 acres.***

Chair Marlowe reviewed the quasi-judicial procedures and read through the presentation order.

Attorney Walker read Resolution 2025-03 by title only.

Clerk Rice swore in Director of Community Development Stacey Hectus, Principal Planner Jean-Paul W. Perez, and owners Fawzy Ebrahim and Zaineb Ebrahim.

Chair Marlowe asked for ex parte communication on the application.

**ROLL CALL**

**Board Member Clark: NONE**

**Board Member Coleman: NONE**

**Board Member Farnsworth: NONE**

**Board Member Marden: NONE**

**Board Member Mazon: NONE**

Principal Planner Perez presented a PowerPoint of the staff overview of the application.

Fawzy Ebrahim spoke.

Principal Planner Perez presented a PowerPoint of the staff recommendation for the application.

There was no third-party intervenor present.

Chair Marlowe asked for public comment, there was none.

There was no cross examination.

Discussion ensued.

Principal Planner Perez responded to questions from the dais.

There were no final arguments.



Attorney Walker advised the Board of Adjustment that their decision must be based upon substantial and competent evidence.

**Motion to Approve Resolution 2025-03 with staff's recommended conditions was made by Board Member Mazon, Seconded by Board Member Coleman.**

Chair Marlowe asked for public comment. There was none.

**Voting Yea: Board Member Clark, Board Member Coleman, Board Member Farnsworth, Board Member Marden, Board Member Mazon**

**MOTION PASSED 5-0**

### **MEETING ADJOURNMENT**

The meeting was adjourned at 9:42 PM.

Signed and approved on this 23rd day of June 2025.

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Timothy R. Marden, Chair

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Judy S. Rice, City Clerk