

Date: _____

Application #: _____

TDU Ordinance
Application to
Create Sending Zone Density Units from Your Property
Article XX., Sec. 3-5-425 to 3-5-435, County Code

Have you had a Pre-petition Meeting yet?

If **NO**, call the following number to schedule a meeting - 941-743-1242. A Pre-petition Meeting is required prior to submitting this application.

If **YES**, attach a copy of the letter from staff summarizing the meeting.

The County will only process this application if the applicant is also the owner of the Sending Zone (SZ) property. An affidavit from each owner of the property consenting to the application for certification is required. The affidavit form is attached to this application.

Submit one paper copy of the application and a disc containing a copy of the application in PDF format to the Growth Management Department. (Any changes or additions to the application will require you to resubmit the PDF document)

APPLICANT INFORMATION

Applicant's: (add an attachment to the application if there is more than one owner and include % interest of each owner)

Name: Sajida Y. Khudairi

Mailing Address: 600 Washington St. APT 1

City: Wellesly

State: MA

Zip Code: 02482

Phone Number: 617-462-8408

Fax Number: _____

Agent's:

Name: Chuck Smith

Mailing Address: 1614 Colonial Blvd., #101

City: Fort Myers

State: FL

Zip Code: 33907

Phone Number: 239-826-3337

Fax Number: _____

Engineer/Surveyor's:

Name: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Phone Number: _____

Fax Number: _____

PE#/PLS# _____

SYK

CHECKLIST

- ☐ An affidavit from the property owner(s) of the proposed SZ property – use attached affidavit
 - ☐ Consent form from the mortgage holder if the property is under mortgage
- ☐ A copy of the most current deed or title to the proposed SZ property
- ☐ Legal description of the proposed SZ, with acreages
- ☐ A signed and sealed survey illustrating boundaries and all existing easements of the proposed SZ - if the proposed SZ consists of platted lots and there are no fractions of a lot, then you may satisfy this requirement by submitting a copy of the most recent plat map with the lot(s) outlined (you must still indicate easements or other encumbrances on the copy of the plat).
- ☐ Maps indicating the location of the proposed SZ (to scale)
- ☐ An Ownership and Encumbrance Report or other document of title issued by an attorney or a title insurance company which must be dated no later than two months prior to submittal of this application.
- ☐ A draft Covenant* –
 - ☐ Management plan, if required (Subsection 3-5-432(c)),
- ☐ A narrative indicating the Base Density (see Section 3-5-427, definitions) of the SZ and describing how the calculation was derived, including an indication of how any Encumbrances as identified per Subsection 3-5-429(b)(2)(iv) affect this Base Density; a statement of the number Density Units requested to be transferred from the property and the number of Density Units requested to be retained.
- ☐ If the property is located in the Coastal High Hazard Area, a boundary map of the property with the storm surge zones illustrated upon the map along with an indication of the acreage of each associated storm surge. If there are VE and AE flood zones, these shall also be illustrated on the map. Any Encumbrances must be subtracted from the whole.
- ☐ If required, maps and surveys of the property illustrating the existing land cover using Level 3 Florida Land Use Cover and Forms Classification system, locations of heritage trees and listed flora a fauna species..
- ☐ An application fee (\$655), made out to the Charlotte County Board of County Commissioners
- ☐ Pre-application letter

*The Covenant must be signed and notarized prior to the Board of County Commissioners (BCC) hearing. This is one of the standards for approval of the petition by the BCC. In the event the petition is approved, the petitioner is required to file the Covenant with the Clerk of the Circuit Court. The petitioner is required to pay the cost of the filing fee. A certified copy must be given to the TDU program administrator for scanning before you will receive your Certificate.

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the

☒ fee owner

☐ part owner (% of ownership -)

of the property described and which is the subject matter of this application; that I request to have Density Units severed from the property; that I consent to the County initiating and taking action to modify the FLUM designation, and/or Zoning District as appropriate to reflect the reduced density permitted on the proposed SZ; that I consent to a vacation of the plat, as necessary, and agree to supply a boundary survey and utility easements as required; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application.

MA SB
STATE OF ~~MASSACHUSETTS~~ ^{SB} NORFOLK COUNTY OF ~~CHARLOTTE~~ ^{Norfolk}

The foregoing instrument was acknowledged before me, by means of a physical presence or an online notarization, this 15th day of November 2024, by Sajida Khudairi who is personally known to me or who has produced MA Driver's License identification and who did or did not take an oath.

(circle one)

Nirukshi S. Bogam
Notary Public Signature

Sajida Y. Khudairi
Signature of Applicant

Nirukshi S. Bogamwa
Notary Printed Signature

Sajida Y. Khudairi
Printed Signature of Applicant

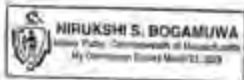
Notary Public
Title

600 Washington St, Apt #1
Address

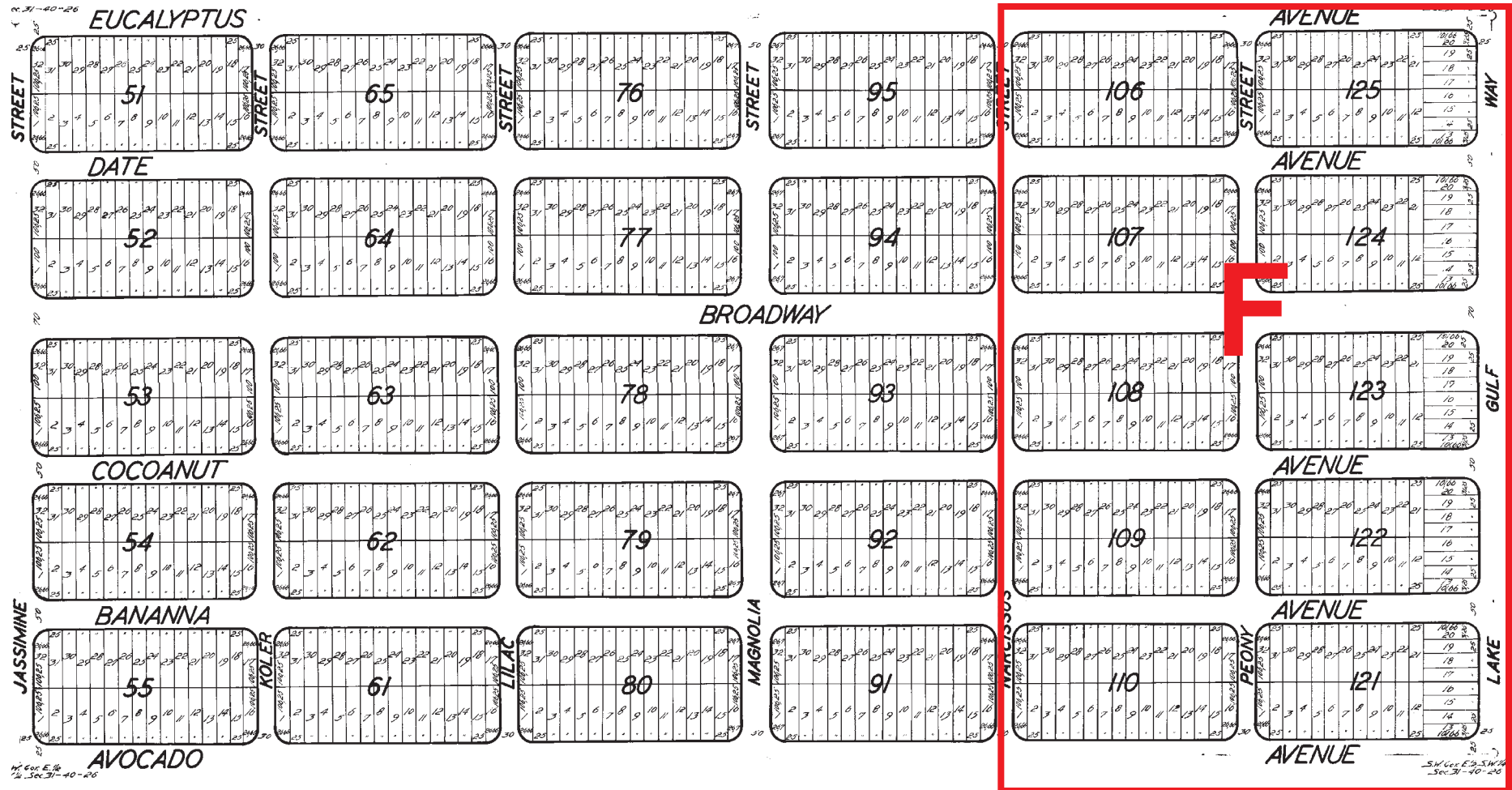
N/A
Commission Code

Wellesley, MA 02482
City, State, Zip

617-462-8408
Telephone Number



SECTION F



NOTE:-
Radii on Block corners 25ft
Dimensions on Corner Lots
are to Block line intersections.

SECTION F		DIXIE ESTATES SUBDIVISION					
BLOCK 106							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00D 0106 0001	N/A	1	0.06485	2,824.9	26.6	106.2
2	DCE 00D 0106 0002	N/A	1	0.06095	2,655.0	25	106.2
3	DCE 00D 0106 0003	N/A	1	0.06095	2,655.0	25	106.2
4	DCE 00D 0106 0004	N/A	1	0.06095	2,655.0	25	106.2
5	DCE 00D 0106 0005	N/A	1	0.06095	2,655.0	25	106.2
6	DCE 00D 0106 0006	N/A	1	0.06095	2,655.0	25	106.2
7	DCE 00D 0106 0007	N/A	1	0.06095	2,655.0	25	106.2
8	DCE 00D 0106 0008	N/A	1	0.06095	2,655.0	25	106.2
9	DCE 00D 0106 0009	N/A	1	0.06095	2,655.0	25	106.2
10	DCE 00D 0106 0010	N/A	1	0.06095	2,655.0	25	106.2
11	DCE 00D 0106 0011	N/A	1	0.06095	2,655.0	25	106.2
12	DCE 00D 0106 0012	N/A	1	0.06095	2,655.0	25	106.2
13	DCE 00D 0106 0013	N/A	1	0.06095	2,655.0	25	106.2
14	DCE 00D 0106 0014	N/A	1	0.06095	2,655.0	25	106.2
15	DCE 00D 0106 0015	N/A	1	0.06095	2,655.0	25	106.2
16	DCE 00D 0106 0016	N/A	1	0.06485	2,824.9	26.6	106.2
17	DCE 00D 0106 0017	N/A	1	0.06485	2,824.9	26.6	106.2
18	DCE 00D 0106 0018	N/A	1	0.06095	2,655.0	25	106.2
19	DCE 00D 0106 0019	N/A	1	0.06095	2,655.0	25	106.2
20	DCE 00D 0106 0020	N/A	1	0.06095	2,655.0	25	106.2
21	DCE 00D 0106 0021	N/A	1	0.06095	2,655.0	25	106.2
22	DCE 00D 0106 0022	N/A	1	0.06095	2,655.0	25	106.2
23	DCE 00D 0106 0023	N/A	1	0.06095	2,655.0	25	106.2
24	DCE 00D 0106 0024	N/A	1	0.06095	2,655.0	25	106.2
25	DCE 00D 0106 0025	N/A	1	0.06095	2,655.0	25	106.2
26	DCE 00D 0106 0026	N/A	1	0.06095	2,655.0	25	106.2
27	DCE 00D 0106 0027	N/A	1	0.06095	2,655.0	25	106.2
28	DCE 00D 0106 0028	N/A	1	0.06095	2,655.0	25	106.2
29	DCE 00D 0106 0029	N/A	1	0.06095	2,655.0	25	106.2
30	DCE 00D 0106 0030	N/A	1	0.06095	2,655.0	25	106.2
31	DCE 00D 0106 0031	N/A	1	0.06095	2,655.0	25	106.2
32	DCE 00D 0106 0032	N/A	1	0.06485	2,824.9	26.6	106.2

SECTION F		DIXIE ESTATES SUBDIVISION					
BLOCK 107							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00D 0107 0001	N/A	1	0.06107	2,660.0	26.6	100
2	DCE 00D 0107 0002	N/A	1	0.05739	2,500.0	25	100
3	DCE 00D 0107 0003	N/A	1	0.05739	2,500.0	25	100
4	DCE 00D 0107 0004	N/A	1	0.05739	2,500.0	25	100
5	DCE 00D 0107 0005	N/A	1	0.05739	2,500.0	25	100
6	DCE 00D 0107 0006	N/A	1	0.05739	2,500.0	25	100
7	DCE 00D 0107 0007	N/A	1	0.05739	2,500.0	25	100
8	DCE 00D 0107 0008	N/A	1	0.05739	2,500.0	25	100
9	DCE 00D 0107 0009	N/A	1	0.05739	2,500.0	25	100
10	DCE 00D 0107 0010	N/A	1	0.05739	2,500.0	25	100
11	DCE 00D 0107 0011	N/A	1	0.05739	2,500.0	25	100
12	DCE 00D 0107 0012	N/A	1	0.05739	2,500.0	25	100
13	DCE 00D 0107 0013	N/A	1	0.05739	2,500.0	25	100
14	DCE 00D 0107 0014	N/A	1	0.05739	2,500.0	25	100
15	DCE 00D 0107 0015	N/A	1	0.05739	2,500.0	25	100
16	DCE 00D 0107 0016	N/A	1	0.06107	2,660.0	26.6	100
17	DCE 00D 0107 0017	N/A	1	0.06485	2,824.9	26.6	106.2
18	DCE 00D 0107 0018	N/A	1	0.06095	2,655.0	25	106.2
19	DCE 00D 0107 0019	N/A	1	0.06095	2,655.0	25	106.2
20	DCE 00D 0107 0020	N/A	1	0.06095	2,655.0	25	106.2
21	DCE 00D 0107 0021	N/A	1	0.06095	2,655.0	25	106.2
22	DCE 00D 0107 0022	N/A	1	0.06095	2,655.0	25	106.2
23	DCE 00D 0107 0023	N/A	1	0.06095	2,655.0	25	106.2
24	DCE 00D 0107 0024	N/A	1	0.06095	2,655.0	25	106.2
25	DCE 00D 0107 0025	N/A	1	0.06095	2,655.0	25	106.2
26	DCE 00D 0107 0026	N/A	1	0.06095	2,655.0	25	106.2
27	DCE 00D 0107 0027	N/A	1	0.06095	2,655.0	25	106.2
28	DCE 00D 0107 0028	N/A	1	0.06095	2,655.0	25	106.2
29	DCE 00D 0107 0029	N/A	1	0.06095	2,655.0	25	106.2
30	DCE 00D 0107 0030	N/A	1	0.06095	2,655.0	25	106.2
31	DCE 00D 0107 0031	N/A	1	0.06095	2,655.0	25	106.2
32	DCE 00D 0107 0032	N/A	1	0.06485	2,824.9	26.6	106.2

SECTION F		DIXIE ESTATES SUBDIVISION					
BLOCK 108							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00D 0108 0001	N/A	1	0.06485	2,824.9	26.6	106.2
2	DCE 00D 0108 0002	N/A	1	0.06095	2,655.0	25	106.2
3	DCE 00D 0108 0003	N/A	1	0.06095	2,655.0	25	106.2
4	DCE 00D 0108 0004	N/A	1	0.06095	2,655.0	25	106.2
5	DCE 00D 0108 0005	N/A	1	0.06095	2,655.0	25	106.2
6	DCE 00D 0108 0006	N/A	1	0.06095	2,655.0	25	106.2
7	DCE 00D 0108 0007	N/A	1	0.06095	2,655.0	25	106.2
8	DCE 00D 0108 0008	N/A	1	0.06095	2,655.0	25	106.2
9	DCE 00D 0108 0009	N/A	1	0.06095	2,655.0	25	106.2
10	DCE 00D 0108 0010	N/A	1	0.06095	2,655.0	25	106.2
11	DCE 00D 0108 0011	N/A	1	0.06095	2,655.0	25	106.2
12	DCE 00D 0108 0012	N/A	1	0.06095	2,655.0	25	106.2
13	DCE 00D 0108 0013	N/A	1	0.06095	2,655.0	25	106.2
14	DCE 00D 0108 0014	N/A	1	0.06095	2,655.0	25	106.2
15	DCE 00D 0108 0015	N/A	1	0.06095	2,655.0	25	106.2
16	DCE 00D 0108 0016	N/A	1	0.06485	2,824.9	26.6	106.2
17	DCE 00D 0108 0017	N/A	1	0.06107	2,660.0	26.6	100
18	DCE 00D 0108 0018	N/A	1	0.05739	2,500.0	25	100
19	DCE 00D 0108 0019	N/A	1	0.05739	2,500.0	25	100
20	DCE 00D 0108 0020	N/A	1	0.05739	2,500.0	25	100
21	DCE 00D 0108 0021	N/A	1	0.05739	2,500.0	25	100
22	DCE 00D 0108 0022	N/A	1	0.05739	2,500.0	25	100
23	DCE 00D 0108 0023	N/A	1	0.05739	2,500.0	25	100
24	DCE 00D 0108 0024	N/A	1	0.05739	2,500.0	25	100
25	DCE 00D 0108 0025	N/A	1	0.05739	2,500.0	25	100
26	DCE 00D 0108 0026	N/A	1	0.05739	2,500.0	25	100
27	DCE 00D 0108 0027	N/A	1	0.05739	2,500.0	25	100
28	DCE 00D 0108 0028	N/A	1	0.05739	2,500.0	25	100
29	DCE 00D 0108 0029	N/A	1	0.05739	2,500.0	25	100
30	DCE 00D 0108 0030	N/A	1	0.05739	2,500.0	25	100
31	DCE 00D 0108 0031	N/A	1	0.05739	2,500.0	25	100
32	DCE 00D 0108 0032	N/A	1	0.06107	2,660.0	26.6	100

SECTION F		DIXIE ESTATES SUBDIVISION					
BLOCK 109							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00D 0109 0001	N/A	1	0.06485	2,824.9	26.6	106.2
2	DCE 00D 0109 0002	N/A	1	0.06095	2,655.0	25	106.2
3	DCE 00D 0109 0003	N/A	1	0.06095	2,655.0	25	106.2
4	DCE 00D 0109 0004	N/A	1	0.06095	2,655.0	25	106.2
5	DCE 00D 0109 0005	N/A	1	0.06095	2,655.0	25	106.2
6	DCE 00D 0109 0006	N/A	1	0.06095	2,655.0	25	106.2
7	DCE 00D 0109 0007	N/A	1	0.06095	2,655.0	25	106.2
8	DCE 00D 0109 0008	N/A	1	0.06095	2,655.0	25	106.2
9	DCE 00D 0109 0009	N/A	1	0.06095	2,655.0	25	106.2
10	DCE 00D 0109 0010	N/A	1	0.06095	2,655.0	25	106.2
11	DCE 00D 0109 0011	N/A	1	0.06095	2,655.0	25	106.2
12	DCE 00D 0109 0012	N/A	1	0.06095	2,655.0	25	106.2
13	DCE 00D 0109 0013	N/A	1	0.06095	2,655.0	25	106.2
14	DCE 00D 0109 0014	N/A	1	0.06095	2,655.0	25	106.2
15	DCE 00D 0109 0015	N/A	1	0.06095	2,655.0	25	106.2
16	DCE 00D 0109 0016	N/A	1	0.06485	2,824.9	26.6	106.2
17	DCE 00D 0109 0017	N/A	1	0.06485	2,824.9	26.6	106.2
18	DCE 00D 0109 0018	N/A	1	0.06095	2,655.0	25	106.2
19	DCE 00D 0109 0019	N/A	1	0.06095	2,655.0	25	106.2
20	DCE 00D 0109 0020	N/A	1	0.06095	2,655.0	25	106.2
21	DCE 00D 0109 0021	N/A	1	0.06095	2,655.0	25	106.2
22	DCE 00D 0109 0022	N/A	1	0.06095	2,655.0	25	106.2
23	DCE 00D 0109 0023	N/A	1	0.06095	2,655.0	25	106.2
24	DCE 00D 0109 0024	N/A	1	0.06095	2,655.0	25	106.2
25	DCE 00D 0109 0025	N/A	1	0.06095	2,655.0	25	106.2
26	DCE 00D 0109 0026	N/A	1	0.06095	2,655.0	25	106.2
27	DCE 00D 0109 0027	N/A	1	0.06095	2,655.0	25	106.2
28	DCE 00D 0109 0028	N/A	1	0.06095	2,655.0	25	106.2
29	DCE 00D 0109 0029	N/A	1	0.06095	2,655.0	25	106.2
30	DCE 00D 0109 0030	N/A	1	0.06095	2,655.0	25	106.2
31	DCE 00D 0109 0031	N/A	1	0.06095	2,655.0	25	106.2
32	DCE 00D 0109 0032	N/A	1	0.06485	2,824.9	26.6	106.2

SECTION F		DIXIE ESTATES SUBDIVISION					
BLOCK 110							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00D 0110 0001	N/A	1	0.06485	2,824.9	26.6	106.2
2	DCE 00D 0110 0002	N/A	1	0.06095	2,655.0	25	106.2
3	DCE 00D 0110 0003	N/A	1	0.06095	2,655.0	25	106.2
4	DCE 00D 0110 0004	N/A	1	0.06095	2,655.0	25	106.2
5	DCE 00D 0110 0005	N/A	1	0.06095	2,655.0	25	106.2
6	DCE 00D 0110 0006	N/A	1	0.06095	2,655.0	25	106.2
7	DCE 00D 0110 0007	N/A	1	0.06095	2,655.0	25	106.2
8	DCE 00D 0110 0008	N/A	1	0.06095	2,655.0	25	106.2
9	DCE 00D 0110 0009	N/A	1	0.06095	2,655.0	25	106.2
10	DCE 00D 0110 0010	N/A	1	0.06095	2,655.0	25	106.2
11	DCE 00D 0110 0011	N/A	1	0.06095	2,655.0	25	106.2
12	DCE 00D 0110 0012	N/A	1	0.06095	2,655.0	25	106.2
13	DCE 00D 0110 0013	N/A	1	0.06095	2,655.0	25	106.2
14	DCE 00D 0110 0014	N/A	1	0.06095	2,655.0	25	106.2
15	DCE 00D 0110 0015	N/A	1	0.06095	2,655.0	25	106.2
16	DCE 00D 0110 0016	N/A	1	0.06485	2,824.9	26.6	106.2
17	DCE 00D 0110 0017	N/A	1	0.06485	2,824.9	26.6	106.2
18	DCE 00D 0110 0018	N/A	1	0.06095	2,655.0	25	106.2
19	DCE 00D 0110 0019	N/A	1	0.06095	2,655.0	25	106.2
20	DCE 00D 0110 0020	N/A	1	0.06095	2,655.0	25	106.2
21	DCE 00D 0110 0021	N/A	1	0.06095	2,655.0	25	106.2
22	DCE 00D 0110 0022	N/A	1	0.06095	2,655.0	25	106.2
23	DCE 00D 0110 0023	N/A	1	0.06095	2,655.0	25	106.2
24	DCE 00D 0110 0024	N/A	1	0.06095	2,655.0	25	106.2
25	DCE 00D 0110 0025	N/A	1	0.06095	2,655.0	25	106.2
26	DCE 00D 0110 0026	N/A	1	0.06095	2,655.0	25	106.2
27	DCE 00D 0110 0027	N/A	1	0.06095	2,655.0	25	106.2
28	DCE 00D 0110 0028	N/A	1	0.06095	2,655.0	25	106.2
29	DCE 00D 0110 0029	N/A	1	0.06095	2,655.0	25	106.2
30	DCE 00D 0110 0030	N/A	1	0.06095	2,655.0	25	106.2
31	DCE 00D 0110 0031	N/A	1	0.06095	2,655.0	25	106.2
32	DCE 00D 0110 0032	N/A	1	0.06485	2,824.9	26.6	106.2

SECTION F		DIXIE ESTATES SUBDIVISION					
BLOCK 121							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00D 0121 0001	N/A	1	0.06485	2,824.9	26.6	106.2
2	DCE 00D 0121 0002	N/A	1	0.06095	2,655.0	25	106.2
3	DCE 00D 0121 0003	N/A	1	0.06095	2,655.0	25	106.2
4	DCE 00D 0121 0004	N/A	1	0.06095	2,655.0	25	106.2
5	DCE 00D 0121 0005	N/A	1	0.06095	2,655.0	25	106.2
6	DCE 00D 0121 0006	N/A	1	0.06095	2,655.0	25	106.2
7	DCE 00D 0121 0007	N/A	1	0.06095	2,655.0	25	106.2
8	DCE 00D 0121 0008	N/A	1	0.06095	2,655.0	25	106.2
9	DCE 00D 0121 0009	N/A	1	0.06095	2,655.0	25	106.2
10	DCE 00D 0121 0010	N/A	1	0.06095	2,655.0	25	106.2
11	DCE 00D 0121 0011	N/A	1	0.06095	2,655.0	25	106.2
12	DCE 00D 0121 0012	N/A	1	0.06095	2,655.0	25	106.2
13	DCE 00D 0121 0013	N/A	1	0.07277	3,169.9	31.2	101.6
14	DCE 00D 0121 0014	N/A	1	0.05831	2,540.0	25	101.6
15	DCE 00D 0121 0015	N/A	1	0.05831	2,540.0	25	101.6
16	DCE 00D 0121 0016	N/A	1	0.05831	2,540.0	25	101.6
17	DCE 00D 0121 0017	N/A	1	0.05831	2,540.0	25	101.6
18	DCE 00D 0121 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00D 0121 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00D 0121 0020	N/A	1	0.07277	3,169.9	31.2	101.6
21	DCE 00D 0121 0021	N/A	1	0.06095	2,655.0	25	106.2
22	DCE 00D 0121 0022	N/A	1	0.06095	2,655.0	25	106.2
23	DCE 00D 0121 0023	N/A	1	0.06095	2,655.0	25	106.2
24	DCE 00D 0121 0024	N/A	1	0.06095	2,655.0	25	106.2
25	DCE 00D 0121 0025	N/A	1	0.06095	2,655.0	25	106.2
26	DCE 00D 0121 0026	N/A	1	0.06095	2,655.0	25	106.2
27	DCE 00D 0121 0027	N/A	1	0.06095	2,655.0	25	106.2
28	DCE 00D 0121 0028	N/A	1	0.06095	2,655.0	25	106.2
29	DCE 00D 0121 0029	N/A	1	0.06095	2,655.0	25	106.2
30	DCE 00D 0121 0030	N/A	1	0.06095	2,655.0	25	106.2
31	DCE 00D 0121 0031	N/A	1	0.06095	2,655.0	25	106.2
32	DCE 00D 0121 0032	N/A	1	0.06485	2,824.9	26.6	106.2

SECTION F		DIXIE ESTATES SUBDIVISION					
BLOCK 122							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00D 0122 0001	N/A	1	0.06485	2,824.9	26.6	106.2
2	DCE 00D 0122 0002	N/A	1	0.06095	2,655.0	25	106.2
3	DCE 00D 0122 0003	N/A	1	0.06095	2,655.0	25	106.2
4	DCE 00D 0122 0004	N/A	1	0.06095	2,655.0	25	106.2
5	DCE 00D 0122 0005	N/A	1	0.06095	2,655.0	25	106.2
6	DCE 00D 0122 0006	N/A	1	0.06095	2,655.0	25	106.2
7	DCE 00D 0122 0007	N/A	1	0.06095	2,655.0	25	106.2
8	DCE 00D 0122 0008	N/A	1	0.06095	2,655.0	25	106.2
9	DCE 00D 0122 0009	N/A	1	0.06095	2,655.0	25	106.2
10	DCE 00D 0122 0010	N/A	1	0.06095	2,655.0	25	106.2
11	DCE 00D 0122 0011	N/A	1	0.06095	2,655.0	25	106.2
12	DCE 00D 0122 0012	N/A	1	0.06095	2,655.0	25	106.2
13	DCE 00D 0122 0013	N/A	1	0.07277	3,169.9	31.2	101.6
14	DCE 00D 0122 0014	N/A	1	0.05831	2,540.0	25	101.6
15	DCE 00D 0122 0015	N/A	1	0.05831	2,540.0	25	101.6
16	DCE 00D 0122 0016	N/A	1	0.05831	2,540.0	25	101.6
17	DCE 00D 0122 0017	N/A	1	0.05831	2,540.0	25	101.6
18	DCE 00D 0122 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00D 0122 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00D 0122 0020	N/A	1	0.07277	3,169.9	31.2	101.6
21	DCE 00D 0122 0021	N/A	1	0.06095	2,655.0	25	106.2
22	DCE 00D 0122 0022	N/A	1	0.06095	2,655.0	25	106.2
23	DCE 00D 0122 0023	N/A	1	0.06095	2,655.0	25	106.2
24	DCE 00D 0122 0024	N/A	1	0.06095	2,655.0	25	106.2
25	DCE 00D 0122 0025	N/A	1	0.06095	2,655.0	25	106.2
26	DCE 00D 0122 0026	N/A	1	0.06095	2,655.0	25	106.2
27	DCE 00D 0122 0027	N/A	1	0.06095	2,655.0	25	106.2
28	DCE 00D 0122 0028	N/A	1	0.06095	2,655.0	25	106.2
29	DCE 00D 0122 0029	N/A	1	0.06095	2,655.0	25	106.2
30	DCE 00D 0122 0030	N/A	1	0.06095	2,655.0	25	106.2
31	DCE 00D 0122 0031	N/A	1	0.06095	2,655.0	25	106.2
32	DCE 00D 0122 0032	N/A	1	0.06485	2,824.9	26.6	106.2

SECTION F		DIXIE ESTATES SUBDIVISION					
BLOCK 123							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00D 0123 0001	N/A	1	0.06485	2,824.9	26.6	106.2
2	DCE 00D 0123 0002	N/A	1	0.06095	2,655.0	25	106.2
3	DCE 00D 0123 0003	N/A	1	0.06095	2,655.0	25	106.2
4	DCE 00D 0123 0004	N/A	1	0.06095	2,655.0	25	106.2
5	DCE 00D 0123 0005	N/A	1	0.06095	2,655.0	25	106.2
6	DCE 00D 0123 0006	N/A	1	0.06095	2,655.0	25	106.2
7	DCE 00D 0123 0007	N/A	1	0.06095	2,655.0	25	106.2
8	DCE 00D 0123 0008	N/A	1	0.06095	2,655.0	25	106.2
9	DCE 00D 0123 0009	N/A	1	0.06095	2,655.0	25	106.2
10	DCE 00D 0123 0010	N/A	1	0.06095	2,655.0	25	106.2
11	DCE 00D 0123 0011	N/A	1	0.06095	2,655.0	25	106.2
12	DCE 00D 0123 0012	N/A	1	0.06095	2,655.0	25	106.2
13	DCE 00D 0123 0013	N/A	1	0.07277	3,169.9	31.2	101.6
14	DCE 00D 0123 0014	N/A	1	0.05831	2,540.0	25	101.6
15	DCE 00D 0123 0015	N/A	1	0.05831	2,540.0	25	101.6
16	DCE 00D 0123 0016	N/A	1	0.05831	2,540.0	25	101.6
17	DCE 00D 0123 0017	N/A	1	0.05831	2,540.0	25	101.6
18	DCE 00D 0123 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00D 0123 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00D 0123 0020	N/A	1	0.05831	2,540.0	25	101.6
21	DCE 00D 0123 0021	N/A	1	0.05739	2,500.0	25	100
22	DCE 00D 0123 0022	N/A	1	0.05739	2,500.0	25	100
23	DCE 00D 0123 0023	N/A	1	0.05739	2,500.0	25	100
24	DCE 00D 0123 0024	N/A	1	0.05739	2,500.0	25	100
25	DCE 00D 0123 0025	N/A	1	0.05739	2,500.0	25	100
26	DCE 00D 0123 0026	N/A	1	0.05739	2,500.0	25	100
27	DCE 00D 0123 0027	N/A	1	0.05739	2,500.0	25	100
28	DCE 00D 0123 0028	N/A	1	0.05739	2,500.0	25	100
29	DCE 00D 0123 0029	N/A	1	0.05739	2,500.0	25	100
30	DCE 00D 0123 0030	N/A	1	0.05739	2,500.0	25	100
31	DCE 00D 0123 0031	N/A	1	0.05739	2,500.0	25	100
32	DCE 00D 0123 0032	N/A	1	0.06107	2,660.0	26.6	100

SECTION F		DIXIE ESTATES SUBDIVISION					
BLOCK 124							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00D 0124 0001	N/A	1	0.06107	2,660.0	26.6	100
2	DCE 00D 0124 0002	N/A	1	0.05739	2,500.0	25	100
3	DCE 00D 0124 0003	N/A	1	0.05739	2,500.0	25	100
4	DCE 00D 0124 0004	N/A	1	0.05739	2,500.0	25	100
5	DCE 00D 0124 0005	N/A	1	0.05739	2,500.0	25	100
6	DCE 00D 0124 0006	N/A	1	0.05739	2,500.0	25	100
7	DCE 00D 0124 0007	N/A	1	0.05739	2,500.0	25	100
8	DCE 00D 0124 0008	N/A	1	0.05739	2,500.0	25	100
9	DCE 00D 0124 0009	N/A	1	0.05739	2,500.0	25	100
10	DCE 00D 0124 0010	N/A	1	0.05739	2,500.0	25	100
11	DCE 00D 0124 0011	N/A	1	0.05739	2,500.0	25	100
12	DCE 00D 0124 0012	N/A	1	0.05739	2,500.0	25	100
13	DCE 00D 0124 0013	N/A	1	0.05831	2,540.0	25	101.6
14	DCE 00D 0124 0014	N/A	1	0.05831	2,540.0	25	101.6
15	DCE 00D 0124 0015	N/A	1	0.05831	2,540.0	25	101.6
16	DCE 00D 0124 0016	N/A	1	0.05831	2,540.0	25	101.6
17	DCE 00D 0124 0017	N/A	1	0.05831	2,540.0	25	101.6
18	DCE 00D 0124 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00D 0124 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00D 0124 0020	N/A	1	0.07277	3,169.9	31.2	101.6
21	DCE 00D 0124 0021	N/A	1	0.06095	2,655.0	25	106.2
22	DCE 00D 0124 0022	N/A	1	0.06095	2,655.0	25	106.2
23	DCE 00D 0124 0023	N/A	1	0.06095	2,655.0	25	106.2
24	DCE 00D 0124 0024	N/A	1	0.06095	2,655.0	25	106.2
25	DCE 00D 0124 0025	N/A	1	0.06095	2,655.0	25	106.2
26	DCE 00D 0124 0026	N/A	1	0.06095	2,655.0	25	106.2
27	DCE 00D 0124 0027	N/A	1	0.06095	2,655.0	25	106.2
28	DCE 00D 0124 0028	N/A	1	0.06095	2,655.0	25	106.2
29	DCE 00D 0124 0029	N/A	1	0.06095	2,655.0	25	106.2
30	DCE 00D 0124 0030	N/A	1	0.06095	2,655.0	25	106.2
31	DCE 00D 0124 0031	N/A	1	0.06095	2,655.0	25	106.2
32	DCE 00D 0124 0032	N/A	1	0.06485	2,824.9	26.6	106.2

SECTION F		DIXIE ESTATES SUBDIVISION					
BLOCK 125							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00D 0125 0001	N/A	1	0.06485	2,824.9	26.6	106.2
2	DCE 00D 0125 0002	N/A	1	0.06095	2,655.0	25	106.2
3	DCE 00D 0125 0003	N/A	1	0.06095	2,655.0	25	106.2
4	DCE 00D 0125 0004	N/A	1	0.06095	2,655.0	25	106.2
5	DCE 00D 0125 0005	N/A	1	0.06095	2,655.0	25	106.2
6	DCE 00D 0125 0006	N/A	1	0.06095	2,655.0	25	106.2
7	DCE 00D 0125 0007	N/A	1	0.06095	2,655.0	25	106.2
8	DCE 00D 0125 0008	N/A	1	0.06095	2,655.0	25	106.2
9	DCE 00D 0125 0009	N/A	1	0.06095	2,655.0	25	106.2
10	DCE 00D 0125 0010	N/A	1	0.06095	2,655.0	25	106.2
11	DCE 00D 0125 0011	N/A	1	0.06095	2,655.0	25	106.2
12	DCE 00D 0125 0012	N/A	1	0.06095	2,655.0	25	106.2
13	DCE 00D 0125 0013	N/A	1	0.07277	3,169.9	31.2	101.6
14	DCE 00D 0125 0014	N/A	1	0.05831	2,540.0	25	101.6
15	DCE 00D 0125 0015	N/A	1	0.05831	2,540.0	25	101.6
16	DCE 00D 0125 0016	N/A	1	0.05831	2,540.0	25	101.6
17	DCE 00D 0125 0017	N/A	1	0.05831	2,540.0	25	101.6
18	DCE 00D 0125 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00D 0125 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00D 0125 0020	N/A	1	0.07277	3,169.9	31.2	101.6
21	DCE 00D 0125 0021	N/A	1	0.06095	2,655.0	25	106.2
22	DCE 00D 0125 0022	N/A	1	0.06095	2,655.0	25	106.2
23	DCE 00D 0125 0023	N/A	1	0.06095	2,655.0	25	106.2
24	DCE 00D 0125 0024	N/A	1	0.06095	2,655.0	25	106.2
25	DCE 00D 0125 0025	N/A	1	0.06095	2,655.0	25	106.2
26	DCE 00D 0125 0026	N/A	1	0.06095	2,655.0	25	106.2
27	DCE 00D 0125 0027	N/A	1	0.06095	2,655.0	25	106.2
28	DCE 00D 0125 0028	N/A	1	0.06095	2,655.0	25	106.2
29	DCE 00D 0125 0029	N/A	1	0.06095	2,655.0	25	106.2
30	DCE 00D 0125 0030	N/A	1	0.06095	2,655.0	25	106.2
31	DCE 00D 0125 0031	N/A	1	0.06095	2,655.0	25	106.2
32	DCE 00D 0125 0032	N/A	1	0.06485	2,824.9	26.6	106.2

SECTION F

LEGAL DESCRIPTIONS

BLOCKS 106, 107, 108, 109, 110, 121, 122, 123, 124, 125

BLOCK 106: Lots 1 through 32, Block 106, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section D, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 65](#), of the Public Records of Charlotte County, Florida.

BLOCK 107: Lots 1 through 32, Block 107, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section D, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 65](#), of the Public Records of Charlotte County, Florida.

BLOCK 108: Lots 1 through 32, Block 108, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section D, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 65](#), of the Public Records of Charlotte County, Florida.

BLOCK 109: Lots 1 through 32, Block 109, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section D, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 65](#), of the Public Records of Charlotte County, Florida.

BLOCK 110: Lots 1 through 32, Block 110, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section D, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 65](#), of the Public Records of Charlotte County, Florida.

BLOCK 121: Lots 1 through 32, Block 121, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section D, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 65](#), of the Public Records of Charlotte County, Florida.

BLOCK 122: Lots 1 through 32, Block 122, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section D, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 65](#), of the Public Records of Charlotte County, Florida.

BLOCK 123: Lots 1 through 32, Block 123, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section D, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 65](#), of the Public Records of Charlotte County, Florida.

BLOCK 124: Lots 1 through 32, Block 124, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section D, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 65](#), of the Public Records of Charlotte County, Florida.

BLOCK 125: Lots 1 through 32, Block 125, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section D, according to the Plat thereof, recorded in [Plat Book 1, Page\(s\) 65](#), of the Public Records of Charlotte County, Florida.



CSZ Pre-Application Acknowledgement

- Applicant: Sajida Y. Khudairi, 600 Washington Street, Apt 1, Wellesly, MA 02482
- Date of Pre-app: Number 13, 2024
- Property ID(s): 402631326001 (substandard lots located within Blocks 106, 107, 108, 109, 110, 121, 122, 123, 124, & 125)
- Property Address: These lots are generally located east of SR 31 and north of Bermont Road, in the East County area.
- Property Owner: Khudairi A Karim & Sajida Trs % Nabeel Khudairi POA, 10 Greenleaf Street, Malden, MA 02148
- Agent: Chuck Smith
- Area: 19.43 Acres
- Location: East County area
- FLUM designation: Agriculture
- Zoning: AG
- Estimated Base Density: 320
- Storm Surge Zone: Outside of CHHA
- FEMA Flood Zone: X
- Service Area: Rural Service Area
- Neighborhood Framework: Agricultural/Rural
- Are there submerged lands? No
- Other encumbrances: N/A
- Public utilities: None

- Sending Zone Qualifications:
 - ☐ Managed Neighborhood (FLU Policy 1.2.9 criteria 1)
 - ☒ **Rural Service Area (FLU Policy 1.2.9 criteria 2)**
 - ☐ Bona fide agriculture
 - ☒ **Substandard platted lots**
 - ☐ Resource Conservation or Preservation FLUM (FLU Policy 1.2.9 criteria 3)
 - ☐ **CHHA (FLU Policy 1.2.9 criteria 4)**
 - ☐ Historical or Archaeological Resources (FLU Policy 1.2.9 criteria 5)
 - ☐ **Environmentally Sensitive Resources (FLU Policy 1.2.9 criteria 5)**
 - ☐ Prime Aquifer Recharge Area (FLU Policy 1.2.9 criteria 6)
 - ☐ Watershed Overlay District (0.5-mile setback) (FLU Policy 1.2.9 criteria 7)
 - ☐ Public Water System Wellhead Protection Area (FLU Policy 1.2.9 criteria 8)
 - ☐ Wildlife Corridor Critical Linkage (FLU Policy 1.2.9 criteria 9)
 - ☐ Building permit or CO has been issued (FLU Policy 1.2.9 criteria 10)
 - ☐ Density Reduction (FLU Policy 1.2.9 criteria 11)
- Density Retained: 0
- Is FLUCCS mapping and species survey required? N/A
- Type of Covenant: Restrictive Covenant
- Plat: Dixie Estates Section C
- Other Requirements: N/A

Jie Shao

Jie Shao, Planner Principal, AICP, MCP
Charlotte County Community Development

Sajida Y. Khudairi

property Owner