

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

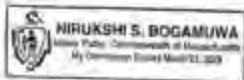
Notary Public
Title

600 Washington St, Apt #1
Address

N/A
Commission Code

Wellesley, MA 02482
City, State, Zip

617-462-8408
Telephone Number



Khudairi Blocks and Lots

SECTION G

 = Excluded Lot

 = Lots not owned by Khudairi



KNOW ALL MEN BY THESE PRESENTS:

That Frank C. Abbott and Mary V. Abbott his wife have caused to be made the attached plat of Dixie Estates Section E of land described as follows: W 1/2 of S.E. 1/4 Sec. 31-40-26. All of said land lying in and being in Charlotte County Florida. The streets and avenues shown on said plat are hereby dedicated to the perpetual use of the public for proper purposes reserving to themselves their heirs and assigns the reversion or reversions thereof whenever discontinued by law. In witness whereof the said Frank C. Abbott and Mary V. Abbott have set their hands and seals at Miami, Dade County Florida, this 31 Day of August A.D. 1925.

Witness:
Edward Barney Frank C. Abbott seal
Margaret McBarney Mary V. Abbott seal

**STATE OF FLORIDA
COUNTY OF DADE S.S.**

Before me this day personally appeared Frank C. Abbott and Mary V. Abbott his wife to me well known and known to me to be the persons who executed the foregoing instrument of dedication who being duly sworn acknowledged that they executed the same freely and voluntarily for the purpose there in set forth.
And I further certify that the said Mary V. Abbott known to me to be the wife of the said Frank C. Abbott on separate and private examination taken and made by and before me acknowledged that she executed the same freely and voluntarily without any compulsion constraint apprehension or fear of or said husband.
Witness my hand and official seal at Miami Dade County Florida, this 31 Day of August A.D. 1925.

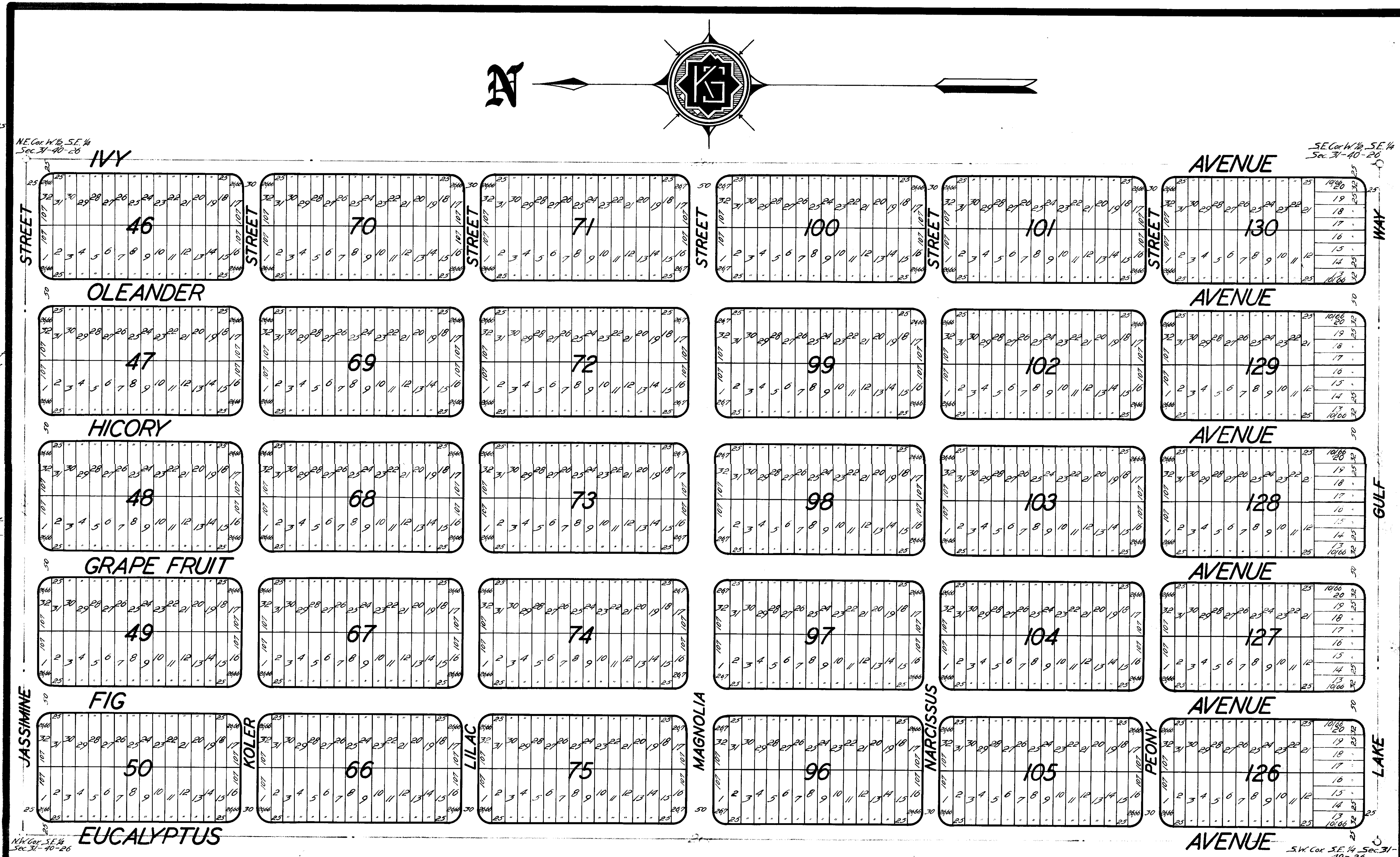
Notary Public State of Florida At Large
My Commission expires: May 24th 1929

The attached plat is a true and correct plat of the above described property according to a survey made by H.C. Sheffield Asst. County Engineer Charlotte County.

Karl Squires
Licensed Engineer No. 402 -
State of Florida

Approved by me for record

H.C. Sheffield
County Engineer
Charlotte Co Florida



DIXIE ESTATES SECTION E

A
SUBDIVISION
OF

W 1/2 OF S.E. 1/4 OF SEC. 31
TWP. 40 RGE. 26
CHARLOTTE COUNTY
FLORIDA
KARL SQUIRES CIVIL-ENGR.

SCALE 1"=100'

AUGUST 1925

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

SECTION G		DIXIE ESTATES SUBDIVISION						
BLOCK 46								
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length	
1	DCE 00E 0046 0001	N/A	1	0.06534	2,846.2	26.6	107	
2	DCE 00E 0046 0002	N/A	1	0.06141	2,675.0	25	107	
3	DCE 00E 0046 0003	N/A	1	0.06141	2,675.0	25	107	
4	DCE 00E 0046 0004	N/A	1	0.06141	2,675.0	25	107	
5	DCE 00E 0046 0005	N/A	1	0.06141	2,675.0	25	107	
6	DCE 00E 0046 0006	N/A	1	0.06141	2,675.0	25	107	
7	DCE 00E 0046 0007	N/A	1	0.06141	2,675.0	25	107	
8	DCE 00E 0046 0008	N/A	1	0.06141	2,675.0	25	107	
9	DCE 00E 0046 0009	N/A	1	0.06141	2,675.0	25	107	
10	DCE 00E 0046 0010	N/A	1	0.06141	2,675.0	25	107	
11	DCE 00E 0046 0011	N/A	1	0.06141	2,675.0	25	107	
12	DCE 00E 0046 0012	N/A	1	0.06141	2,675.0	25	107	
13	DCE 00E 0046 0013	N/A	1	0.06141	2,675.0	25	107	
14	DCE 00E 0046 0014	N/A	1	0.06141	2,675.0	25	107	
15	DCE 00E 0046 0015	N/A	1	0.06141	2,675.0	25	107	
16	DCE 00E 0046 0016	N/A	1	0.06534	2,846.2	26.6	107	
17	DCE 00E 0046 0017	N/A	1	0.06534	2,846.2	26.6	107	
18	DCE 00E 0046 0018	N/A	1	0.06141	2,675.0	25	107	
19	DCE 00E 0046 0019	N/A	1	0.06141	2,675.0	25	107	
20	DCE 00E 0046 0020	N/A	1	0.06141	2,675.0	25	107	
21	DCE 00E 0046 0021	N/A	1	0.06141	2,675.0	25	107	
22	DCE 00E 0046 0022	N/A	1	0.06141	2,675.0	25	107	
23	DCE 00E 0046 0023	N/A	1	0.06141	2,675.0	25	107	
24	DCE 00E 0046 0024	N/A	1	0.06141	2,675.0	25	107	
25	DCE 00E 0046 0025	N/A	1	0.06141	2,675.0	25	107	
26	DCE 00E 0046 0026	N/A	1	0.06141	2,675.0	25	107	EXCLUDE THIS LOT
27	DCE 00E 0046 0027	N/A	1	0.06141	2,675.0	25	107	EXCLUDE THIS LOT
28	DCE 00E 0046 0028	N/A	1	0.06141	2,675.0	25	107	
29	DCE 00E 0046 0029	N/A	1	0.06141	2,675.0	25	107	
30	DCE 00E 0046 0030	N/A	1	0.06141	2,675.0	25	107	
31	DCE 00E 0046 0031	N/A	1	0.06141	2,675.0	25	107	
32	DCE 00E 0046 0032	N/A	1	0.06534	2,846.2	26.6	107	

SECTION G		DIXIE ESTATES SUBDIVISION					
BLOCK 47							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0047 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0047 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0047 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0047 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0047 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0047 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0047 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0047 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0047 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0047 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0047 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0047 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0047 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0047 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0047 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0047 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0047 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0047 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0047 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0047 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0047 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0047 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0047 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0047 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0047 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0047 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0047 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0047 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0047 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0047 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0047 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0047 0032	N/A	1	0.06534	2,846.2	26.6	107

EXCLUDE THIS LOT

SECTION G		DIXIE ESTATES SUBDIVISION					
BLOCK 48							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0048 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0048 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0048 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0048 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0048 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0048 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0048 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0048 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0048 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0048 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0048 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0048 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0048 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0048 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0048 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0048 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0048 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0048 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0048 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0048 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0048 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0048 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0048 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0048 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0048 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0048 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0048 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0048 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0048 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0048 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0048 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0048 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION G		DIXIE ESTATES SUBDIVISION					
BLOCK 49							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0049 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0049 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0049 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0049 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0049 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0049 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0049 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0049 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0049 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0049 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0049 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0049 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0049 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0049 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0049 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0049 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0049 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0049 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0049 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0049 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0049 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0049 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0049 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0049 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0049 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0049 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0049 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0049 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0049 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0049 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0049 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0049 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION G		DIXIE ESTATES SUBDIVISION					
BLOCK 50							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0050 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0050 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0050 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0050 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0050 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0050 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0050 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0050 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0050 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0050 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0050 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0050 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0050 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0050 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0050 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0050 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0050 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0050 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0050 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0050 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0050 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0050 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0050 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0050 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0050 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0050 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0050 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0050 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0050 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0050 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0050 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0050 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION G		DIXIE ESTATES SUBDIVISION					
BLOCK 66							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0066 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0066 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0066 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0066 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0066 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0066 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0066 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0066 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0066 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0066 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0066 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0066 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0066 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0066 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0066 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0066 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0066 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0066 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0066 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0066 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0066 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0066 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0066 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0066 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0066 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0066 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0066 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0066 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0066 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0066 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0066 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0066 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION G		DIXIE ESTATES SUBDIVISION					
BLOCK 67							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0067 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0067 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0067 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0067 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0067 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0067 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0067 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0067 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0067 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0067 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0067 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0067 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0067 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0067 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0067 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0067 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0067 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0067 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0067 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0067 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0067 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0067 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0067 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0067 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0067 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0067 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0067 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0067 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0067 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0067 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0067 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0067 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION G		DIXIE ESTATES SUBDIVISION					
BLOCK 68							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0068 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0068 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0068 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0068 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0068 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0068 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0068 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0068 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0068 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0068 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0068 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0068 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0068 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0068 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0068 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0068 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0068 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0068 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0068 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0068 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0068 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0068 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0068 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0068 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0068 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0068 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0068 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0068 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0068 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0068 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0068 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0068 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION G		DIXIE ESTATES SUBDIVISION						
BLOCK 69								
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length	
1	DCE 00E 0069 0001	N/A	1	0.06534	2,846.2	26.6	107	
2	DCE 00E 0069 0002	N/A	1	0.06141	2,675.0	25	107	
3	DCE 00E 0069 0003	N/A	1	0.06141	2,675.0	25	107	EXCLUDE THIS LOT
4	DCE 00E 0069 0004	N/A	1	0.06141	2,675.0	25	107	EXCLUDE THIS LOT
5	DCE 00E 0069 0005	N/A	1	0.06141	2,675.0	25	107	
6	DCE 00E 0069 0006	N/A	1	0.06141	2,675.0	25	107	
7	DCE 00E 0069 0007	N/A	1	0.06141	2,675.0	25	107	
8	DCE 00E 0069 0008	N/A	1	0.06141	2,675.0	25	107	
9	DCE 00E 0069 0009	N/A	1	0.06141	2,675.0	25	107	
10	DCE 00E 0069 0010	N/A	1	0.06141	2,675.0	25	107	
11	DCE 00E 0069 0011	N/A	1	0.06141	2,675.0	25	107	
12	DCE 00E 0069 0012	N/A	1	0.06141	2,675.0	25	107	
13	DCE 00E 0069 0013	N/A	1	0.06141	2,675.0	25	107	
14	DCE 00E 0069 0014	N/A	1	0.06141	2,675.0	25	107	
15	DCE 00E 0069 0015	N/A	1	0.06141	2,675.0	25	107	
16	DCE 00E 0069 0016	N/A	1	0.06534	2,846.2	26.6	107	
17	DCE 00E 0069 0017	N/A	1	0.06534	2,846.2	26.6	107	
18	DCE 00E 0069 0018	N/A	1	0.06141	2,675.0	25	107	
19	DCE 00E 0069 0019	N/A	1	0.06141	2,675.0	25	107	
20	DCE 00E 0069 0020	N/A	1	0.06141	2,675.0	25	107	
21	DCE 00E 0069 0021	N/A	1	0.06141	2,675.0	25	107	
22	DCE 00E 0069 0022	N/A	1	0.06141	2,675.0	25	107	
23	DCE 00E 0069 0023	N/A	1	0.06141	2,675.0	25	107	
24	DCE 00E 0069 0024	N/A	1	0.06141	2,675.0	25	107	
25	DCE 00E 0069 0025	N/A	1	0.06141	2,675.0	25	107	
26	DCE 00E 0069 0026	N/A	1	0.06141	2,675.0	25	107	
27	DCE 00E 0069 0027	N/A	1	0.06141	2,675.0	25	107	
28	DCE 00E 0069 0028	N/A	1	0.06141	2,675.0	25	107	
29	DCE 00E 0069 0029	N/A	1	0.06141	2,675.0	25	107	
30	DCE 00E 0069 0030	N/A	1	0.06141	2,675.0	25	107	
31	DCE 00E 0069 0031	N/A	1	0.06141	2,675.0	25	107	
32	DCE 00E 0069 0032	N/A	1	0.06534	2,846.2	26.6	107	

SECTION G		DIXIE ESTATES SUBDIVISION					
BLOCK 70							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0070 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0070 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0070 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0070 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0070 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0070 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0070 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0070 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0070 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0070 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0070 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0070 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0070 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0070 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0070 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0070 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0070 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0070 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0070 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0070 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0070 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0070 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0070 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0070 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0070 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0070 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0070 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0070 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0070 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0070 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0070 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0070 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION G

LEGAL DESCRIPTIONS

BLOCKS 46, 47, 48, 49, 50, 66, 67, 68, 69, 70

BLOCK 46: Lots 1 through 25 and Lots 28 through 32, Block 46, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section E, according to the Plat thereof, recorded in [Plat Book 1, Page\(s\) 64](#), of the Public Records of Charlotte County, Florida.

BLOCK 47: Lots 1 and 2, and Lots 4 through 32, Block 47, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section E, according to the Plat thereof, recorded in [Plat Book 1, Page\(s\) 64](#), of the Public Records of Charlotte County, Florida.

BLOCK 48: Lots 1 through 32, Block 48, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section E, according to the Plat thereof, recorded in [Plat Book 1, Page\(s\) 64](#), of the Public Records of Charlotte County, Florida.

BLOCK 49: Lots 1 through 32, Block 49, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section E, according to the Plat thereof, recorded in [Plat Book 1, Page\(s\) 64](#), of the Public Records of Charlotte County, Florida.

BLOCK 50: Lots 1 through 32, Block 50, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section E, according to the Plat thereof, recorded in [Plat Book 1, Page\(s\) 64](#), of the Public Records of Charlotte County, Florida.

BLOCK 66: Lots 1 through 32, Block 66, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section E, according to the Plat thereof, recorded in [Plat Book 1, Page\(s\) 64](#), of the Public Records of Charlotte County, Florida.

BLOCK 67: Lots 1 through 32, Block 67, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section E, according to the Plat thereof, recorded in [Plat Book 1, Page\(s\) 64](#), of the Public Records of Charlotte County, Florida.

BLOCK 68: Lots 1 through 7 and Lots 10 through 32, Block 68, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section E, according to the Plat thereof, recorded in [Plat Book 1, Page\(s\) 64](#), of the Public Records of Charlotte County, Florida.

BLOCK 69: Lots 1 and 2, and Lots 5 through 32, Block 69, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section E, according to the Plat thereof, recorded in [Plat Book 1, Page\(s\) 64](#), of the Public Records of Charlotte

County, Florida.

BLOCK 70: Lots 1 through 32, Block 70, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section E, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 64](#), 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): 402631402001 & 402631452004 (substandard lots located within Blocks 46, 47, 48, 49, 50, 66, 67, 68, 69, & 70)
- 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: 19.38 Acres
- Location: East County area
- FLUM designation: Agriculture
- Zoning: AG
- Estimated Base Density: 313
- 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