CSZ-25-01 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 04-22-2025)

Sajida Y. Khudairi

CHARLOTTE COUNTY
FLORIDA

Request

- To certificate Sending Zones (SZs) including 229 platted lots in Blocks 56, 57, 58, 59, 60, 81, 82, 83, 84, & 85 and within the Dixie Estates Section C subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 14.08± acres; for calculation and severance of 229 density units

- The property is located in Commission District I.

CSZ-25-01 Location Map

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CSZ-25-01 Area Image

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SV-GLADIOLA

SR 31

SV-QUINC SV-QUINC SV-QUINC SV-QUINC SV-QUINC

SV-LILAC SV-LILAC SV-LILAC SV-LILAC SV-LILAC SV-LILAC

SV-MAGNO SV-MAGNO SV-MAGNO SV-MAGNO SV-MAGNO SV-MAGN

CSZ-25-01

Urban Service Area

Rural Service Area

CSZ-25-01 Service Area Delineation

CSZ-25-01 Framework

Agriculture

SV-GLADIOLA

SV-QUINC

SV-LILAC

SV-MAGNO

Resource Conservation

SR 31

CSZ-25-01

CSZ-25-01 FLUM Designations

CSZ-25-01 Zoning Designations

SV-GLADIOLA

| 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| | | | | | | | |

								30
								29
								28
								27

| 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 |

| 1 |
| 2 |
| 35 |
| 34 |
| 33 |
| 32 |
| 31 |
| 30 |
| 29 |
| 28 |
| 27 |

| 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 |

| 0 | 9 | 8 | 7 | 6 | 5 | 4 | 3 |

| 1 |
| 2 |
| 35 |
| 34 |
| 33 |
| 32 |
| 31 |
| 30 |

| 9 | 20 | 21 | 22 | 23 | 24 | 25 | 26 |

SR 31

SV-QUINC

1	14
2	13
3	12
4	11
5	10
6	9
7	8

SV-LILAC

1	32
2	31
3	30
4	29
5	28
6	27
7	26
8	25
9	24
10	23
11	22
12	21
13	20
14	19
15	18
16	17

SV-MAGNO

1	32
2	31
3	30
4	29

SV-QUINC / SV-LILAC / SV-MAGNO columns repeated (5 across)

SV-LILAC / SV-MAGN (far right column)

| 4 |
| 5 |
| 6 |
| 7 |
| 8 |
| 9 |
| 10 |
| 11 |
| 12 |
| 13 |
| 14 |
| 15 |
| 16 |

| 1 |
| 2 |
| 3 |
| 4 |
| 5 |
| 6 |
| 7 |
| 8 |
| 9 |
| 10 |
| 11 |
| 12 |
| 13 |
| 14 |
| 15 |
| 16 |

| 1 |
| 2 |
| 3 |
| 4 |

Legend:

- ▭ CSZ-25-01
- 🟥 Tropical Storm Surge
- 🟨 Category 1 Storm Surge

CSZ-25-01 Coastal High Hazard Areas

CSZ-25-01 Flood Zones (Subject Property - X Zone)

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