

R E S O L U T I O N
N U M B E R 2 0 2 5 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR CERTIFICATION OF SENDING ZONES, INCLUDING 320 PLATTED LOTS IN BLOCKS 106, 107, 108, 109, 110, 121, 122, 123, 124, AND 125 AND WITHIN THE DIXIE ESTATES SECTION F SUBDIVISION, GENERALLY LOCATED NORTH OF BERMONT ROAD AND EAST OF SR 31, IN THE EAST COUNTY AREA, CONTAINING 19.43± ACRES; FOR CALCULATION AND SEVERANCE OF 320 DENSITY UNITS, IN ACCORDANCE WITH PART III LAND DEVELOPMENT AND GROWTH MANAGEMENT, CHAPTER 3-9 ZONING, ARTICLE V ENVIRONMENTAL REQUIREMENTS AND OTHER REQUIREMENTS, SECTION 3-9-150 TRANSFER OF DENSITY UNITS (TDU), OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA; PETITION NO. CSZ-25-06; APPLICANT: SAJIDA Y. KHUDAIRI; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Chapter 3-9, Zoning, Article V, Environmental Requirements and Other Requirements, Section 3-9-150, Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida (hereinafter "TDU Code"), establishes processes and requirements for approval of petitions for transfers of density units; and

WHEREAS, the TDU Code provides the qualifications and procedures for a severance of density involving a Sending Zone, or SZ (as that term is defined in the TDU Code); and

WHEREAS, applicant, Sajida Y. Khudairi ("Applicant") submitted Petition CSZ-25-06 for Certification of Sending Zones ("CSZ Petition"), including three hundred and twenty (320) platted lots in Blocks 106, 107, 108, 109, 110, 121, 122, 123, 124, and 125

and within the Dixie Estates Section F subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.43± acres as described in Exhibit "A" attached hereto ("Property"); for calculation and severance of three hundred and twenty (320) density units with zero (0) units being retained on the Property, in accordance with the provisions of the TDU Code; and

WHEREAS, the Property currently has a FLUM designation of Agriculture (AG) with Agriculture (AG) zoning; and

WHEREAS, the Property qualifies as an SZ pursuant to the County's Comprehensive Plan and the TDU Code; and

WHEREAS, if the Board approves this request by the Applicant for approval of CSZ-25-06 to sever three hundred and twenty (320) units of density from the Property, then Applicant shall provide a Restrictive Covenant limiting the development rights on the Property to zero (0) units, and shall record such Restrictive Covenant in the Public Records of Charlotte County, Florida, prior to the recording and effective date of this Resolution; and

WHEREAS, the Applicant has submitted all of the information and documentation required for the approval of the CSZ Petition pursuant to the TDU Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

1. Petition CSZ-25-06 submitted by Sajida Y. Khudairi certifying the Property as an SZ and severing three hundred and twenty (320) units of density is hereby adopted subject to Applicant recording the Restrictive Covenant described herein. Applicant's failure to record the Restrictive Covenant described herein shall render this Resolution null and void.

2. The effective date of this Resolution shall be the date this Resolution or a certified copy thereof is recorded in the Public Records of Charlotte County, Florida.

PASSED AND DULY ADOPTED this 10th day of June, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2025-0423



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.