

R E S O L U T I O N  
NUMBER 2025 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR CERTIFICATION OF SENDING ZONES, INCLUDING 319 PLATTED LOTS IN BLOCKS 76, 77, 78, 79, 80, 91, 92, 93, 94, AND 95 AND WITHIN THE DIXIE ESTATES SECTION E SUBDIVISION, GENERALLY LOCATED NORTH OF BERMONT ROAD AND EAST OF SR 31, IN THE EAST COUNTY AREA, CONTAINING 19.37± ACRES; FOR CALCULATION AND SEVERANCE OF 319 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-25-05; 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-25-05 for Certification of Sending Zones ("CSZ Petition"), including three hundred and nineteen (319) platted lots in Blocks 76, 77, 78, 79, 80, 91, 92, 93, 94, and 95 and within

the Dixie Estates Section E subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 19.37± acres as described in Exhibit "A" attached hereto ("Property"); for calculation and severance of three hundred and nineteen (319) 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-25-05 to sever three hundred and nineteen (319) 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-25-05 submitted by Sajida Y. Khudairi certifying the Property as an SZ and severing three hundred and nineteen (319) 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 10<sup>th</sup> 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  
LR2025-0411

*JSK*

# SECTION E

## LEGAL DESCRIPTIONS

### BLOCKS 76, 77, 78, 79, 80, 91, 92, 93, 94, 95

BLOCK 76: Lots 1 through 32, Block 76, 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 77: Lots 1 through 32, Block 77, 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 78: Lots 1 through 32, Block 78, 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 79: Lots 1 through 32, Block 79, 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 80: Lots 1 through 32, Block 80, 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 91: Lots 1 through 32, Block 91, 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 92: Lots 1 through 32, Block 92, 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 93: Lots 1 through 11 and Lots 13 through 32, Block 93, 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 94: Lots 1 through 32, Block 94, 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 95: Lots 1 through 32, Block 95, 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.**