

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# _____

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

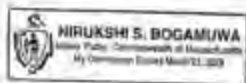
Notary Public
Title

600 Washington St, Apt #1
Address

N/A
Commission Code

Wellesley, MA 02482
City, State, Zip

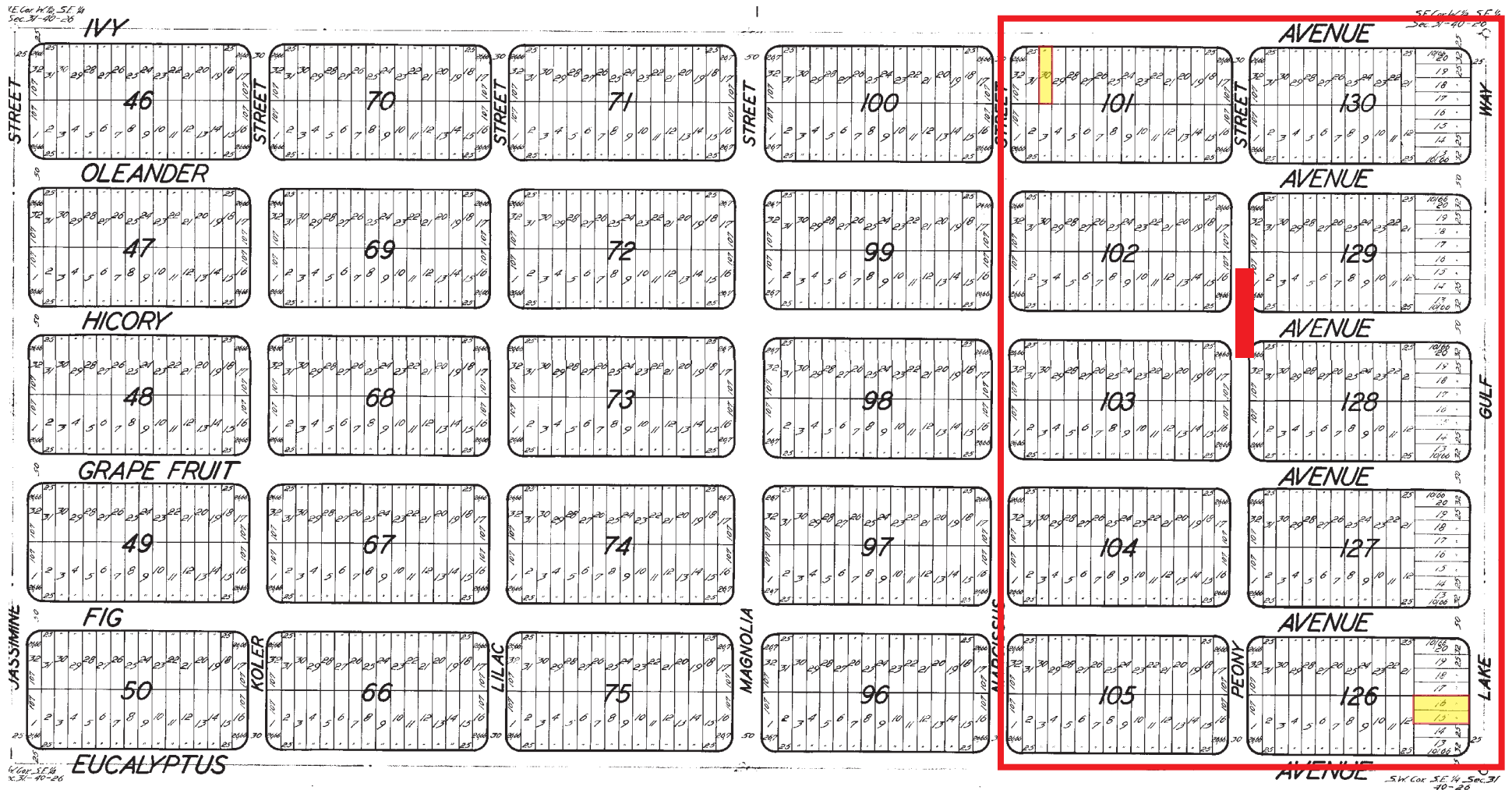
617-462-8408
Telephone Number



Khudairi Blocks and Lots

SECTION I

 = Excluded Lot



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

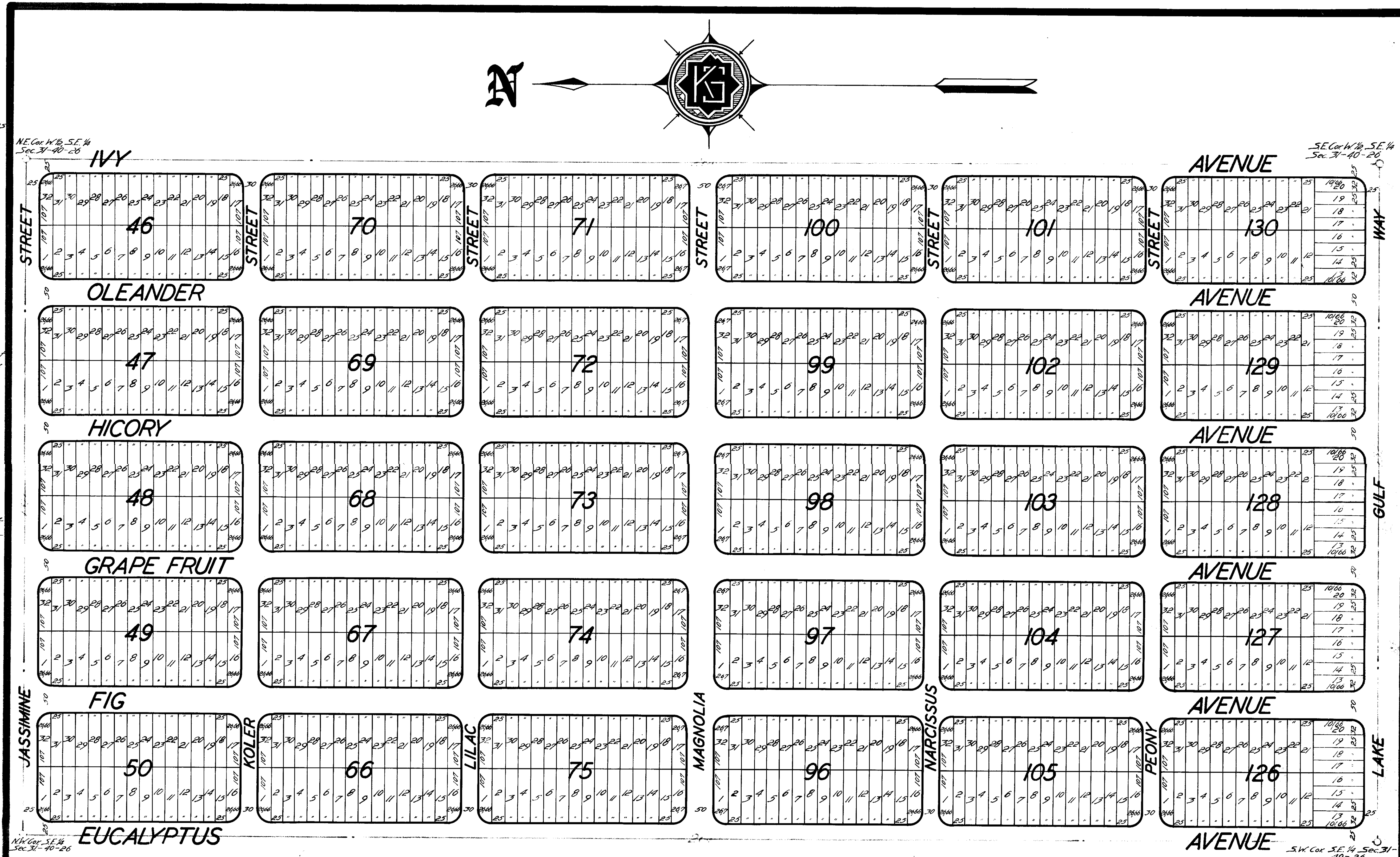
**STATE OF FLORIDA
COUNTY OF DADE S.S.**
Before me this day personally appeared Frank C. Abbott and Mary V. Abbott his wife to me well known and known to me to be the persons who executed the foregoing instrument of dedication who being duly sworn acknowledged that they executed the same freely and voluntarily 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 29th 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
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.

AUGUST 1925

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

SECTION I		DIXIE ESTATES SUBDIVISION					
BLOCK 101							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0101 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0101 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0101 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0101 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0101 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0101 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0101 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0101 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0101 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0101 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0101 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0101 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0101 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0101 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0101 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0101 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0101 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0101 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0101 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0101 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0101 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0101 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0101 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0101 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0101 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0101 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0101 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0101 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0101 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0101 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0101 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0101 0032	N/A	1	0.06534	2,846.2	26.6	107

EXCLUDE THIS LOT

SECTION I		DIXIE ESTATES SUBDIVISION					
BLOCK 102							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0102 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0102 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0102 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0102 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0102 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0102 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0102 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0102 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0102 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0102 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0102 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0102 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0102 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0102 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0102 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0102 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0102 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0102 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0102 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0102 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0102 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0102 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0102 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0102 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0102 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0102 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0102 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0102 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0102 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0102 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0102 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0102 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION I		DIXIE ESTATES SUBDIVISION					
BLOCK 103							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0103 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0103 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0103 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0103 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0103 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0103 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0103 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0103 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0103 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0103 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0103 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0103 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0103 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0103 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0103 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0103 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0103 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0103 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0103 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0103 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0103 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0103 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0103 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0103 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0103 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0103 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0103 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0103 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0103 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0103 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0103 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0103 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION I		DIXIE ESTATES SUBDIVISION					
BLOCK 104							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0104 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0104 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0104 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0104 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0104 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0104 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0104 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0104 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0104 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0104 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0104 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0104 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0104 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0104 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0104 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0104 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0104 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0104 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0104 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0104 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0104 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0104 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0104 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0104 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0104 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0104 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0104 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0104 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0104 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0104 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0104 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0104 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION I		DIXIE ESTATES SUBDIVISION					
BLOCK 105							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0105 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0105 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0105 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0105 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0105 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0105 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0105 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0105 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0105 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0105 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0105 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0105 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0105 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0105 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0105 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0105 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0105 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0105 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0105 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0105 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0105 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0105 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0105 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0105 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0105 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0105 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0105 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0105 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0105 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0105 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0105 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0105 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION I		DIXIE ESTATES SUBDIVISION					
BLOCK 126							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0126 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0126 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0126 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0126 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0126 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0126 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0126 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0126 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0126 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0126 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0126 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0126 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0126 0013	N/A	1	0.07464	3,251.2	32	101.6
14	DCE 00E 0126 0014	N/A	1	0.05831	2,540.0	25	101.6
15	DCE 00E 0126 0015	N/A	1	0.05831	2,540.0	25	101.6
16	DCE 00E 0126 0016	N/A	1	0.05831	2,540.0	25	101.6
17	DCE 00E 0126 0017	N/A	1	0.05831	2,540.0	25	101.6
18	DCE 00E 0126 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00E 0126 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00E 0126 0020	N/A	1	0.07464	3,251.2	32	101.6
21	DCE 00E 0126 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0126 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0126 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0126 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0126 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0126 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0126 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0126 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0126 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0126 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0126 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0126 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION I		DIXIE ESTATES SUBDIVISION					
BLOCK 127							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0127 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0127 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0127 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0127 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0127 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0127 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0127 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0127 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0127 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0127 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0127 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0127 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0127 0013	N/A	1	0.07464	3,251.2	32	101.6
14	DCE 00E 0127 0014	N/A	1	0.05831	2,540.0	25	101.6
15	DCE 00E 0127 0015	N/A	1	0.05831	2,540.0	25	101.6
16	DCE 00E 0127 0016	N/A	1	0.05831	2,540.0	25	101.6
17	DCE 00E 0127 0017	N/A	1	0.05831	2,540.0	25	101.6
18	DCE 00E 0127 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00E 0127 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00E 0127 0020	N/A	1	0.07464	3,251.2	32	101.6
21	DCE 00E 0127 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0127 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0127 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0127 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0127 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0127 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0127 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0127 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0127 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0127 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0127 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0127 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION I		DIXIE ESTATES SUBDIVISION					
BLOCK 128							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0128 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0128 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0128 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0128 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0128 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0128 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0128 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0128 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0128 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0128 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0128 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0128 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0128 0013	N/A	1	0.07464	3,251.2	32	101.6
14	DCE 00E 0128 0014	N/A	1	0.05831	2,540.0	25	101.6
15	DCE 00E 0128 0015	N/A	1	0.05831	2,540.0	25	101.6
16	DCE 00E 0128 0016	N/A	1	0.05831	2,540.0	25	101.6
17	DCE 00E 0128 0017	N/A	1	0.05831	2,540.0	25	101.6
18	DCE 00E 0128 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00E 0128 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00E 0128 0020	N/A	1	0.07464	3,251.2	32	101.6
21	DCE 00E 0128 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0128 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0128 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0128 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0128 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0128 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0128 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0128 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0128 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0128 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0128 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0128 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION I		DIXIE ESTATES SUBDIVISION					
BLOCK 129							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0129 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0129 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0129 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0129 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0129 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0129 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0129 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0129 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0129 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0129 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0129 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0129 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0129 0013	N/A	1	0.07464	3,251.2	32	101.6
14	DCE 00E 0129 0014	N/A	1	0.05831	2,540.0	25	101.6
15	DCE 00E 0129 0015	N/A	1	0.05831	2,540.0	25	101.6
16	DCE 00E 0129 0016	N/A	1	0.05831	2,540.0	25	101.6
17	DCE 00E 0129 0017	N/A	1	0.05831	2,540.0	25	101.6
18	DCE 00E 0129 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00E 0129 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00E 0129 0020	N/A	1	0.07464	3,251.2	32	101.6
21	DCE 00E 0129 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0129 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0129 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0129 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0129 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0129 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0129 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0129 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0129 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0129 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0129 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0129 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION I		DIXIE ESTATES SUBDIVISION					
BLOCK 130							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0130 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0130 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0130 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0130 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0130 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0130 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0130 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0130 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0130 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0130 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0130 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0130 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0130 0013	N/A	1	0.07464	3,251.2	32	101.6
14	DCE 00E 0130 0014	N/A	1	0.05831	2,540.0	25	101.6
15	DCE 00E 0130 0015	N/A	1	0.05831	2,540.0	25	101.6
16	DCE 00E 0130 0016	N/A	1	0.05831	2,540.0	25	101.6
17	DCE 00E 0130 0017	N/A	1	0.05831	2,540.0	25	101.6
18	DCE 00E 0130 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00E 0130 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00E 0130 0020	N/A	1	0.07464	3,251.2	32	101.6
21	DCE 00E 0130 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0130 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0130 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0130 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0130 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0130 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0130 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0130 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0130 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0130 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0130 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0130 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION I

LEGAL DESCRIPTIONS

BLOCKS 101, 102, 103, 104, 105, 126, 127, 128, 129, 130

BLOCK 101: Lots 1 through 29 and Lots 31 and 32, Block 101, 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 102: Lots 1 through 32, Block 102, 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 103: Lots 1 through 32, Block 103, 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 104: Lots 1 through 32, Block 104, 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 105: Lots 1 through 32, Block 105, 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 126: Lots 1 through 14 and Lots 17 through 32, Block 126, 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 127: Lots 1 through 32, Block 127, 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 128: Lots 1 through 32, Block 128, 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 129: Lots 1 through 32, Block 129, 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 130: Lots 1 through 32, Block 130, 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): 402631401001 & 402631452006 (substandard lots located within Blocks 101, 102, 103, 104, 105, 126, 127, 128, 129, & 130)
- 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: 19.63 Acres
- Location: East County area
- FLUM designation: Agriculture
- Zoning: AG
- Estimated Base Density: 317
- 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