

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 S2; 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

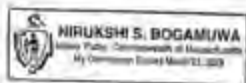
Notary Public
Title

600 Washington St, Apt #1
Address

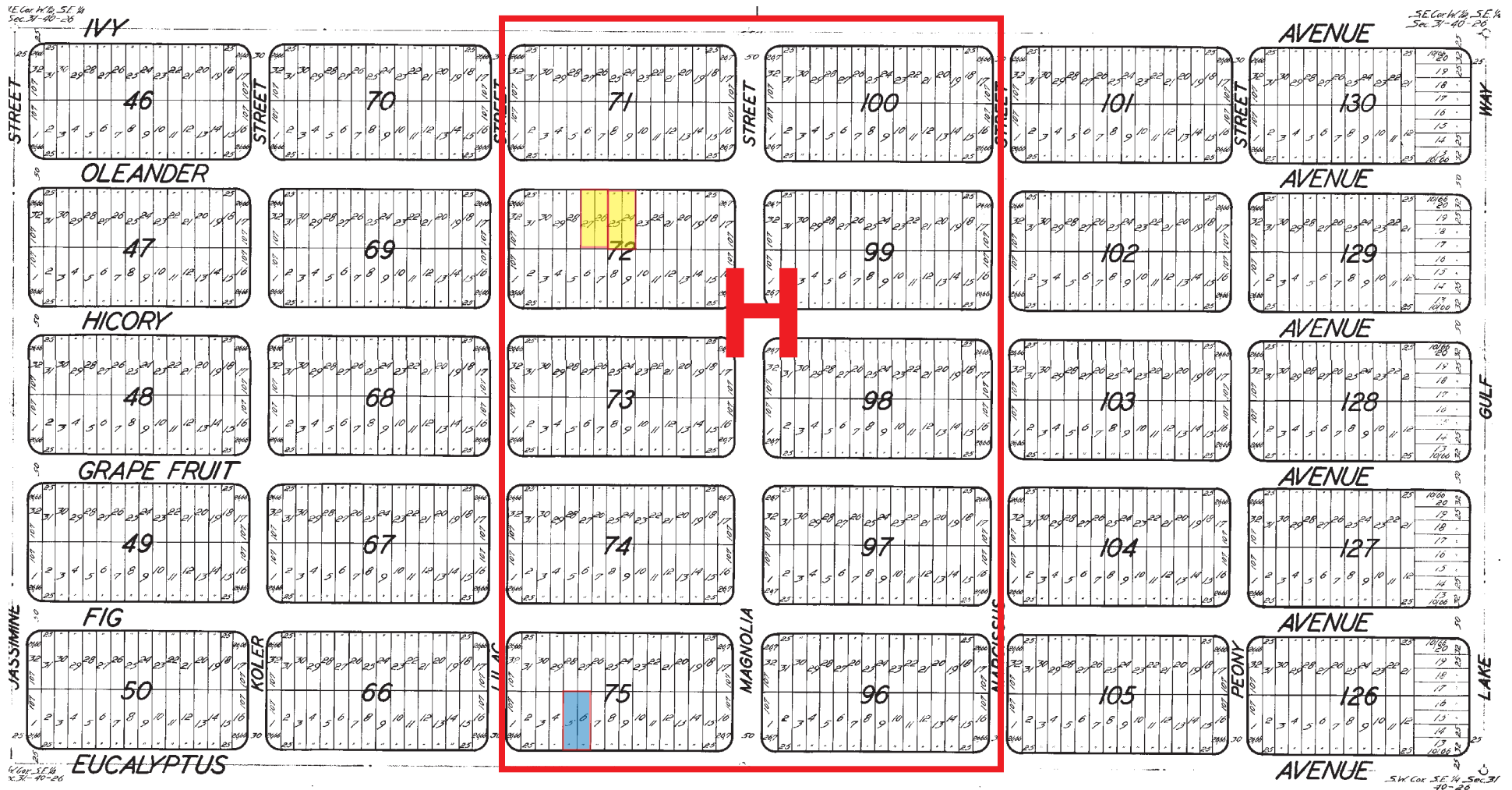
N/A
Commission Code

Wellesley, MA 02482
City, State, Zip

617-462-8408
Telephone Number



 = 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.

In witness whereof I and official seal at Miami Dade County Florida, this 31 Day of August A.D. 1925.

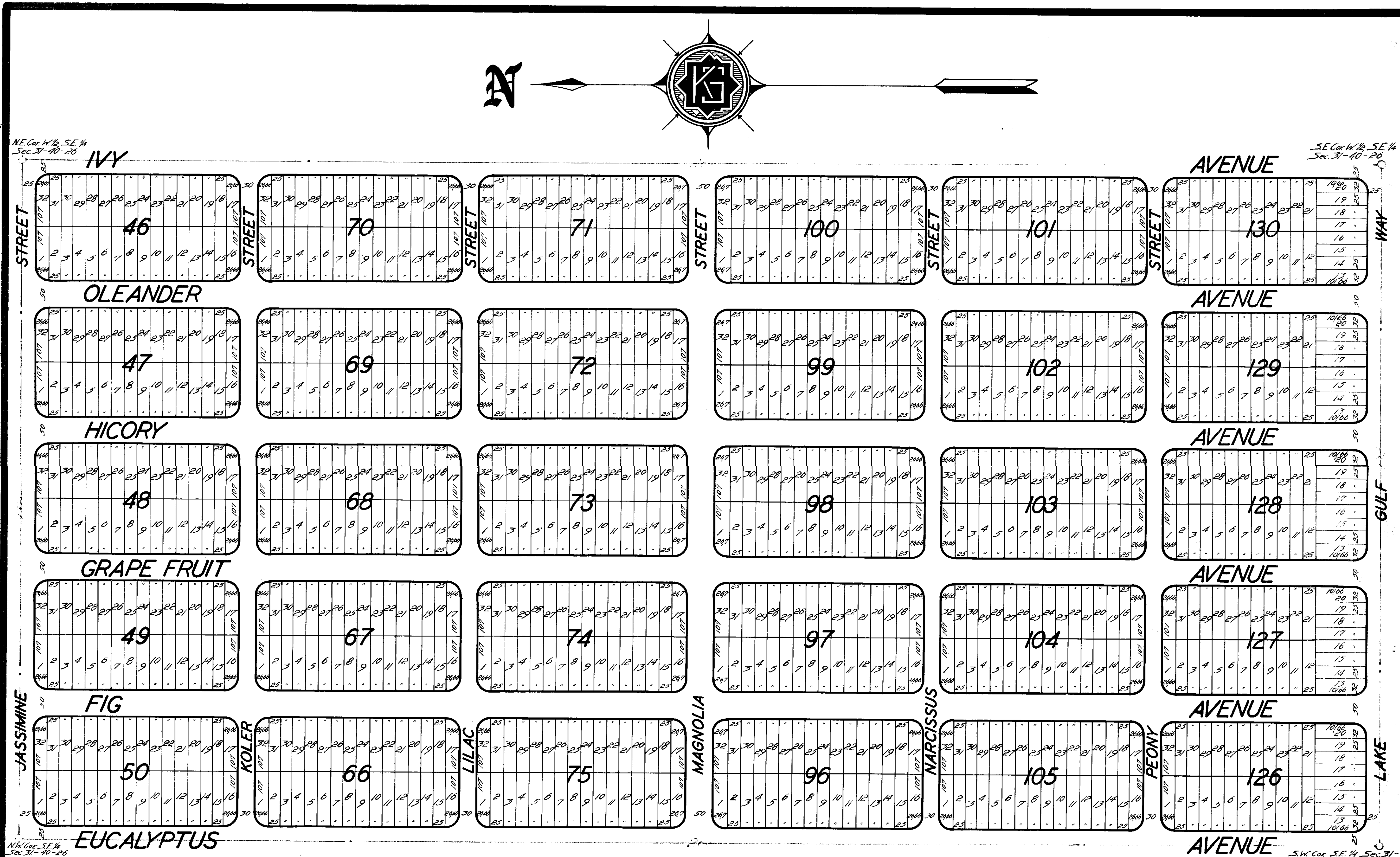
John A. Bell
Notary Public State of Florida At Large
My Commission expires: May 24th 1929

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.

AUGUST 1925

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

SECTION H		DIXIE ESTATES SUBDIVISION					
BLOCK 71							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0071 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0071 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0071 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0071 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0071 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0071 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0071 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0071 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0071 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0071 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0071 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0071 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0071 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0071 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0071 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0071 0016	N/A	1	0.06559	2,856.9	26.7	107
17	DCE 00E 0071 0017	N/A	1	0.06559	2,856.9	26.7	107
18	DCE 00E 0071 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0071 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0071 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0071 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0071 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0071 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0071 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0071 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0071 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0071 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0071 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0071 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0071 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0071 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0071 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION H		DIXIE ESTATES SUBDIVISION					
BLOCK 72							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0072 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0072 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0072 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0072 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0072 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0072 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0072 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0072 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0072 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0072 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0072 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0072 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0072 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0072 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0072 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0072 0016	N/A	1	0.06559	2,856.9	26.7	107
17	DCE 00E 0072 0017	N/A	1	0.06559	2,856.9	26.7	107
18	DCE 00E 0072 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0072 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0072 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0072 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0072 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0072 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0072 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0072 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0072 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0072 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0072 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0072 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0072 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0072 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0072 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION H		DIXIE ESTATES SUBDIVISION					
BLOCK 73							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0073 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0073 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0073 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0073 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0073 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0073 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0073 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0073 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0073 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0073 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0073 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0073 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0073 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0073 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0073 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0073 0016	N/A	1	0.06559	2,856.9	26.7	107
17	DCE 00E 0073 0017	N/A	1	0.06559	2,856.9	26.7	107
18	DCE 00E 0073 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0073 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0073 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0073 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0073 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0073 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0073 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0073 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0073 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0073 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0073 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0073 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0073 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0073 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0073 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION H		DIXIE ESTATES SUBDIVISION					
BLOCK 74							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0074 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0074 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0074 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0074 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0074 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0074 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0074 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0074 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0074 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0074 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0074 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0074 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0074 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0074 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0074 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0074 0016	N/A	1	0.06559	2,856.9	26.7	107
17	DCE 00E 0074 0017	N/A	1	0.06559	2,856.9	26.7	107
18	DCE 00E 0074 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0074 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0074 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0074 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0074 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0074 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0074 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0074 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0074 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0074 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0074 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0074 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0074 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0074 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0074 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION H		DIXIE ESTATES SUBDIVISION					
BLOCK 75							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0075 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00E 0075 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0075 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0075 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0075 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0075 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0075 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0075 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0075 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0075 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0075 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0075 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0075 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0075 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0075 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0075 0016	N/A	1	0.06559	2,856.9	26.7	107
17	DCE 00E 0075 0017	N/A	1	0.06559	2,856.9	26.7	107
18	DCE 00E 0075 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0075 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0075 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0075 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0075 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0075 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0075 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0075 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0075 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0075 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0075 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0075 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0075 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0075 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0075 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION H		DIXIE ESTATES SUBDIVISION					
BLOCK 96							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0096 0001	N/A	1	0.06559	2,856.9	26.7	107
2	DCE 00E 0096 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0096 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0096 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0096 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0096 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0096 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0096 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0096 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0096 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0096 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0096 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0096 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0096 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0096 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0096 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0096 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0096 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0096 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0096 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0096 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0096 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0096 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0096 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0096 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0096 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0096 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0096 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0096 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0096 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0096 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0096 0032	N/A	1	0.06559	2,856.9	26.7	107

SECTION H		DIXIE ESTATES SUBDIVISION					
BLOCK 97							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0097 0001	N/A	1	0.06559	2,856.9	26.7	107
2	DCE 00E 0097 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0097 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0097 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0097 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0097 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0097 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0097 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0097 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0097 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0097 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0097 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0097 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0097 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0097 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0097 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0097 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0097 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0097 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0097 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0097 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0097 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0097 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0097 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0097 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0097 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0097 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0097 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0097 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0097 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0097 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0097 0032	N/A	1	0.06559	2,856.9	26.7	107

SECTION H		DIXIE ESTATES SUBDIVISION					
BLOCK 98							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0098 0001	N/A	1	0.06559	2,856.9	26.7	107
2	DCE 00E 0098 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0098 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0098 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0098 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0098 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0098 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0098 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0098 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0098 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0098 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0098 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0098 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0098 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0098 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0098 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0098 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0098 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0098 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0098 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0098 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0098 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0098 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0098 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0098 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0098 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0098 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0098 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0098 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0098 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0098 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0098 0032	N/A	1	0.06559	2,856.9	26.7	107

SECTION H		DIXIE ESTATES SUBDIVISION					
BLOCK 99							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0099 0001	N/A	1	0.06559	2,856.9	26.7	107
2	DCE 00E 0099 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0099 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0099 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0099 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0099 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0099 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0099 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0099 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0099 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0099 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0099 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0099 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0099 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0099 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0099 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0099 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0099 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0099 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0099 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0099 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0099 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0099 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0099 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0099 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0099 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0099 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0099 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0099 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0099 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0099 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0099 0032	N/A	1	0.06559	2,856.9	26.7	107

SECTION H		DIXIE ESTATES SUBDIVISION					
BLOCK 100							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00E 0100 0001	N/A	1	0.06559	2,856.9	26.7	107
2	DCE 00E 0100 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00E 0100 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00E 0100 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00E 0100 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00E 0100 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00E 0100 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00E 0100 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00E 0100 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00E 0100 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00E 0100 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00E 0100 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00E 0100 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00E 0100 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00E 0100 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00E 0100 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00E 0100 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00E 0100 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00E 0100 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00E 0100 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00E 0100 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00E 0100 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00E 0100 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00E 0100 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00E 0100 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00E 0100 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00E 0100 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00E 0100 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00E 0100 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00E 0100 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00E 0100 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00E 0100 0032	N/A	1	0.06559	2,856.9	26.7	107

SECTION H

LEGAL DESCRIPTIONS

BLOCKS 71, 72, 73, 74, 75, 96, 97, 98, 99, 100

BLOCK 71: Lots 1 through 32, Block 71, 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 72: Lots 1 through 23 and Lots 28 through 32, Block 72, 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 73: Lots 1 through 32, Block 73, 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 74: Lots 1 through 32, Block 74, 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 75: Lots 1 through 4 and Lots 7 through 32, Block 75, 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 96: Lots 1 through 32, Block 96, 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 97: Lots 1 through 32, Block 97, 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 98: Lots 1 through 32, Block 98, 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 99: Lots 1 through 32, Block 99, 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 100: Lots 1 through 32, Block 100, 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): 402631409001 & 402631401001 (substandard lots located within Blocks 71, 72, 73, 74, 75, 96, 97, 98, 99, & 100)
- 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: 19.44 Acres
- Location: East County area
- FLUM designation: Agriculture
- Zoning: AG
- Estimated Base Density: 314
- 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