

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.

Nirukshi S. Bogam
Notary Public Signature

Sajida Y. Khudairi
Signature of Applicant

Nirukshi S. Bogam
Notary Printed Signature

Sajida Y. Khudairi
Printed Signature of Applicant

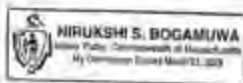
Notary Public
Title

600 Washington St, Apt #1
Address

N/A
Commission Code

Wellesley, MA 02482
City, State, Zip

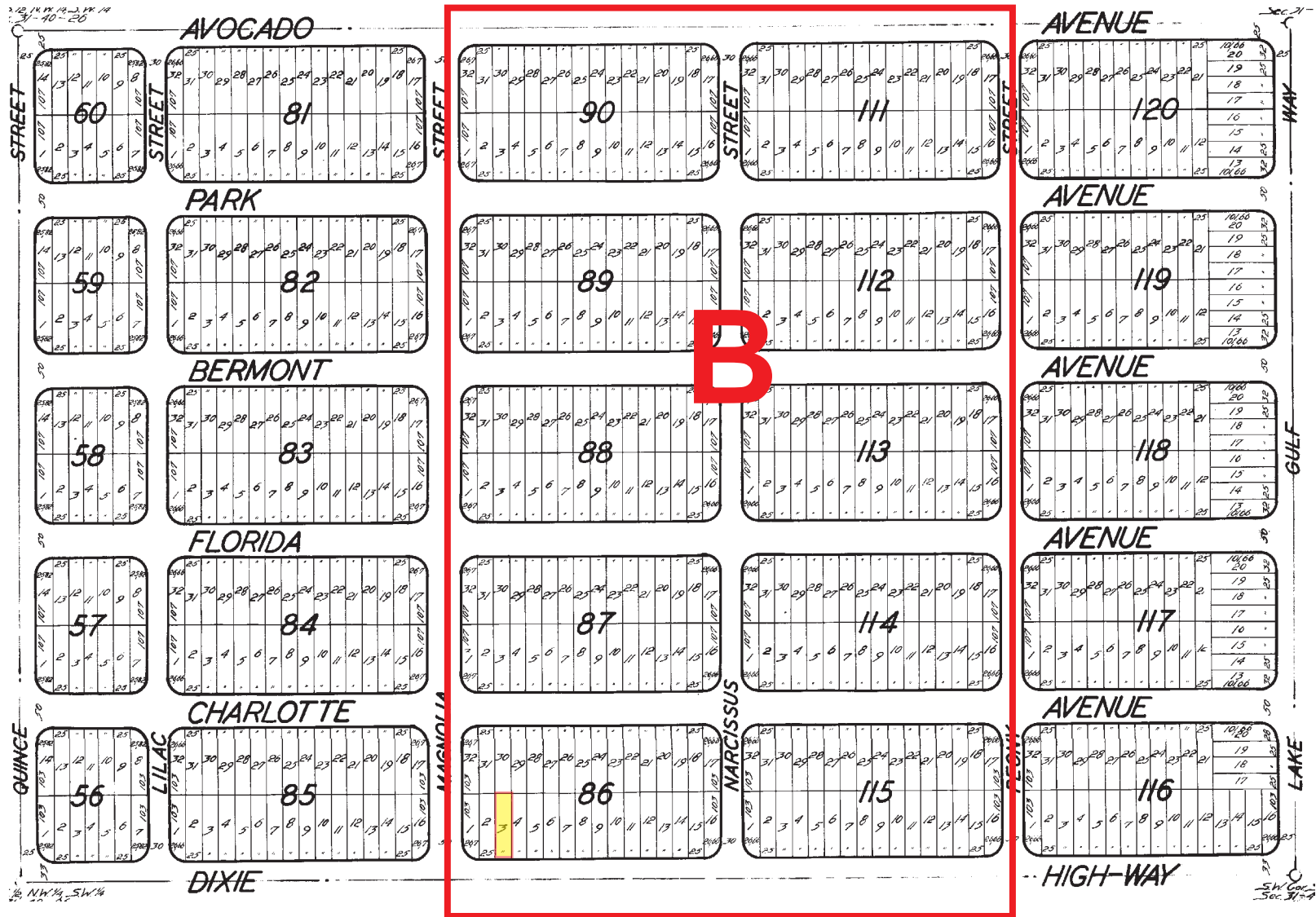
617-462-8408
Telephone Number



Khudairi Blocks and Lots

SECTION B

 = Excluded Lot



KNOW ALL MEN BY THESE PRESENTS

That Frank C. Abbott and Mary K. Abbott his wife have caused to be made the attached plat of Dixie Estates Section C of land described as follows: the S½ of NW¼ of SW¼ and of the SW¼ of SW¼ Sec. 31-40-26. All of said land lying in and being in Charlotte County Florida. The streets, avenues and highway 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 K. Abbott have set their hands and seals at Miami Dade County Florida, this 31 Day of August AD 1925

Witness:

Edward Carney
Margaret M. Carney

Frank C. Abbott
Mary K. Abbott

**STATE OF FLORIDA
COUNTY OF DADE S.S.**

I hereby certify that before me on this day personally appeared Frank C. Abbott and Mary K. Abbott his wife well known to me to be the persons who executed the foregoing instrument of dedication who being duly sworn acknowledged that they executed same freely and voluntarily for the purpose there in set forth.

And I further certify that the said Mary K. 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 from her said husband.

In witness my hand and official seal at Miami Dade County Florida this 31 Day of August AD 1925

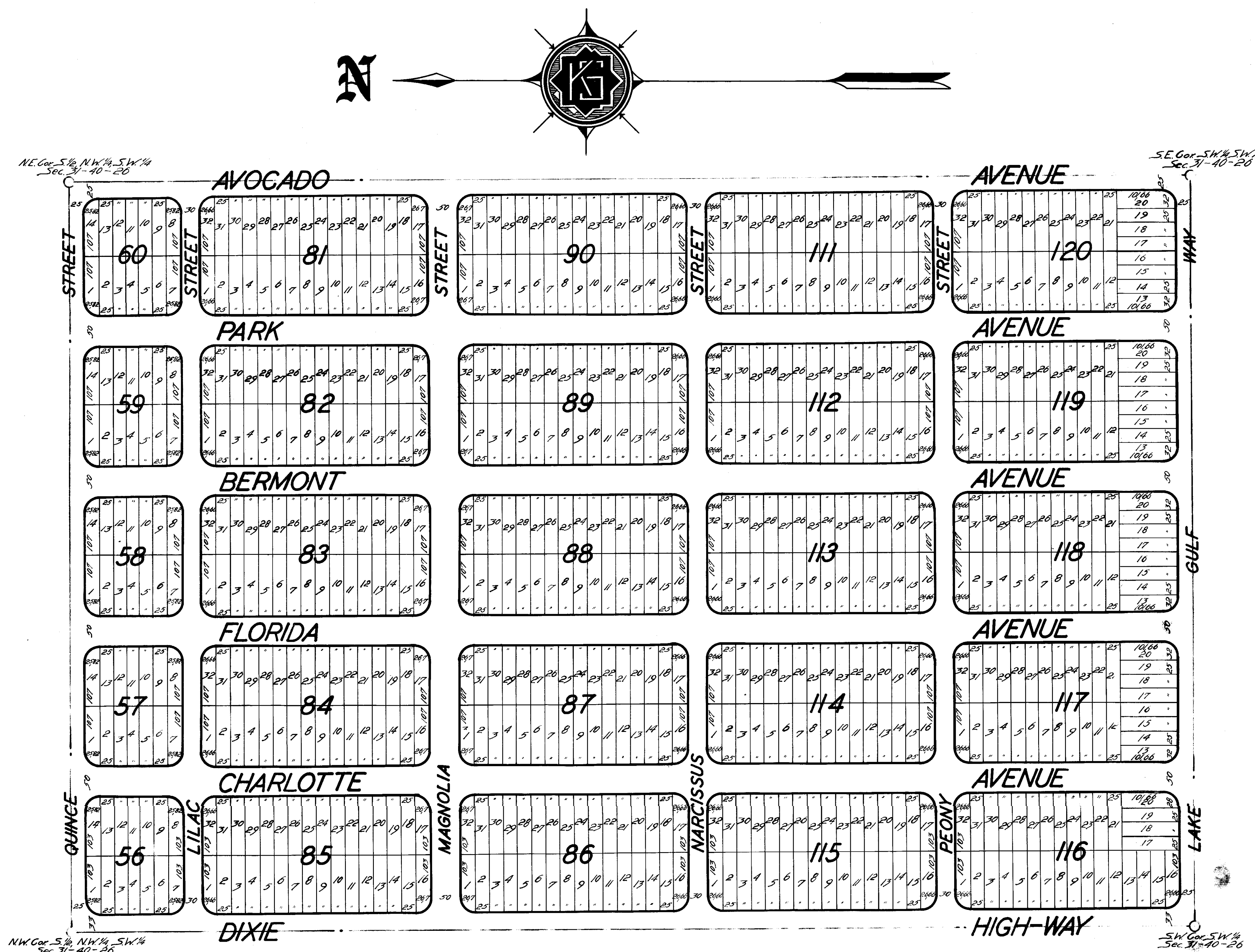
Notary Public State of Florida
My Commission expires May 29th 1929

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 Florida.

Karl Squires
Licensed Engineer No. 402
State of Florida

Approved by me for record

H.C. Sheffield
County Engineer
Charlotte County Florida



DIXIE ESTATES SECTION C

A
SUBDIVISION
OF
THE S½ OF NW¼ OF SW¼ AND OF THE SW¼ OF SW¼
SEC. 31 TWP. 40 RGE. 26
CHARLOTTE COUNTY FLORIDA

SCALE 1"=100'

KARL SQUIRES CIVIL-ENGR.

AUGUST 1925

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

SECTION B		DIXIE ESTATES SUBDIVISION					
BLOCK 86							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0086 0001	N/A	1	0.06313	2,750.1	26.7	103
2	DCE 00C 0086 0002	N/A	1	0.05911	2,575.0	25	103
3	DCE 00C 0086 0003	N/A	1	0.05911	2,575.0	25	103
4	DCE 00C 0086 0004	N/A	1	0.05911	2,575.0	25	103
5	DCE 00C 0086 0005	N/A	1	0.05911	2,575.0	25	103
6	DCE 00C 0086 0006	N/A	1	0.05911	2,575.0	25	103
7	DCE 00C 0086 0007	N/A	1	0.05911	2,575.0	25	103
8	DCE 00C 0086 0008	N/A	1	0.05911	2,575.0	25	103
9	DCE 00C 0086 0009	N/A	1	0.05911	2,575.0	25	103
10	DCE 00C 0086 0010	N/A	1	0.05911	2,575.0	25	103
11	DCE 00C 0086 0011	N/A	1	0.05911	2,575.0	25	103
12	DCE 00C 0086 0012	N/A	1	0.05911	2,575.0	25	103
13	DCE 00C 0086 0013	N/A	1	0.05911	2,575.0	25	103
14	DCE 00C 0086 0014	N/A	1	0.05911	2,575.0	25	103
15	DCE 00C 0086 0015	N/A	1	0.05911	2,575.0	25	103
16	DCE 00C 0086 0016	N/A	1	0.0629	2,739.8	26.6	103
17	DCE 00C 0086 0017	N/A	1	0.0629	2,739.8	26.6	103
18	DCE 00C 0086 0018	N/A	1	0.05911	2,575.0	25	103
19	DCE 00C 0086 0019	N/A	1	0.05911	2,575.0	25	103
20	DCE 00C 0086 0020	N/A	1	0.05911	2,575.0	25	103
21	DCE 00C 0086 0021	N/A	1	0.05911	2,575.0	25	103
22	DCE 00C 0086 0022	N/A	1	0.05911	2,575.0	25	103
23	DCE 00C 0086 0023	N/A	1	0.05911	2,575.0	25	103
24	DCE 00C 0086 0024	N/A	1	0.05911	2,575.0	25	103
25	DCE 00C 0086 0025	N/A	1	0.05911	2,575.0	25	103
26	DCE 00C 0086 0026	N/A	1	0.05911	2,575.0	25	103
27	DCE 00C 0086 0027	N/A	1	0.05911	2,575.0	25	103
28	DCE 00C 0086 0028	N/A	1	0.05911	2,575.0	25	103
29	DCE 00C 0086 0029	N/A	1	0.05911	2,575.0	25	103
30	DCE 00C 0086 0030	N/A	1	0.05911	2,575.0	25	103
31	DCE 00C 0086 0031	N/A	1	0.05911	2,575.0	25	103
32	DCE 00C 0086 0032	N/A	1	0.06313	2,750.1	26.7	103

SECTION B		DIXIE ESTATES SUBDIVISION					
BLOCK 87							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0087 0001	N/A	1	0.06559	2,856.9	26.7	107
2	DCE 00C 0087 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0087 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0087 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0087 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0087 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0087 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0087 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0087 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0087 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0087 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0087 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0087 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0087 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00C 0087 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00C 0087 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00C 0087 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00C 0087 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00C 0087 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00C 0087 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00C 0087 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0087 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0087 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0087 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0087 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0087 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0087 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0087 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0087 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0087 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0087 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0087 0032	N/A	1	0.06559	2,856.9	26.7	107

SECTION B		DIXIE ESTATES SUBDIVISION					
BLOCK 88							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0088 0001	N/A	1	0.06583	2,867.6	26.8	107
2	DCE 00C 0088 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0088 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0088 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0088 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0088 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0088 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0088 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0088 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0088 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0088 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0088 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0088 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0088 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00C 0088 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00C 0088 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00C 0088 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00C 0088 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00C 0088 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00C 0088 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00C 0088 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0088 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0088 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0088 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0088 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0088 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0088 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0088 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0088 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0088 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0088 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0088 0032	N/A	1	0.06559	2,856.9	26.7	107

SECTION B		DIXIE ESTATES SUBDIVISION					
BLOCK 89							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0089 0001	N/A	1	0.06559	2,856.9	26.7	107
2	DCE 00C 0089 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0089 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0089 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0089 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0089 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0089 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0089 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0089 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0089 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0089 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0089 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0089 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0089 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00C 0089 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00C 0089 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00C 0089 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00C 0089 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00C 0089 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00C 0089 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00C 0089 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0089 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0089 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0089 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0089 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0089 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0089 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0089 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0089 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0089 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0089 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0089 0032	N/A	1	0.06559	2,856.9	26.7	107

SECTION B		DIXIE ESTATES SUBDIVISION					
BLOCK 90							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0090 0001	N/A	1	0.06559	2,856.9	26.7	107
2	DCE 00C 0090 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0090 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0090 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0090 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0090 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0090 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0090 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0090 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0090 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0090 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0090 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0090 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0090 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00C 0090 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00C 0090 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00C 0090 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00C 0090 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00C 0090 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00C 0090 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00C 0090 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0090 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0090 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0090 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0090 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0090 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0090 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0090 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0090 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0090 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0090 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0090 0032	N/A	1	0.06559	2,856.9	26.7	107

SECTION B		DIXIE ESTATES SUBDIVISION					
BLOCK 111							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0111 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00C 0111 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0111 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0111 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0111 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0111 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0111 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0111 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0111 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0111 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0111 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0111 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0111 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0111 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00C 0111 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00C 0111 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00C 0111 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00C 0111 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00C 0111 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00C 0111 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00C 0111 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0111 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0111 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0111 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0111 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0111 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0111 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0111 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0111 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0111 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0111 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0111 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION B		DIXIE ESTATES SUBDIVISION					
BLOCK 112							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0112 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00C 0112 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0112 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0112 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0112 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0112 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0112 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0112 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0112 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0112 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0112 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0112 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0112 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0112 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00C 0112 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00C 0112 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00C 0112 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00C 0112 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00C 0112 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00C 0112 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00C 0112 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0112 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0112 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0112 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0112 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0112 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0112 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0112 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0112 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0112 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0112 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0112 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION B		DIXIE ESTATES SUBDIVISION					
BLOCK 113							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0113 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00C 0113 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0113 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0113 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0113 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0113 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0113 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0113 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0113 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0113 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0113 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0113 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0113 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0113 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00C 0113 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00C 0113 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00C 0113 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00C 0113 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00C 0113 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00C 0113 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00C 0113 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0113 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0113 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0113 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0113 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0113 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0113 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0113 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0113 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0113 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0113 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0113 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION B		DIXIE ESTATES SUBDIVISION					
BLOCK 114							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0114 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00C 0114 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0114 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0114 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0114 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0114 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0114 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0114 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0114 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0114 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0114 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0114 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0114 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0114 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00C 0114 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00C 0114 0016	N/A	1	0.06534	2,846.2	26.6	107
17	DCE 00C 0114 0017	N/A	1	0.06534	2,846.2	26.6	107
18	DCE 00C 0114 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00C 0114 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00C 0114 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00C 0114 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0114 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0114 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0114 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0114 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0114 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0114 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0114 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0114 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0114 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0114 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0114 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION B		DIXIE ESTATES SUBDIVISION					
BLOCK 115							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0115 0001	N/A	1	0.0629	2,739.8	26.6	103
2	DCE 00C 0115 0002	N/A	1	0.05911	2,575.0	25	103
3	DCE 00C 0115 0003	N/A	1	0.05911	2,575.0	25	103
4	DCE 00C 0115 0004	N/A	1	0.05911	2,575.0	25	103
5	DCE 00C 0115 0005	N/A	1	0.05911	2,575.0	25	103
6	DCE 00C 0115 0006	N/A	1	0.05911	2,575.0	25	103
7	DCE 00C 0115 0007	N/A	1	0.05911	2,575.0	25	103
8	DCE 00C 0115 0008	N/A	1	0.05911	2,575.0	25	103
9	DCE 00C 0115 0009	N/A	1	0.05911	2,575.0	25	103
10	DCE 00C 0115 0010	N/A	1	0.05911	2,575.0	25	103
11	DCE 00C 0115 0011	N/A	1	0.05911	2,575.0	25	103
12	DCE 00C 0115 0012	N/A	1	0.05911	2,575.0	25	103
13	DCE 00C 0115 0013	N/A	1	0.05911	2,575.0	25	103
14	DCE 00C 0115 0014	N/A	1	0.05911	2,575.0	25	103
15	DCE 00C 0115 0015	N/A	1	0.05911	2,575.0	25	103
16	DCE 00C 0115 0016	N/A	1	0.0629	2,739.8	26.6	103
17	DCE 00C 0115 0017	N/A	1	0.0629	2,739.8	26.6	103
18	DCE 00C 0115 0018	N/A	1	0.05911	2,575.0	25	103
19	DCE 00C 0115 0019	N/A	1	0.05911	2,575.0	25	103
20	DCE 00C 0115 0020	N/A	1	0.05911	2,575.0	25	103
21	DCE 00C 0115 0021	N/A	1	0.05911	2,575.0	25	103
22	DCE 00C 0115 0022	N/A	1	0.05911	2,575.0	25	103
23	DCE 00C 0115 0023	N/A	1	0.05911	2,575.0	25	103
24	DCE 00C 0115 0024	N/A	1	0.05911	2,575.0	25	103
25	DCE 00C 0115 0025	N/A	1	0.05911	2,575.0	25	103
26	DCE 00C 0115 0026	N/A	1	0.05911	2,575.0	25	103
27	DCE 00C 0115 0027	N/A	1	0.05911	2,575.0	25	103
28	DCE 00C 0115 0028	N/A	1	0.05911	2,575.0	25	103
29	DCE 00C 0115 0029	N/A	1	0.05911	2,575.0	25	103
30	DCE 00C 0115 0030	N/A	1	0.05911	2,575.0	25	103
31	DCE 00C 0115 0031	N/A	1	0.05911	2,575.0	25	103
32	DCE 00C 0115 0032	N/A	1	0.0629	2,739.8	26.6	103

SECTION B

LEGAL DESCRIPTIONS

BLOCKS 86, 87, 88, 89, 90, 111, 112, 113, 114, 115

BLOCK 86: Lots 1, 2, 4 through 32, Block 86, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section C, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 63](#), of the Public Records of Charlotte County, Florida.

BLOCK 87: Lots 1 through 32, Block 87, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section C, according to the Plat thereof, recorded in

[Plat Book 1, Page\(s\) 63](#), of the Public Records of Charlotte County, Florida.

BLOCK 88: Lots 1 through 32, Block 88, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section C, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 63](#), of the Public Records of Charlotte County, Florida.

BLOCK 89: Lots 1 through 32, Block 89, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section C, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 63](#), of the Public Records of Charlotte County, Florida.

BLOCK 90: Lots 1 through 32, Block 90, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section C, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 63](#), of the Public Records of Charlotte County, Florida.

BLOCK 111: Lots 1 through 32, Block 111, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section C, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 63](#), of the Public Records of Charlotte County, Florida.

BLOCK 112: Lots 1 through 32, Block 112, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section C, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 63](#), of the Public Records of Charlotte County, Florida.

BLOCK 113: Lots 1 through 32, Block 113, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section C, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 63](#), of the Public Records of Charlotte County, Florida.

BLOCK 114: Lots 1 through 32, Block 114, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section C, according to the Plat thereof, recorded

in [Plat Book 1, Page\(s\) 63](#), of the Public Records of Charlotte County, Florida.

BLOCK 115: Lots 1 through 32, Block 115, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section C, according to the Plat thereof, recorded in [Plat Book 1, Page\(s\) 63](#), 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): 402631326001 (substandard lots located within Blocks 86, 87, 88, 89, 90, 111, 112, 113, 114, & 115)
- 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: 19.60 Acres
- Location: East County area
- FLUM designation: Agriculture
- Zoning: AG
- Estimated Base Density: 319
- 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