

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 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

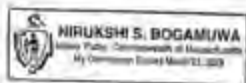
Notary Public
Title

600 Washington St, Apt #1
Address

N/A
Commission Code

Wellesley, MA 02482
City, State, Zip

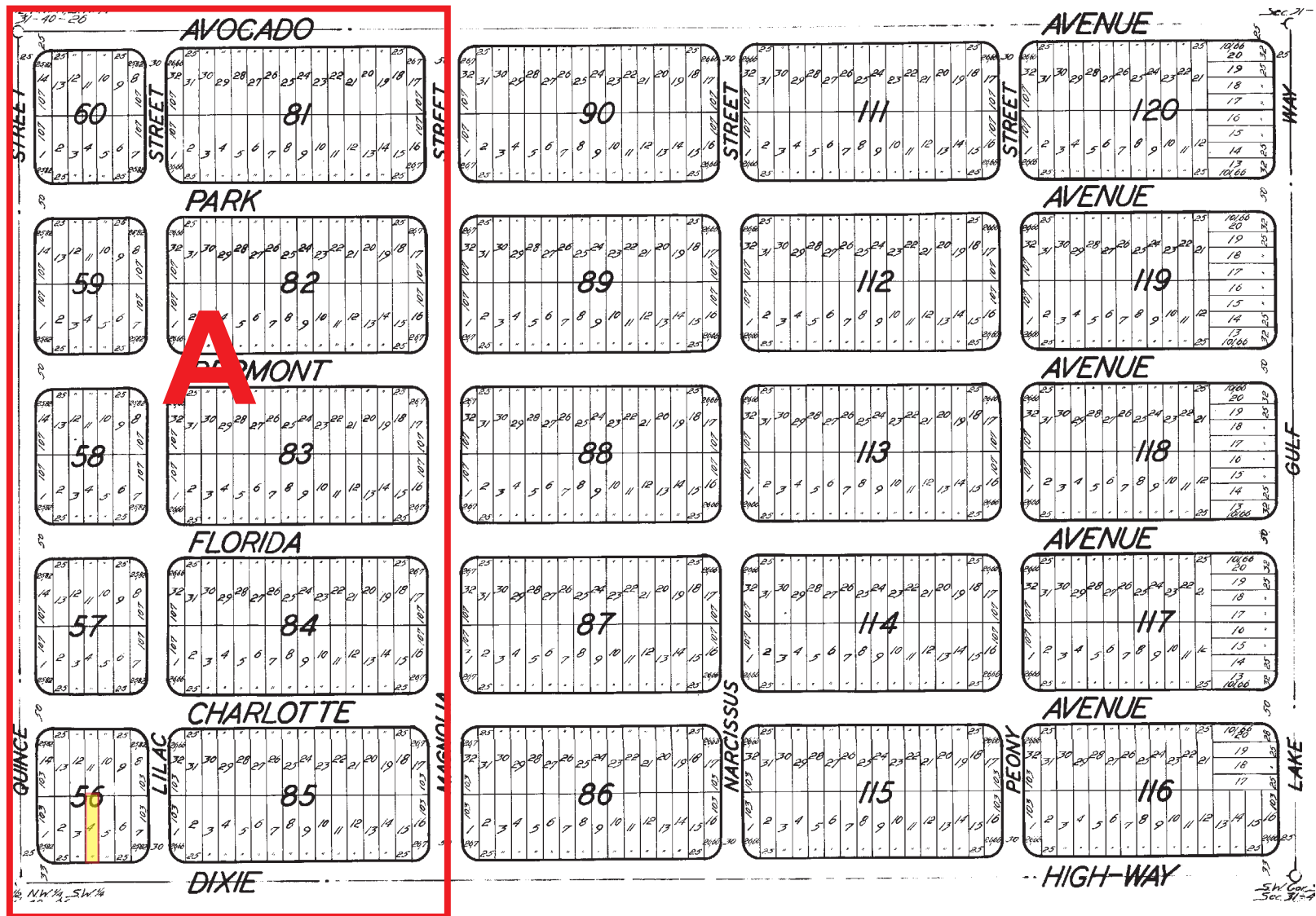
617-462-8408
Telephone Number



Khudairi Blocks and Lots

SECTION A

 = Excluded Lot



KNOW ALL MEN BY THESE PRESENTS

KNOW ALL MEN BY THESE PRESENTS
That Frank G. 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 S 1/4 of NW 1/4 and of SW 1/4 of SW 1/4 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 where of the said Frank G. Abbott and Mary K. Abbott have set their hands and seals at Miami Dade County Florida, this 31st day of August AD 1925

Witness:

Edward Larney

Margaret M. Carney

Frank C. Abbott seals.

Mary V. Abbott seals

STATE OF FLORIDA S.S.
COUNTY OF DADE

I hereby certify that before me on this day personally appeared Frank K. Abbott and Mary K. Abbott 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 K. 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

Witness my hand and official seal at Miami, Dade County Florida
this 9 Day of August A.D. 1925

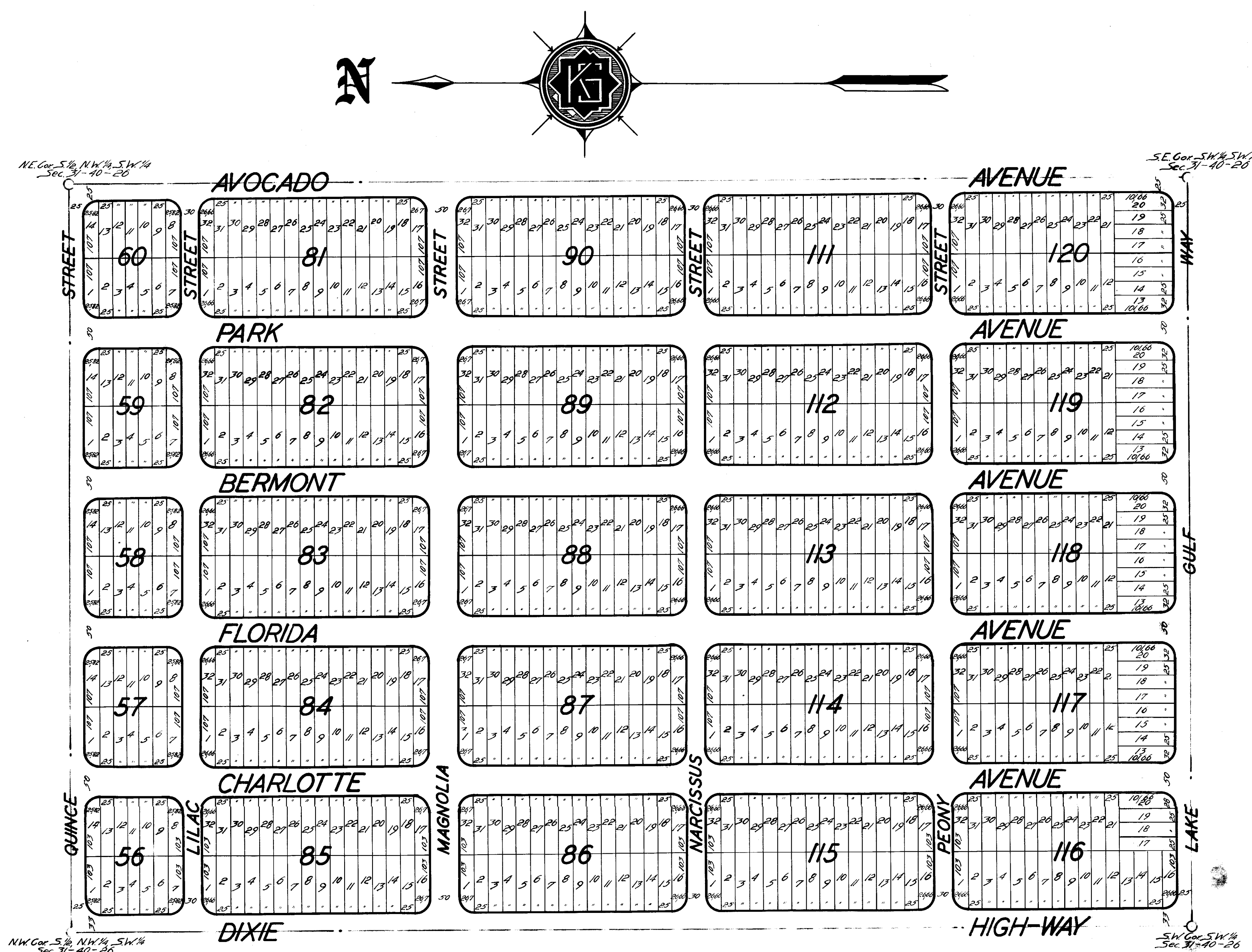
Justa Roll
Notary Public, State of Florida
My Commission expires: MAY-29-1999

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 Swaine
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 S. 1/2 OF N.W. 1/4 OF S.W. 1/4 AND OF THE S.W. 1/4 OF S.W. 1/4

SEC.31 TWP.40 RGE.26
CHARLOTTE COUNTY FLORIDA

KARL SQUIRES CIVIL-ENG'R.

AUGUST 1925

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

SECTION A		DIXIE ESTATES SUBDIVISION					
BLOCK 56							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0056 0001	N/A	1	0.06101	2,657.4	25.8	103
2	DCE 00C 0056 0002	N/A	1	0.05911	2,575.0	25	103
3	DCE 00C 0056 0003	N/A	1	0.05911	2,575.0	25	103
4	DCE 00C 0056 0004	N/A	1	0.05911	2,575.0	25	103
5	DCE 00C 0056 0005	N/A	1	0.05911	2,575.0	25	103
6	DCE 00C 0056 0006	N/A	1	0.05911	2,575.0	25	103
7	DCE 00C 0056 0007	N/A	1	0.06101	2,657.4	25.8	103
8	DCE 00C 0056 0008	N/A	1	0.06101	2,657.4	25.8	103
9	DCE 00C 0056 0009	N/A	1	0.05911	2,575.0	25	103
10	DCE 00C 0056 0010	N/A	1	0.05911	2,575.0	25	103
11	DCE 00C 0056 0011	N/A	1	0.05911	2,575.0	25	103
12	DCE 00C 0056 0012	N/A	1	0.05911	2,575.0	25	103
13	DCE 00C 0056 0013	N/A	1	0.05911	2,575.0	25	103
14	DCE 00C 0056 0014	N/A	1	0.06101	2,657.4	25.8	103
TOTALS			14	0.83516	36,379.6		

EXCLUDE THIS LOT

EXCLUDE THIS LOT

SECTION A		DIXIE ESTATES SUBDIVISION					
BLOCK 57							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0057 0001	N/A	1	0.06337	2,760.6	25.8	107
2	DCE 00C 0057 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0057 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0057 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0057 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0057 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0057 0007	N/A	1	0.06337	2,760.6	25.8	107
8	DCE 00C 0057 0008	N/A	1	0.06337	2,760.6	25.8	107
9	DCE 00C 0057 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0057 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0057 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0057 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0057 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0057 0014	N/A	1	0.06337	2,760.6	25.8	107
TOTALS			14	0.86759	37,792.4		

SECTION A		DIXIE ESTATES SUBDIVISION					
BLOCK 58							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0058 0001	N/A	1	0.06337	2,760.6	25.8	107
2	DCE 00C 0058 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0058 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0058 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0058 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0058 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0058 0007	N/A	1	0.06337	2,760.6	25.8	107
8	DCE 00C 0058 0008	N/A	1	0.06337	2,760.6	25.8	107
9	DCE 00C 0058 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0058 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0058 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0058 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0058 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0058 0014	N/A	1	0.06337	2,760.6	25.8	107
TOTALS			14	0.86759	37,792.4		

SECTION A		DIXIE ESTATES SUBDIVISION					
BLOCK 59							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0059 0001	N/A	1	0.06337	2,760.6	25.8	107
2	DCE 00C 0059 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0059 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0059 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0059 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0059 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0059 0007	N/A	1	0.06337	2,760.6	25.8	107
8	DCE 00C 0059 0008	N/A	1	0.06337	2,760.6	25.8	107
9	DCE 00C 0059 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0059 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0059 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0059 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0059 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0059 0014	N/A	1	0.06337	2,760.6	25.8	107
TOTALS			14	0.86759	37,792.4		

SECTION A		DIXIE ESTATES SUBDIVISION					
BLOCK 60							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0060 0001	N/A	1	0.06337	2,760.6	25.8	107
2	DCE 00C 0060 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0060 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0060 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0060 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0060 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0060 0007	N/A	1	0.06337	2,760.6	25.8	107
8	DCE 00C 0060 0008	N/A	1	0.06337	2,760.6	25.8	107
9	DCE 00C 0060 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0060 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0060 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0060 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0060 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0060 0014	N/A	1	0.06337	2,760.6	25.8	107
TOTALS			14	0.86759	37,792.4		

SECTION A		DIXIE ESTATES SUBDIVISION					
BLOCK 81							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0081 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00C 0081 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0081 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0081 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0081 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0081 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0081 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0081 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0081 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0081 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0081 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0081 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0081 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0081 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00C 0081 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00C 0081 0016	N/A	1	0.06559	2,856.9	26.7	107
17	DCE 00C 0081 0017	N/A	1	0.06559	2,856.9	26.7	107
18	DCE 00C 0081 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00C 0081 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00C 0081 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00C 0081 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0081 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0081 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0081 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0081 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0081 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0081 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0081 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0081 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0081 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0081 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0081 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION A		DIXIE ESTATES SUBDIVISION					
BLOCK 82							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0082 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00C 0082 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0082 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0082 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0082 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0082 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0082 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0082 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0082 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0082 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0082 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0082 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0082 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0082 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00C 0082 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00C 0082 0016	N/A	1	0.06559	2,856.9	26.7	107
17	DCE 00C 0082 0017	N/A	1	0.06559	2,856.9	26.7	107
18	DCE 00C 0082 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00C 0082 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00C 0082 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00C 0082 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0082 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0082 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0082 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0082 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0082 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0082 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0082 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0082 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0082 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0082 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0082 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION A		DIXIE ESTATES SUBDIVISION					
BLOCK 83							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0083 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00C 0083 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0083 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0083 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0083 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0083 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0083 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0083 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0083 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0083 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0083 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0083 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0083 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0083 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00C 0083 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00C 0083 0016	N/A	1	0.06559	2,856.9	26.7	107
17	DCE 00C 0083 0017	N/A	1	0.06559	2,856.9	26.7	107
18	DCE 00C 0083 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00C 0083 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00C 0083 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00C 0083 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0083 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0083 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0083 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0083 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0083 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0083 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0083 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0083 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0083 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0083 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0083 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION A		DIXIE ESTATES SUBDIVISION					
BLOCK 84							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0084 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00C 0084 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0084 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0084 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0084 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0084 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0084 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0084 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0084 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0084 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0084 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0084 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0084 0013	N/A	1	0.06141	2,675.0	25	107
14	DCE 00C 0084 0014	N/A	1	0.06141	2,675.0	25	107
15	DCE 00C 0084 0015	N/A	1	0.06141	2,675.0	25	107
16	DCE 00C 0084 0016	N/A	1	0.06559	2,856.9	26.7	107
17	DCE 00C 0084 0017	N/A	1	0.06559	2,856.9	26.7	107
18	DCE 00C 0084 0018	N/A	1	0.06141	2,675.0	25	107
19	DCE 00C 0084 0019	N/A	1	0.06141	2,675.0	25	107
20	DCE 00C 0084 0020	N/A	1	0.06141	2,675.0	25	107
21	DCE 00C 0084 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0084 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0084 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0084 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0084 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0084 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0084 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0084 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0084 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0084 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0084 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0084 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION A		DIXIE ESTATES SUBDIVISION					
BLOCK 85							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0085 0001	N/A	1	0.0629	2,739.8	26.6	103
2	DCE 00C 0085 0002	N/A	1	0.05911	2,575.0	25	103
3	DCE 00C 0085 0003	N/A	1	0.05911	2,575.0	25	103
4	DCE 00C 0085 0004	N/A	1	0.05911	2,575.0	25	103
5	DCE 00C 0085 0005	N/A	1	0.05911	2,575.0	25	103
6	DCE 00C 0085 0006	N/A	1	0.05911	2,575.0	25	103
7	DCE 00C 0085 0007	N/A	1	0.05911	2,575.0	25	103
8	DCE 00C 0085 0008	N/A	1	0.05911	2,575.0	25	103
9	DCE 00C 0085 0009	N/A	1	0.05911	2,575.0	25	103
10	DCE 00C 0085 0010	N/A	1	0.05911	2,575.0	25	103
11	DCE 00C 0085 0011	N/A	1	0.05911	2,575.0	25	103
12	DCE 00C 0085 0012	N/A	1	0.05911	2,575.0	25	103
13	DCE 00C 0085 0013	N/A	1	0.05911	2,575.0	25	103
14	DCE 00C 0085 0014	N/A	1	0.05911	2,575.0	25	103
15	DCE 00C 0085 0015	N/A	1	0.05911	2,575.0	25	103
16	DCE 00C 0085 0016	N/A	1	0.06313	2,750.1	26.7	103
17	DCE 00C 0085 0017	N/A	1	0.06313	2,750.1	26.7	103
18	DCE 00C 0085 0018	N/A	1	0.05911	2,575.0	25	103
19	DCE 00C 0085 0019	N/A	1	0.05911	2,575.0	25	103
20	DCE 00C 0085 0020	N/A	1	0.05911	2,575.0	25	103
21	DCE 00C 0085 0021	N/A	1	0.05911	2,575.0	25	103
22	DCE 00C 0085 0022	N/A	1	0.05911	2,575.0	25	103
23	DCE 00C 0085 0023	N/A	1	0.05911	2,575.0	25	103
24	DCE 00C 0085 0024	N/A	1	0.05911	2,575.0	25	103
25	DCE 00C 0085 0025	N/A	1	0.05911	2,575.0	25	103
26	DCE 00C 0085 0026	N/A	1	0.05911	2,575.0	25	103
27	DCE 00C 0085 0027	N/A	1	0.05911	2,575.0	25	103
28	DCE 00C 0085 0028	N/A	1	0.05911	2,575.0	25	103
29	DCE 00C 0085 0029	N/A	1	0.05911	2,575.0	25	103
30	DCE 00C 0085 0030	N/A	1	0.05911	2,575.0	25	103
31	DCE 00C 0085 0031	N/A	1	0.05911	2,575.0	25	103
32	DCE 00C 0085 0032	N/A	1	0.0629	2,739.8	26.6	103

SECTION A

LEGAL DESCRIPTIONS

BLOCKS 56,57,58,59,60, 81, 82, 83, 84, 85

BLOCK 56: Lot 1 through 3, 5 through 14, Block 56, 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 57: Lot 1 through 14, Block 57, 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 58: Lot 1 through 14, Block 58, 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 59: Lot 1 through 14, Block 59, 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 60: Lot 1 through 14, Block 60, 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 81: Lot 1 through 32, Block 81, 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 82: Lot 1 through 32, Block 82, 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 83: Lot 1 through 32, Block 83, 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 84: Lot 1 through 32, Block 84, 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 85: Lot 1 through 32, Block 85, 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): 402631302003 (substandard lots located within Blocks 56, 57, 58, 59, 60, 81, 82, 83, 84, & 85
- 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: 14.08 Acres
- Location: East County area
- FLUM designation: Agriculture
- Zoning: AG
- Estimated Base Density: 229
- 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