

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

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR CERTIFICATION OF SENDING ZONES, INCLUDING 155 PLATTED LOTS IN BLOCKS 116, 117, 118, 119, AND 120 AND WITHIN THE DIXIE ESTATES SECTION C SUBDIVISION, GENERALLY LOCATED NORTH OF BERMONT ROAD AND EAST OF SR 31, IN THE EAST COUNTY AREA, CONTAINING 9.58± ACRES; FOR CALCULATION AND SEVERANCE OF 155 DENSITY UNITS, IN ACCORDANCE WITH PART III LAND DEVELOPMENT AND GROWTH MANAGEMENT, CHAPTER 3-9 ZONING, ARTICLE V ENVIRONMENTAL REQUIREMENTS AND OTHER REQUIREMENTS, SECTION 3-9-150 TRANSFER OF DENSITY UNITS (TDU), OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA; PETITION NO. CSZ-25-03; APPLICANT: SAJIDA Y. KHUDAIRI; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Chapter 3-9, Zoning, Article V, Environmental Requirements and Other Requirements, Section 3-9-150, Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida (hereinafter "TDU Code"), establishes processes and requirements for approval of petitions for transfers of density units; and

WHEREAS, the TDU Code provides the qualifications and procedures for a severance of density involving a Sending Zone, or SZ (as that term is defined in the TDU Code); and

WHEREAS, applicant, Sajida Y. Khudairi ("Applicant") submitted Petition CSZ-25-03 for Certification of Sending Zones ("CSZ Petition"), including one hundred and fifty-five (155) platted lots in Blocks 116, 117, 118, 119, and 120 and within the Dixie

Estates Section C subdivision, generally located north of Bermont Road and east of SR 31, in the East County area, containing 9.58±, acres ("Property") as described in Exhibit "A" attached hereto; for calculation and severance of one hundred and fifty-five (155) density units with zero (0) units being retained on the Property, in accordance with the provisions of the TDU Code; and

WHEREAS, the Property currently has a FLUM designation of Agriculture (AG) with Agriculture (AG) zoning; and

WHEREAS, the Property qualifies as an SZ pursuant to the County's Comprehensive Plan and the TDU Code; and

WHEREAS, if the Board approves this request by the Applicant for approval of CSZ-25-03 to sever one hundred and fifty-five (155) units of density from the Property, then Applicant shall provide a Restrictive Covenant limiting the development rights on the Property to zero (0) units, and shall record such Restrictive Covenant in the Public Records of Charlotte County, Florida, prior to the recording and effective date of this Resolution; and

WHEREAS, the Applicant has submitted all of the information and documentation required for the approval of the CSZ Petition pursuant to the TDU Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

1. Petition CSZ-25-03 submitted by Sajida Y. Khudairi certifying the Property as an SZ and one hundred and fifty-five (155) units of density is hereby adopted subject to Applicant recording the Restrictive Covenant described herein. Applicant's failure to record the Restrictive Covenant described herein shall render this Resolution null and void.

2. The effective date of this Resolution shall be the date this Resolution or a certified copy thereof is recorded in the Public Records of Charlotte County, Florida.

PASSED AND DULY ADOPTED this 22nd day of April, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2025-0169

JSK

SECTION C

LEGAL DESCRIPTIONS

BLOCKS 116, 117, 118, 119, 120

BLOCK 116: Lots 1 through 32, Block 116, 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 117: Lots 1 through 18 and Lots 20 through 32, Block 117, 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 118: Lots 1 through 12, Lots 15 through 17 and Lots 19 through 32, Block 118, 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 119: Lots 1 through 32, Block 119, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section C, according to the Plat thereof, recorded

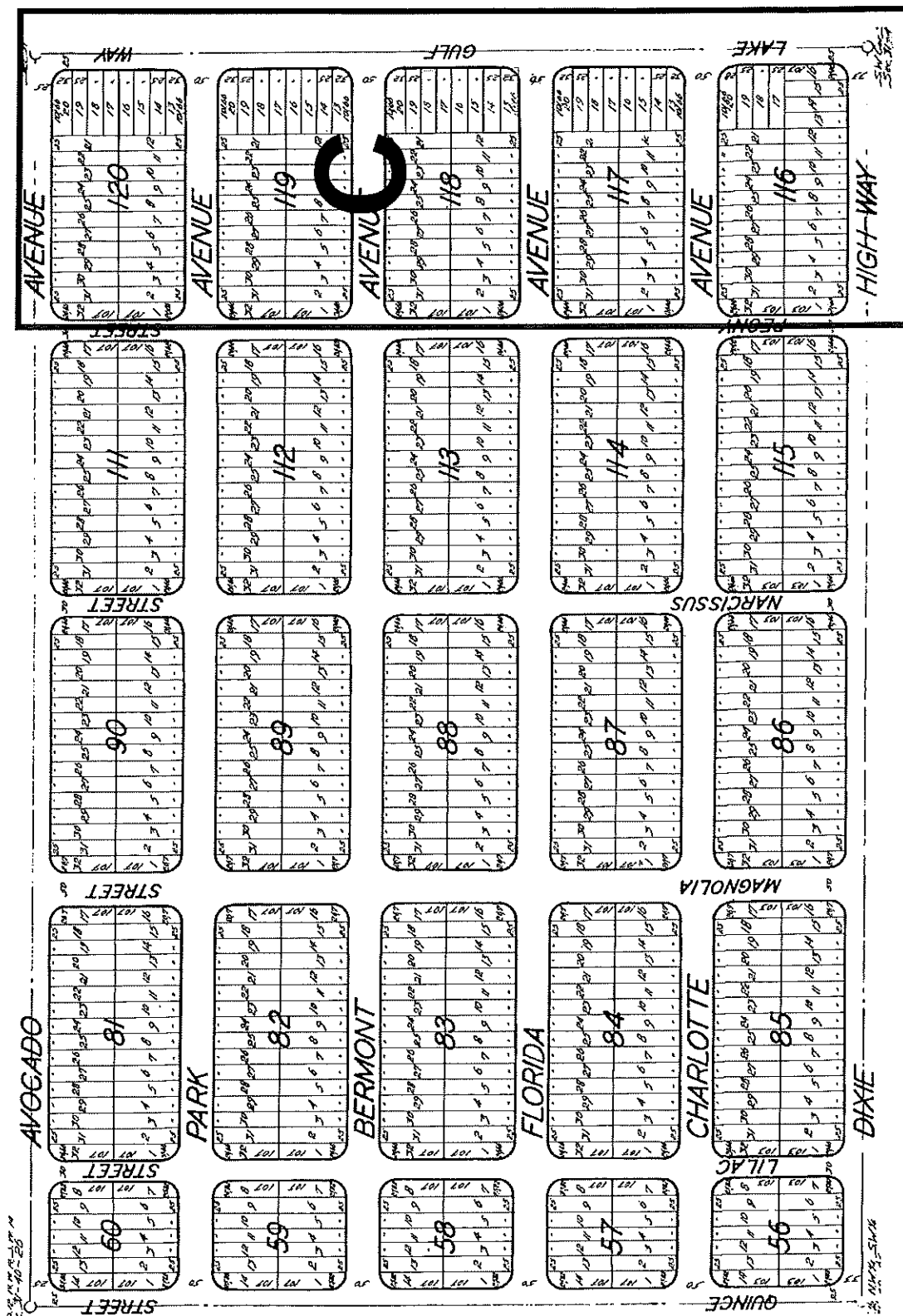
in Plat Book 1, Page(s) 63, of the Public Records of Charlotte County, Florida.

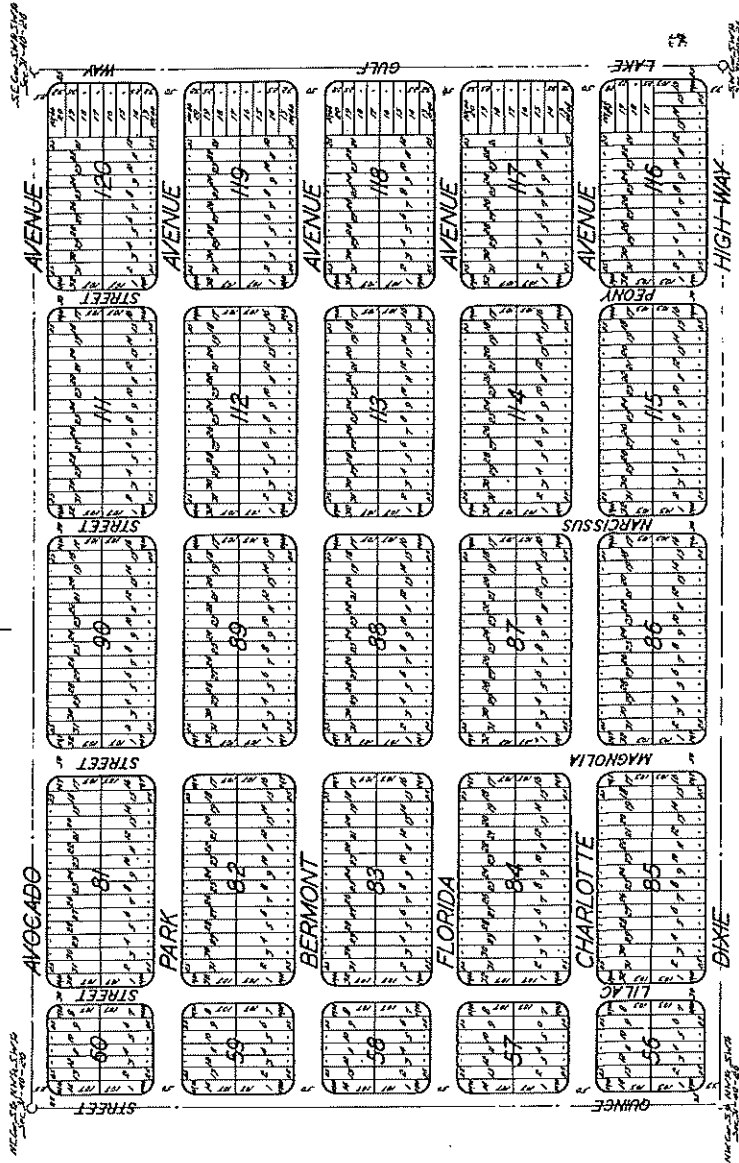
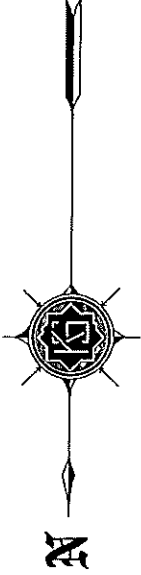
BLOCK 120: Lots 1 through 32, Block 120, together with 1/2 of all vacated streets located adjacent thereto, Dixie Estates Section C, according to the Plat thereof, recorded

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



☐ = Excluded Lot





DIXIE ESTATES

SECTION C

A
SUBDIVISION
OF

THE S. 1/2 OF NW 1/4 OF SW 1/4 AND OF THE SW 1/4 OF SW 1/4
OF
SEC. 31 TWP. 40 RGE. 26
CHARLOTTE COUNTY FLORIDA

KARL SQUIRES CIVIL-ENGR.

AUGUST 1925

NOTE:
Radii on Black corners 2.511
Dimensions on Corner Leds
are to Black line intersections

SCALE 1'-100'

KNOW ALL MEN BY THESE PRESENTS
That I, Frank G. Abbott and Mary Abbott, do hereby covenant to be made the attaching part of Book Three, Section 6 of land described as follows: The 10th of W 1/4 of N 1/4 E and all of the other 30-40-28th of said land lying in and being in Charlotte County Florida the first acre and highway shown on said plat for lands owned by the undersigned and have been used for many years for the practical use of the public for proper purposes never intended to be conveyed or assigned as private ownership.
In witness whereof we have hereunto signed our hands and affixed our seals at Miami Beach, Florida this 1st day of August, A.D. 1935.

Witness:

Edward Lavery
Margaret M. Lavery
Frank C. Abbotts
Mary W. Abbotts

STATE OF FLORIDA §5
COUNTY OF DADE

[illegible]


 Mark E. Pelt
 Attorney Public, State of Florida
 My Commission expires 12-31-2009

The attached plot is a true and correct plot of the above described property according to a survey made by H. S. Moffitt, Real Estate Engineer, Charlotte, North Carolina.

Paul F. Smith
Grassed Engineering Co.
State of Florida

Approved by me for record

W. C. Schaffner
County Engineer
Charlotte County Florida

SECTION C		DIXIE ESTATES SUBDIVISION					
BLOCK 116							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0116 0001	N/A	1	0.0629	2,739.8	26.6	103
2	DCE 00C 0116 0002	N/A	1	0.05911	2,575.0	25	103
3	DCE 00C 0116 0003	N/A	1	0.05911	2,575.0	25	103
4	DCE 00C 0116 0004	N/A	1	0.05911	2,575.0	25	103
5	DCE 00C 0116 0005	N/A	1	0.05911	2,575.0	25	103
6	DCE 00C 0116 0006	N/A	1	0.05911	2,575.0	25	103
7	DCE 00C 0116 0007	N/A	1	0.05911	2,575.0	25	103
8	DCE 00C 0116 0008	N/A	1	0.05911	2,575.0	25	103
9	DCE 00C 0116 0009	N/A	1	0.05911	2,575.0	25	103
10	DCE 00C 0116 0010	N/A	1	0.05911	2,575.0	25	103
11	DCE 00C 0116 0011	N/A	1	0.05911	2,575.0	25	103
12	DCE 00C 0116 0012	N/A	1	0.05911	2,575.0	25	103
13	DCE 00C 0116 0013	N/A	1	0.05911	2,575.0	25	103
14	DCE 00C 0116 0014	N/A	1	0.05911	2,575.0	25	103
15	DCE 00C 0116 0015	N/A	1	0.05911	2,575.0	25	103
16	DCE 00C 0116 0016	N/A	1	0.0629	2,739.8	26.6	103
17	DCE 00C 0116 0017	N/A	1	0.06204	2,702.6	26.6	101.6
18	DCE 00C 0116 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00C 0116 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00C 0116 0020	N/A	1	0.06531	2,844.8	28	101.6
21	DCE 00C 0116 0021	N/A	1	0.05911	2,575.0	25	103
22	DCE 00C 0116 0022	N/A	1	0.05911	2,575.0	25	103
23	DCE 00C 0116 0023	N/A	1	0.05911	2,575.0	25	103
24	DCE 00C 0116 0024	N/A	1	0.05911	2,575.0	25	103
25	DCE 00C 0116 0025	N/A	1	0.05911	2,575.0	25	103
26	DCE 00C 0116 0026	N/A	1	0.05911	2,575.0	25	103
27	DCE 00C 0116 0027	N/A	1	0.05911	2,575.0	25	103
28	DCE 00C 0116 0028	N/A	1	0.05911	2,575.0	25	103
29	DCE 00C 0116 0029	N/A	1	0.05911	2,575.0	25	103
30	DCE 00C 0116 0030	N/A	1	0.05911	2,575.0	25	103
31	DCE 00C 0116 0031	N/A	1	0.05911	2,575.0	25	103
32	DCE 00C 0116 0032	N/A	1	0.0629	2,739.8	26.6	103

SECTION C		DIXIE ESTATES SUBDIVISION					
BLOCK 117							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0117 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00C 0117 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0117 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0117 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0117 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0117 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0117 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0117 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0117 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0117 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0117 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0117 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0117 0013	N/A	1	0.07464	3,251.2	32	101.6
14	DCE 00C 0117 0014	N/A	1	0.05831	2,540.0	25	101.6
15	DCE 00C 0117 0015	N/A	1	0.05831	2,540.0	25	101.6
16	DCE 00C 0117 0016	N/A	1	0.05831	2,540.0	25	101.6
17	DCE 00C 0117 0017	N/A	1	0.05831	2,540.0	25	101.6
18	DCE 00C 0117 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00C 0117 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00C 0117 0020	N/A	1	0.07464	3,251.2	32	101.6
21	DCE 00C 0117 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0117 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0117 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0117 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0117 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0117 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0117 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0117 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0117 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0117 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0117 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0117 0032	N/A	1	0.06534	2,846.2	26.6	107

EXCLUDE THIS LOT

SECTION C		DIXIE ESTATES SUBDIVISION					
BLOCK 118							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0118 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00C 0118 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0118 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0118 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0118 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0118 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0118 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0118 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0118 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0118 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0118 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0118 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0118 0013	N/A	1	0.07464	3,251.2	32	101.6
14	DCE 00C 0118 0014	N/A	1	0.05831	2,540.0	25	101.6
15	DCE 00C 0118 0015	N/A	1	0.05831	2,540.0	25	101.6
16	DCE 00C 0118 0016	N/A	1	0.05831	2,540.0	25	101.6
17	DCE 00C 0118 0017	N/A	1	0.05831	2,540.0	25	101.6
18	DCE 00C 0118 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00C 0118 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00C 0118 0020	N/A	1	0.07464	3,251.2	32	101.6
21	DCE 00C 0118 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0118 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0118 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0118 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0118 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0118 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0118 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0118 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0118 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0118 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0118 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0118 0032	N/A	1	0.06534	2,846.2	26.6	107

EXCLUDE THIS LOT

EXCLUDE THIS LOT

EXCLUDE THIS LOT

SECTION C		DIXIE ESTATES SUBDIVISION					
BLOCK 119							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0119 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00C 0119 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0119 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0119 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0119 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0119 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0119 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0119 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0119 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0119 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0119 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0119 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0119 0013	N/A	1	0.07464	3,251.2	32	101.6
14	DCE 00C 0119 0014	N/A	1	0.05831	2,540.0	25	101.6
15	DCE 00C 0119 0015	N/A	1	0.05831	2,540.0	25	101.6
16	DCE 00C 0119 0016	N/A	1	0.05831	2,540.0	25	101.6
17	DCE 00C 0119 0017	N/A	1	0.05831	2,540.0	25	101.6
18	DCE 00C 0119 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00C 0119 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00C 0119 0020	N/A	1	0.07464	3,251.2	32	101.6
21	DCE 00C 0119 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0119 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0119 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0119 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0119 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0119 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0119 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0119 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0119 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0119 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0119 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0119 0032	N/A	1	0.06534	2,846.2	26.6	107

SECTION C		DIXIE ESTATES SUBDIVISION					
BLOCK 120							
LOT	LEGAL	ADDRESS	TDU'S	ACRES	SQ. FEET	Width	Length
1	DCE 00C 0120 0001	N/A	1	0.06534	2,846.2	26.6	107
2	DCE 00C 0120 0002	N/A	1	0.06141	2,675.0	25	107
3	DCE 00C 0120 0003	N/A	1	0.06141	2,675.0	25	107
4	DCE 00C 0120 0004	N/A	1	0.06141	2,675.0	25	107
5	DCE 00C 0120 0005	N/A	1	0.06141	2,675.0	25	107
6	DCE 00C 0120 0006	N/A	1	0.06141	2,675.0	25	107
7	DCE 00C 0120 0007	N/A	1	0.06141	2,675.0	25	107
8	DCE 00C 0120 0008	N/A	1	0.06141	2,675.0	25	107
9	DCE 00C 0120 0009	N/A	1	0.06141	2,675.0	25	107
10	DCE 00C 0120 0010	N/A	1	0.06141	2,675.0	25	107
11	DCE 00C 0120 0011	N/A	1	0.06141	2,675.0	25	107
12	DCE 00C 0120 0012	N/A	1	0.06141	2,675.0	25	107
13	DCE 00C 0120 0013	N/A	1	0.07464	3,251.2	32	101.6
14	DCE 00C 0120 0014	N/A	1	0.05831	2,540.0	25	101.6
15	DCE 00C 0120 0015	N/A	1	0.05831	2,540.0	25	101.6
16	DCE 00C 0120 0016	N/A	1	0.05831	2,540.0	25	101.6
17	DCE 00C 0120 0017	N/A	1	0.05831	2,540.0	25	101.6
18	DCE 00C 0120 0018	N/A	1	0.05831	2,540.0	25	101.6
19	DCE 00C 0120 0019	N/A	1	0.05831	2,540.0	25	101.6
20	DCE 00C 0120 0020	N/A	1	0.07464	3,251.2	32	101.6
21	DCE 00C 0120 0021	N/A	1	0.06141	2,675.0	25	107
22	DCE 00C 0120 0022	N/A	1	0.06141	2,675.0	25	107
23	DCE 00C 0120 0023	N/A	1	0.06141	2,675.0	25	107
24	DCE 00C 0120 0024	N/A	1	0.06141	2,675.0	25	107
25	DCE 00C 0120 0025	N/A	1	0.06141	2,675.0	25	107
26	DCE 00C 0120 0026	N/A	1	0.06141	2,675.0	25	107
27	DCE 00C 0120 0027	N/A	1	0.06141	2,675.0	25	107
28	DCE 00C 0120 0028	N/A	1	0.06141	2,675.0	25	107
29	DCE 00C 0120 0029	N/A	1	0.06141	2,675.0	25	107
30	DCE 00C 0120 0030	N/A	1	0.06141	2,675.0	25	107
31	DCE 00C 0120 0031	N/A	1	0.06141	2,675.0	25	107
32	DCE 00C 0120 0032	N/A	1	0.06534	2,846.2	26.6	107