

## Neighborhood Workshop Request Form

This form is to be submitted to Planning Services upon completion of the Pre-Application (Development Review Coordination) and shall include:

- a cover memo explaining the request
- a copy of the development concept plan; and
- a processing fee of \$215.00

A Planning staff member is required by Resolution 2025-082 to attend the Neighborhood Workshop. Please provide us with the desired date, time and location of the workshop.

Project Name: Youth Investments

Pre Application Conference Date: 6/5/2025

Date of Workshop: 2/26/2026

Time: 6:00PM

Location: https://us02web.zoom.us/j/88910546198?pwd=FwusuzeoolsqJK7gPcu7u2hPIBGf7H.1

➤ A Notice of Neighborhood Workshop must be mailed at least 10 days prior to the date of the workshop.

Is the subject property within a Neighborhood Homeowners Association: No  
(If yes, fill in the name of the homeowners association)

Is the subject property located within a Planned District? No

Is the subject property within 2 miles of another County or Municipality? Charlotte County

List Parcel Identification Number(s) below: (Include any adjacent properties under the same ownership as the subject property)

~~0504-160-027~~                      0504-16-0028                      \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Contact Information:

Boone, Boone & Boone, P.A.

Name

Jeffery A. Boone, Esq.

Address

1001 Avenida Del Circo

City /State / Zip

Venice, FL 34285

Phone Number

941-488-6716

Email Address jboone@boone-law.com

Electronic Files Provided: Word formatted labels and Excel spreadsheet

Submit to: [planner@scgov.net](mailto:planner@scgov.net)

***Please allow 2-3 business days for processing***

## Neighborhood Workshop Memorandum – Youth Investments

A Neighborhood Workshop is being requested for a proposed Critical Area Plan Amendment and Rezoning for a 1.0-acre property located at 25 New Jersey Avenue and 870 S. McCall Road, Englewood, FL 34223. The proposal is to Rezone the property for Commercial Neighborhood (CN) and Residential Multi-Family (RMF) to Commercial Intensive (CI), and to amend the State Road 776 Corridor Plan to allow for multi-family use on the property.

The purpose of the neighborhood workshop is to inform the neighboring residents of the nature of the proposal and to solicit suggestions and comments.

The Neighborhood Workshop will be hosted on Zoom at 6PM on February 26, 2026. For more information, please visit <https://www.scgov.net/government/planning-and-development-services/pds-calendar>, or contact the Agent, Boone Law Firm, at (941) 488-6716.

### Join Zoom Meeting

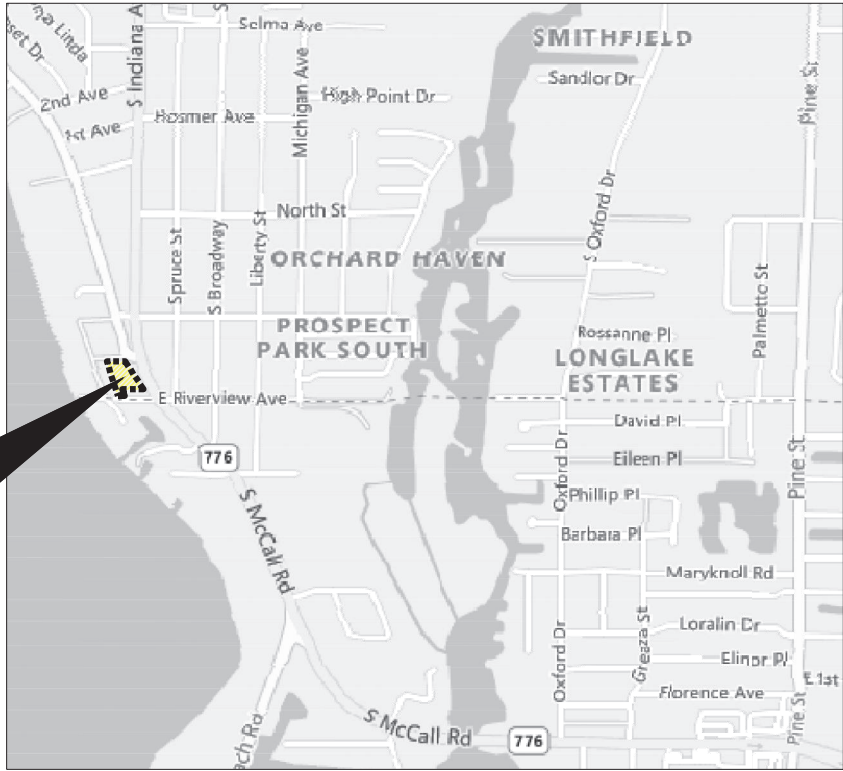
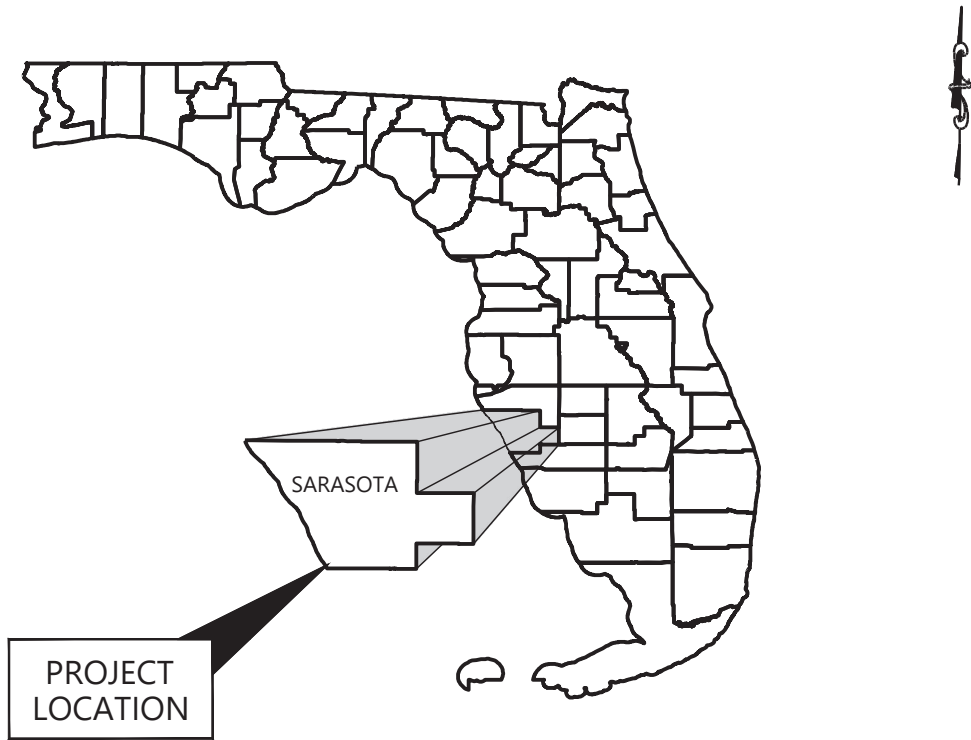
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**Meeting ID: 889 1054 6198**  
**Passcode: 401513**

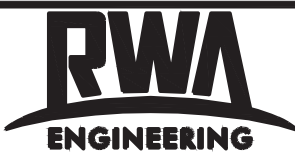
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One tap mobile  
+13052241968,,88910546198#,,, \*401513# US  
+13126266799,,88910546198#,,, \*401513# US (Chicago)

Join instructions  
[https://us02web.zoom.us/meetings/88910546198/invitations?signature=-BRLizoh\\_rCoBUgfleakO3sc\\_RSkHWmK5oXM4nlXnW0](https://us02web.zoom.us/meetings/88910546198/invitations?signature=-BRLizoh_rCoBUgfleakO3sc_RSkHWmK5oXM4nlXnW0)



PROJECT LOCATION



19790 Wellen Park Blvd, Unit 204 / Venice, Florida 3493  
 (239) 597-0575 FAX: (239) 597-0578  
 www.consult-rwa.com  
 Florida Certificates of Authorization EB 7663 / LB6952

DATE: JAN 27, 2026  
 SCALE: NTS  
 DRAWN BY: LAB  
 DESIGNED BY: TER  
 SEC: 31&36 TWP: 40 S RGE: 19&20 E

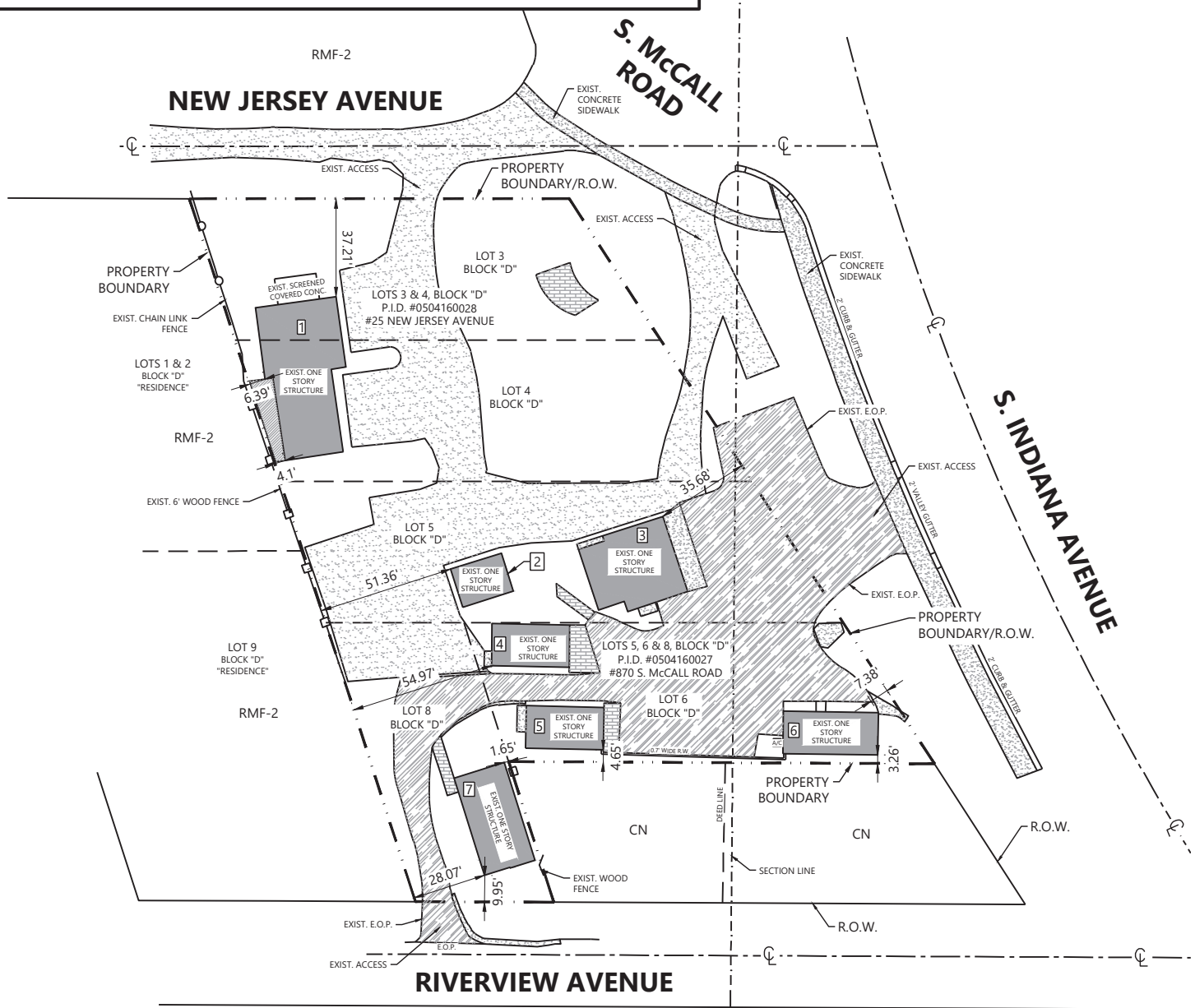
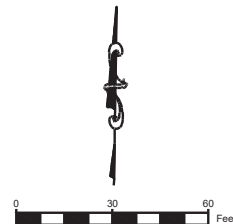
CLIENT: YOUTH INVESTMENTS OF ENGLEWOOD  
 ENGLEWOOD, FL, 34223

TITLE: CONCEPT PLAN  
 NON-BINDING

PROJECT NUMBER: 000000.00.00 SHEET NUMBER: 1 OF 3 FILE NUMBER: 2111110 NBCP01

# LEGEND

	EXIST. CONCRETE		EXIST. PAVER BRICK
	EXIST. ASPHALT	R.O.W.	RIGHT-OF-WAY
	EXIST. SHELL/GRAVEL	E.O.P.	EDGE OF PAVEMENT
		EXIST.	EXISTING



CHARLOTTE COUNTY



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 www.consult-rwa.com  
 Florida Certificates of Authorization EB 7663 / LB6952

DATE: JAN 27, 2026

SCALE: 1" = 60'

DRAWN BY: LAB

DESIGNED BY: TER

SEC: 31&36 TWP: 40 S RGE: 19&20 E

CLIENT: YOUTH INVESTMENTS OF ENGLEWOOD  
 ENGLEWOOD, FL, 34223

TITLE: CONCEPT PLAN  
 NON-BINDING

PROJECT NUMBER: 000000.00.00

SHEET NUMBER: 2 OF 3

FILE NUMBER: 2111110 NBCP01

SITE DATA TABLE	
GROSS ACREAGE	0.995 AC.
PID NUMBERS	0504160025, 0504160026
EXISTING ZONING	CN/RMF
PROPOSED ZONING	CI
DENSITY BY RIGHT	9.0 DU/AC.
OPEN SPACE (MINIMUM)	NA
FRONT YARD SETBACK (STREET) REQ./PROP.	20'/EXIST.
REAR YARD SETBACK (RESIDENTIAL) REQ./PROP.	20'/EXIST.
EXISTING IMPERVIOUS AREA	0.546 AC.
EXISTING AND PROPOSED USE	MULTI-FAMILY/OFFICE/ COMMERCIAL
HEIGHT BY RIGHT	35'
ALLOWABLE FLOOR AREA RATIO (FAR)	1.2
EXISTING FLOOR AREA RATIO (FAR)	0.19

BUILDING NO.	CURRENT USE
1	MULTI-FAMILY
2	MULTI-FAMILY
3	OFFICE/COMMERCIAL
4	MULTI-FAMILY
5	MULTI-FAMILY
6	OFFICE/COMMERCIAL
7	MULTI-FAMILY



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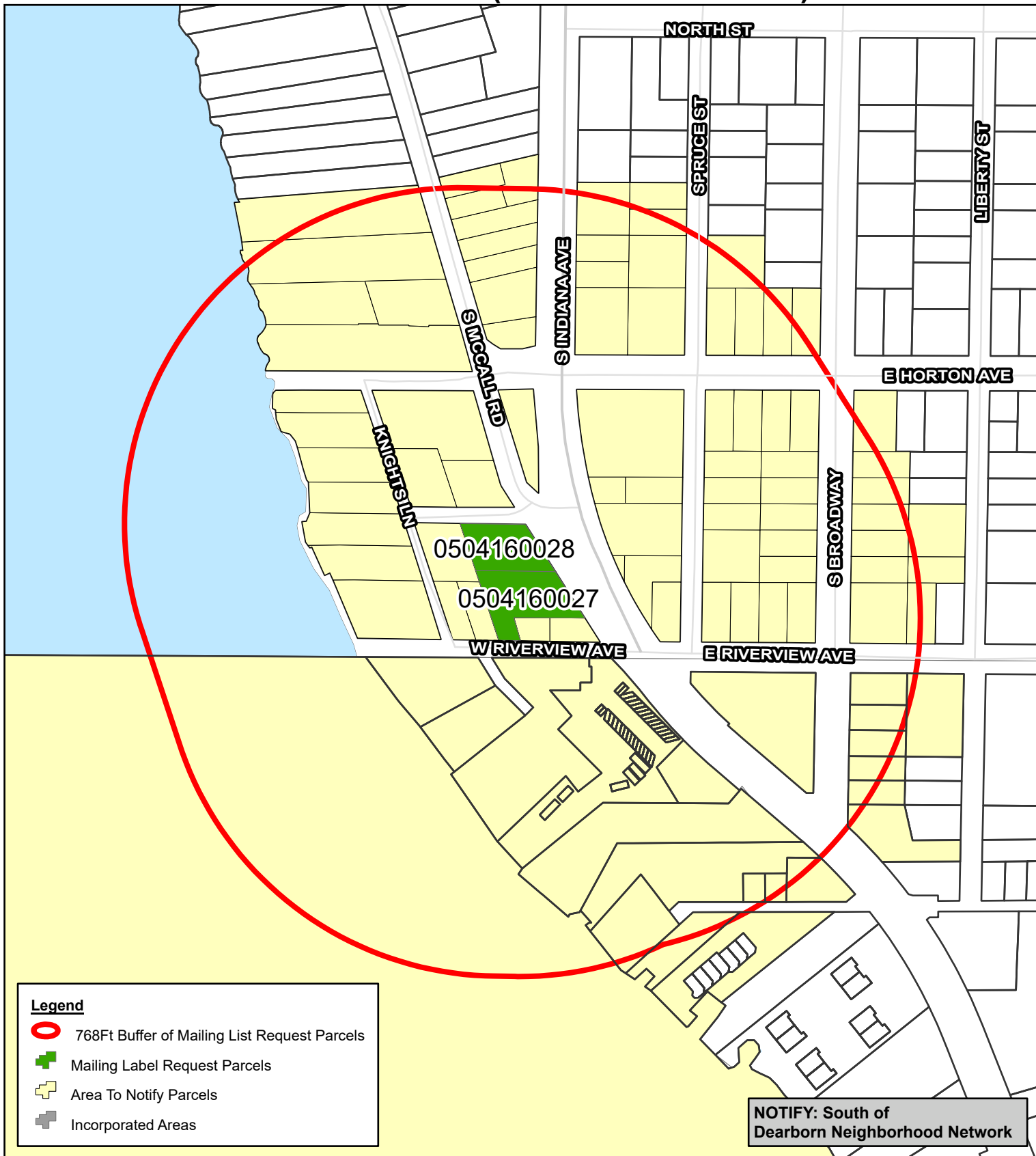
DATE: JAN 27, 2026  
 SCALE: N/A  
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CLIENT: YOUTH INVESTMENTS OF ENGLEWOOD  
 ENGLEWOOD, FL, 34223

TITLE: CONCEPT PLAN  
 NON-BINDING

PROJECT NUMBER: 000000.00.00 SHEET NUMBER: 3 OF 3 FILE NUMBER: 2111110 NBCP01

# Notification Labels Youth Investments Buffer: 768 Feet (750 Feet Plus ROW)

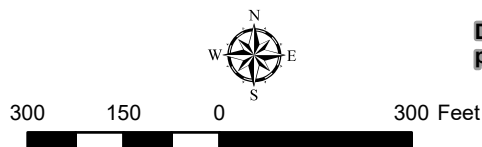


Path: N:\Growth Management\Labels\_Pro\YouthInvestments\_750Ft.aprx

Map published using ArcGIS Pro by gschells on Monday, February 2, 2026

**Draft: For discussion  
purposes only.**

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ST LOUIS RICHARD ARION (E LIFE EST)  
1614 LESPERANCE RD  
TECUMSEH, ON N8N 1Y3  
CANADA

MAIER JUTTA TRUSTEE  
CHRISTOPHORUSRING 20  
D-65618 SELTERS,  
GERMANY

1810 HOLLENBECK LLC  
3662 AVALON PARK E BLVD  
ORLANDO, FL 32828

36 HORTON LLC  
1900 GEORGIA AVE  
ENGLEWOOD, FL 34224-5414

895 GROUP LLC  
PO BOX 1845  
ENGLEWOOD, FL 34295-1845

ANGELO MICHAEL  
7 THE MOOR  
EAST ISLIP, NY 11730

BARNES WILLIAMS (E LIFE EST)  
58 E HORTON AVE  
ENGLEWOOD, FL 34223-3748

BAYVIEW EAST  
2180 W STATE ROAD 434  
LONGWOOD, FL 32779

BAZZLE JAMES P  
765 SPRUCE ST  
ENGLEWOOD, FL 34223-3741

BEEDING CATHY  
1629 WASHINGTON AVE APT 21  
NEW ORLEANS, LA 70130-5961

BERNARDI KATHLEEN A (TTEE)  
18 SAINT MARYS RD  
SCITUATE, RI 02857-1533

BLUEWATER LEMON BAY LLC  
33 LOCKWOOD DR  
CHARLESTON, SC 29401-1122

BOSSEY RICHARD L JR & PATRICIA A  
PO BOX 563  
PLACIDA, FL 33946

BRANTHOOVER ROBERT S  
1613 8TH AVE  
BEAVER, PA 15009-1414

BRITE GREEN LLC  
233 S MCCALL RD  
ENGLEWOOD, FL 34223-3624

BROWN JAMES M (TTEE)  
6550 N NOFFKE DR  
CALEDONIA, MI 49316-8815

BRUNS BERNARD K & MARGARET A  
157 CAMBRIDGE ST  
INDIANA, PA 15701

BURG LINDA J  
860 S BROADWAY  
ENGLEWOOD, FL 34223-3811

CAMERON HAROLD R & REVA C  
1217 TIMBER RIDGE LOOP SOUTH  
LAKELAND, FL 33809

CHARLOTTE COUNTY  
18500 MURDOCK CIR  
PORT CHARLOTTE, FL 33948

CITADEL SERVICING CORPORATION  
3 ADA STE 200A  
IRVINE, CA 92618-2322

CLAESSENS ERIC-JOHN & MELISSA A  
1813 WHISPERING PINES CIR  
ENGLEWOOD, FL 34223

COASTAL DYNAMIC INVESTMENTS LLC  
1088 LAUREL WOODS DR  
NOKOMIS, FL 34275

CONROY CHANTRI K  
841 SPRUCE ST  
ENGLEWOOD, FL 34223-3743

CORZILIUS JOHN B TRUSTEE  
1900 FAUST DR  
ENGLEWOOD, FL 34224

COYNE WILLIAM E  
770 MANASOTA KEY RD  
ENGLEWOOD, FL 34223

DE BOARD REVOCABLE TRUST  
802 S BROADWAY  
ENGLEWOOD, FL 34223-3811

DEWITT GARY D TRUSTEE  
PO BOX 2127  
HOLLAND, MI 49422

DINEV DINKO D (TTEE)  
316 SAN RAFAEL AVE  
NORTH PORT, FL 34287-1351

DJC VENTURES INC  
1282 THOREAU CIR  
VENICE, FL 34292

DOCK LIFE PROPERTIES LLC  
865 S INDIANA AVE  
ENGLEWOOD, FL 34223-3709

DOUGLAS G GROSJEAN REVOCABLE  
TRUST  
191 COCOANUT AVE  
ENGLEWOOD, FL 34223-2910

DU BOSE WILLIAM S (TTEE)  
PO BOX 1468  
HIGHLAND CITY, FL 33846-1468

DUKE JASON A  
98 E HORTON AVE  
ENGLEWOOD, FL 34223-3748

DUNLEA PETER G  
15 DUBLIN DR  
PLYMOUTH, MA 02360-1494

EASON JOHN PHILLIP (TTEE) U/A/D  
11/7/2018  
4082 PELICAN SHORES CIR  
ENGLEWOOD, FL 34223-9147

ENGLEWOOD CUSTOMS LLC  
6341 BIGGS ST  
ENGLEWOOD, FL 34224

ENGLEWOOD SAND KEY LLC  
999 S MCCALL RD  
ENGLEWOOD, FL 34223

ESTATE OF MARIA ANTOINETTE MINUNO  
2211 BRAGG ST  
BROOKLYN, NY 11229-5465

FISHER ROBERT  
PO BOX 3802  
DILLON, CO 80435-3802

FITZPATRICK JOANN L/E  
201 ROSE ST  
STANFORD, KY 40484

FLATLINE GROWTH INITIATIVE LLC  
820 E 5TH ST  
ENGLEWOOD, FL 34223-4411

FLOOD JUSTIN  
750 SPRUCE ST  
ENGLEWOOD, FL 34223-3742

FRARY LYNN R & PAF & GFG  
3764 SW 171ST ST  
SEATTLE, WA 98166

GILBERT JEFFREY  
2081 TEANECK CIR  
WIXOM, MI 48393

GREENE JACKIE D (TTEE)  
898 S BROADWAY  
ENGLEWOOD, FL 34223-3811

HAHN DANE F & SANDRA L CO-TRS  
500 BOXWOOD LN  
ENGLEWOOD, FL 34223

HALL ARTHUR F IV  
900 S MCCALL RD  
ENGLEWOOD, FL 34223

HALL FAMILY DEVELOPMENT LLC  
900 S MCCALL RD  
ENGLEWOOD, FL 34223

HALL FAMILY VENTURES LLC  
900 S MCCALL RD  
ENGLEWOOD, FL 34223

HALL KAREN M  
900 S MCCALL RD  
ENGLEWOOD, FL 34223

HARBOR AT LEMON BAY CONDOMINIUM  
900 S MCCALL RD  
ENGLEWOOD, FL 34223

HJB INVESTMENTS LLC  
30433 BAYHEAD RD  
DADE CITY, FL 33523-7129

HUMMON JAMES J TRUSTEE  
PO BOX 3604  
PLACIDA, FL 33946

JBRE INVESTMENTS LLC  
15 PARADISE PLZ PMB 143  
SARASOTA, FL 34239-6905

JBSGHS INC  
25 HILLCREST DR  
ENGLEWOOD, FL 34223

KERR GEORGE  
15 BOHACK CT  
SAYVILLE, NY 11782-2634

KILCOYNE PATRICK J  
81 E HORTON AVE  
ENGLEWOOD, FL 34223-3755

KIROUAC STEFANE  
870 S BROADWAY  
ENGLEWOOD, FL 34223-3811

KLEPSE JAMES L & SHERRIE L  
1116 S MCCALL RD  
ENGLEWOOD, FL 34223

KOSTMAN ROGER C  
866 LIBERTY ST  
ENGLEWOOD, FL 34223-3829

LANES GEORGE E  
13 GOLFVIEW RD  
ROTONDA WEST, FL 33947-2231

LARSEN ALAN  
790 S BROADWAY  
ENGLEWOOD, FL 34223-3809

LARSEN JAMES RICHARD & AMORET J  
4550 HEARTHTRIDGE DR  
JANESVILLE, WI 53546

LAVEN DAVID C  
2950 NORTH BEACH RD  
ENGLEWOOD, FL 34223

LEEALLEN LLC  
4429 SUMMIT VIEW RD  
DUBLIN, OH 43016-9525

LEEALLEN LLC  
PO BOX 917  
DUBLIN, OH 43017-6917

LONE STAR ELECTRICAL SERVICES LLC  
2247 HARIET ST  
PORT CHARLOTTE, FL 33952-5509

MAHER FAMILY TRUST  
918 EDGEWATER DR  
ENGLEWOOD, FL 34223-4238

MAHER JAMES J & MARY  
918 EDGEWATER DR  
ENGLEWOOD, FL 34223

MARTINEZ MURRAY  
1780 POINSETTIA AVE  
ENGLEWOOD, FL 34223-3947

MASTRY ENGINE CENTER LLC  
101 INTERNATIONAL PKWY  
ADAIRSVILLE, GA 30103

MC MULLEN GORDON M  
847 S BROADWAY  
ENGLEWOOD, FL 34223-3810

MC MULLIN RANDY  
66 E RIVERVIEW AVE  
ENGLEWOOD, FL 34223-3731

MCDANIELS BARBARA J TRUSTEE  
3223 GEORGE WRIGHTSVILLE RD  
GROVE CITY, OH 43123

MELLOTT JOAN M & NYLE R CO-TRS  
99 W RIVERVIEW AVE  
ENGLEWOOD, FL 34223

OLE MCCALL SQUARE LLC  
233 S MCCALL RD  
ENGLEWOOD, FL 34223-3624

PABLO ADAM T (TTEE)  
22 RIVERFRONT DR  
VENICE, FL 34293-7619

PAPAGIANIS VERONICA  
3119 34TH AVENUE DR E  
BRADENTON, FL 34208-7258

PAYNE BRYAN MERRILL  
785 S MCCALL RD  
ENGLEWOOD, FL 34223-3724

PERRY LESLIE (E LIFE EST)  
747 S MCCALL RD  
ENGLEWOOD, FL 34223-3724

PICKETT CATHERINE  
PO BOX 1845  
ENGLEWOOD, FL 34295-1845

POPE PROPERTIES SOUTHWEST LLLP  
732 CRESTWOOD RD  
ENGLEWOOD, FL 34223-3902

R & R INVESTMENTS OF SOUTH FL LLC  
380 E RAILROAD AVE  
BOCA GRANDE, FL 33921

RACKOUSKI BARBARA A  
8509 E 101ST AVE  
CROWN POINT, IN 46307

REEVES III CHARLES M  
2754 LAKEVIEW DR  
RALEIGH, NC 27609-7635

RESIDENTIAL INVESTMENT TRUST IV/C/O  
DELUCA LAW GROUP PLLC  
2101 NE 26TH ST  
WILTON MANORS, FL 33305-1535

RHOADES JAMES F L/E  
1704 EASTWOOD AVE  
JANESVILLE, WI 53545

RHODUS TOM  
3299 BONITA DR  
VENICE, FL 34292

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526 W FOURTEENTH ST  
TRAVERSE CITY, MI 49684-4051

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CLAYMONT, DE 19703

RIGNEY STEPHENEY M & JAMES K  
12622 NW 73RD TER  
ALACHUA, FL 32615

ROBLEN0 FERNANDO  
6208 MIDNIGHT PASS RD APT 407  
SARASOTA, FL 34242-2350

ROGERS GEOFFREY A & K L ROGERS TRS  
599 S FOOTHILL DR  
KAMAS, UT 84036

RUFF KEVIN W  
50 W RIVERVIEW AVE  
ENGLEWOOD, FL 34223-3734

SAVAGE TERRY K  
45 W HORTON AVE  
ENGLEWOOD, FL 34223-3717

SAZHA LLC  
900 S MCCALL RD  
ENGLEWOOD, FL 34223

SCHACHT DAVID & SUSAN  
19292 VICTORY CHAPEL RD  
NOBLESVILLE, IN 46060

SHERYL K BECK TRUST  
764 S MCCALL RD  
ENGLEWOOD, FL 34223-3725

SMITH WILLIAM F  
430 DURAND RD  
RICHMOND, VT 5477

SNYDER WILLIAM (TTEE)  
840 KNIGHTS LN  
ENGLEWOOD, FL 34223-3716

SOUTH BROADWAY RESIDENCES LLC  
8429 LORRAINE RD  
LAKEWOOD RANCH, FL 34202

South of Dearborn Neighborhood  
Network  
PO Box 1323  
ENGLEWOOD, FL 34223

STEELE INESSA D  
429 CROSSWINDS DR  
LITITZ, PA 17543-7808

STEINKE MONICA RODRIGUEZ  
220 SORRENTO RANCHES DR  
NOKOMIS, FL 34275-2466

STOTTLEMYER SCOTT  
4628 HIDDEN FOREST LN  
SARASOTA, FL 34235-5108

TAN ALISANN  
2112 VICTORY GARDEN LN  
TALLAHASSEE, FL 32301-3346

THURSTON CHRISTOPHER D  
830 S BROADWAY  
ENGLEWOOD, FL 34223-3811

TIITF  
1203 GOVERNORS SQUARE BLVD  
TALLAHASSEE, FL 32301

TROIANO VICTOR J & LETICIA  
1936 SUZANNE LN  
LAKELAND, FL 33813

TYLER WILLIAM S  
61 E HORTON AVE  
ENGLEWOOD, FL 34223

UNDERWOOD NEIL R  
4 FAIRWAY DR  
ENGLEWOOD, FL 34223-1825

VAN VOORHEES DREW A  
58 W RIVERVIEW AVE  
ENGLEWOOD, FL 34223-3734

VANDER ARK DUANE D & LORRAINE J  
5803 JAMILA RIVER DR  
VENICE, FL 34293

WALBERG BRETTON C  
260 DONATION RD  
GREENVILLE, PA 16125-8008

WALTERS GRACE M  
8975 S/H 58  
OGDENSBURG, NY 13669

WASSON JOHN & JEANNE  
4805 DALTON FOX LAKE RD  
NORTH LAWRENCE, OH 44666

WEGHORST PATRICIA  
40 NEW JERSEY AVE  
ENGLEWOOD, FL 34223-3728

WILEMAN LARISSA  
835 S BROADWAY  
ENGLEWOOD, FL 34223-3810

YOUTH INVESTMENTS OF ENGLEWOOD  
LLC  
25 NEW JERSEY AVE UNIT 8 & 9  
ENGLEWOOD, FL 34223-3700