



# City of North Port

## DEVELOPMENT APPLICATION

### Request For Aggrieved or Adversely Affected Party Status

Section 2-81 of the Code of the City of North Port, Florida

This Form Must Be Filed With The City Clerk's Office No Later Than 5:00 p.m.  
On The Eighth (8th) Calendar Day Prior To The Public Hearing

By completing and submitting this form the undersigned requests the status of an *Aggrieved or Adversely Affected Party* in the following quasi-judicial action:

Application No.: PSE-23-00000053 Project Name: Toledo Blade Center  
Petition SPX 23053

Please check each box that applies to your application for aggrieved or adversely affected party status:

- I am in favor approval of the above application.  I oppose approval of the above application.
- I have reviewed and this request complies with the procedural requirements in City Code Section 2-81.
- Approval of this request is the correct application of the City Code, North Port Comprehensive Plan, and Unified Land Development Code.
- I request notice of any local appeals to the quasi-judicial body's decision regarding the above-noted application.

Please completely respond to the each of the following (use additional paper if necessary):

1. Explain what legally cognizable interest you have that may be affected by the decision rendered regarding the above-noted application.

I am the Board President of The Villas of Turnberry Trace, the adjacent Homeowners Association, and a homeowner within the community. Continued on page 2.

2. Explain what protected interest you have that may be affected by the decision rendered regarding the above-noted application. Include how that effect exceeds the general interest in the community shared by all persons in kind, degree, or intensity.

As an adjoining property owner, I have a protected property interest in the use, enjoyment, and value of my home and the common elements of our association. Continued on page 2.

3. Explain how the decision rendered will adversely affect you to a greater degree than other members of the community at large.

The proposed development will adversely affect me and the residents of The Villas of Turnberry Trace to a greater degree than the community at large because our property is directly adjacent to the project site. Continued on page 2.

I understand that completion of this form does not substitute for speaking in person at the public hearing on the matter. I hereby certify that the above statements are true to the best of my knowledge and belief. I understand that I or someone on my behalf must be present at the public hearing to present my case.

Print Name: Ruby Morrison  
Print Address: 4440 Turnberry Cir  
North Port FL 34288

Telephone No.: 315 622 9605  
Email: tb34288hoa@yahoo.com

Signature: Ruby Morrison - HOA Board President Date: 4.16.26

For use by the Office of the City Clerk: Timely filed?  Yes  No Initials: \_\_\_\_\_

## Request For Aggrieved or Adversely Affected Party Status

1. The proposed development at the corner of Toledo Blade Boulevard and Wood Haven Drive in North Port is directly next to our neighborhood. As such, the project may affect our property values, traffic patterns, drainage, noise levels, and overall use and enjoyment of our properties, giving us a direct and legally cognizable interest in the outcome of this application.
2. The proposed five-building, three-story apartment complex would uniquely and directly impact our community due to its immediate proximity. Unlike the general public, our residents will experience increased traffic at the shared intersection, potential strain on drainage systems, increased noise and lighting, and a loss of privacy due to the scale and height of the buildings bordering our property. These impacts are specific to our location and are greater in both degree and intensity than those experienced by the community at large.
3. These impacts are localized to our neighborhood and will be more intense and direct than those experienced by the general public, who are not situated immediately next to the proposed development. Due to this proximity, we will experience the most immediate and significant impacts, including increased traffic at the nearby intersection, higher noise levels, additional lighting, reduced privacy from the three-story structures overlooking our community, and potential drainage and stormwater runoff concerns.

Ruby Morrison  
4440 Turnberry Cir  
North Port, FL 34288

313-622-9605  
tbt34288hoa@yahoo.com

Ruby Morrison — HOA Board President 4.16.26

**VILLAS of TURNBERRY TRACE HOMEOWNERS' ASSN, INC.**

P.O. Box 495840 ~ Port Charlotte, FL 33949

Office (941) 629-8190 ~ Fax (941) 629-0987

<https://gateway.cincwebaxis.com/VillasTurnberryTrace>

**GATEWAY MANAGEMENT**  
GREAT SERVICE MATTERS



**BOARD OF DIRECTORS ORGANIZATIONAL MEETING MINUTES**

Date: February 26, 2026

Hour: Following the Annual Meeting

Place: Villas of Turnberry Trace Clubhouse, North Port, FL and via Zoom

Join via Zoom:

<https://us02web.zoom.us/j/83640999572>

Meeting ID: 836 4099 9572

One tap mobile

+13052241968,,83640999572# US

+16469313860,,83640999572# US

- I. Call to Order – The meeting was called to order at 4:23 pm.
- II. Confirmation of Notice and Posting – the meeting was noticed and posted at the designated place in the community according to Florida statute.
- III. Determination of Quorum – Board members present were Ruby Morrison, Cynthia Dezzutti, Sarah Newfield, and Tom Morrison. Absent was Brian Goldensohn. Also, present was Valerie Atwell with Gateway Management.
- IV. Appoint officers for the upcoming year – **A motion was made by Cindy Dezzutti and seconded by Tom Morrison for the following officers to be appointed. The motion passed unanimously.**
  1. President – Ruby Morrison
  2. Vice President/Treasurer – Cindy Dezzutti
  3. Secretary – Sarah Newfield
  4. Director – Tom Morrison
- V. Call to Adjourn – the meeting was adjourned at 4:25 pm.