



Toledo Blade Center Multi-Family Special Exception

Petition No. SPX-23-053

Accela File: PSE-23-00000053

Presented by: The Planning & Zoning Division

Sec. 2-81 City Code

Requests for Aggrieved or Adversely Affected Party Status and Determination of Standing

Ruby Morrison
HOA President
Villas of Turnberry Trace
Homeowners Assn. Inc.

Sec. 2-81 (c)

The quasi-judicial body must determine whether the requestor has standing.

In making its determination, the quasi-judicial body may consider only the content of the aggrieved or adversely affected party status request and a map demonstrating the location of the requestor's residence or owned property in relationship to the notification boundary.

In granting aggrieved or adversely affected party status request, the city commission must find:

- a. If the basis of the request complies with procedural requirements (does the submitted Request for Affected/Aggrieved Party Status include all required information per Sec. 2-81(b)(1) and has the filing deadline per Sec. 2-81(b)(2) been met), and that the requestor is a resident, citizen, or owner of property within the city's limit.



 **Bill Furst**
SARASOTA COUNTY
PROPERTY APPRAISER

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← Property Record Information for **1141100250** →

Map [Print Summary](#) 2025 TRIM [2025 Record Card](#) [Tax Bill](#)

Account #/Parcel ID
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Ownership: MORRISON RUBY ANN MORRISON THOMAS D SR 4440 TURNBERRY CIR, NORTH PORT, FL, 34288-6415 Change mailing address	Land Area: 7,173 Sq.Ft. Municipality: City of North Port Subdivision: 3039 - TURNBERRY TRACE Property Use: 0101 - Single Family Attached - End Unit Status: OPEN
Situs Address: 4440 TURNBERRY CIR NORTH PORT, FL, 34288	Sec/Twp/Rge: 31-39S-22E Census: 121150027421

- b. If the basis of the request is the correct application of the North Port Comprehensive Plan or Unified Land Development Code, that relates to:
1. Rezone and special exception hearings. The requestor resides or owns property within the 1,320-foot notification boundary ([see distance map on next slide](#)), and

that sufficient evidence and/or justification has been provided to support the requestors assertion of a protected interest the effect on which exceeds in kind, degree, or intensity compared to the general interest in the community good shared by all persons. ([City Commission must determine based on information contained in the submitted Request for Affected/Aggrieved Party Status](#)).

City of North Port

Distance between properties



Parcels

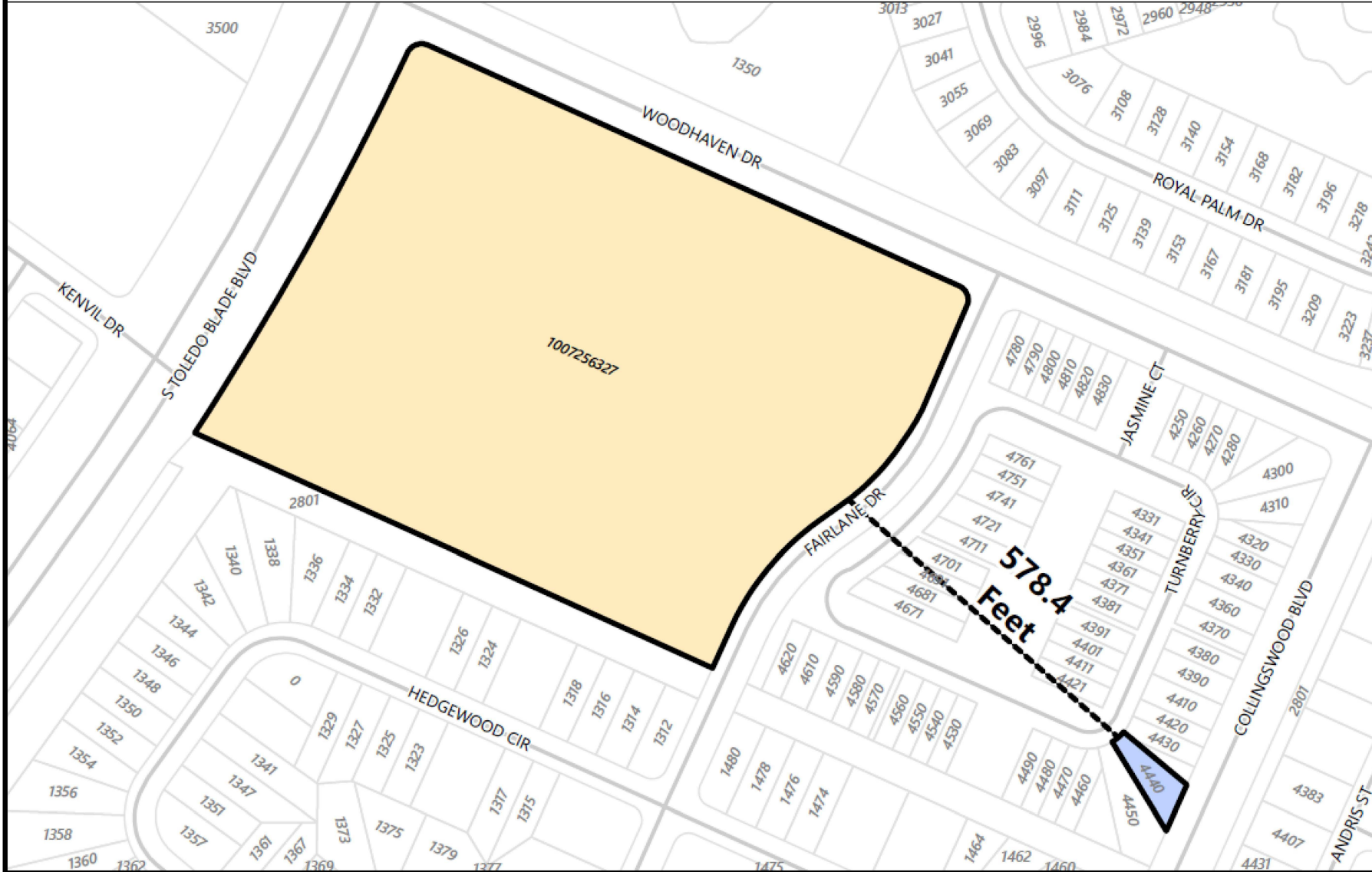
- 1007256327
- 1141100250

Distance Line

Streets

Parcel Boundaries

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



- c. If the basis of the request is the correct application of Code, the requestor must show a legally cognizable interest. (City Commission must determine based on information contained in the submitted Request for Affected/Aggrieved Party Status).