



City of North Port

DEVELOPMENT APPLICATION

Request For Affected/Aggrieved Party Status

Section 2-81 of the North Port City Code

To Be Filed with City Clerk's Office by 5 00 p m
On the Eighth (8) Calendar Day Prior To Public Hearing

1. Ruby Morrison: Turnberry Trace, request the status of "Affected/Aggrieved Party" in the following quasi-judicial action HOA President

Application No _____

Project Name: Toledo Blade Center
petition: SPX 23053

Please fill in the blank below as appropriate:

- 1 I am opposed / in favor of (circle one) the application.
- 2 My request for affected/aggrieved party status does / does not (circle one) comply with procedural requirements
- 3 The basis of my request for affected/aggrieved party status is / is not (circle one) the correct application of the North Port Comprehensive Plan or Unified Land Development Code and what protected interest may be affected by a decision rendered including how that effect exceeds the general interest in the community good shared by all persons in kind, degree, or intensity.
- 4 The basis of my request for affected/aggrieved party status is / is not (circle one) the correct application of the Code and what legally cognizable interest may be affected by a decision rendered.
- 5 My request for affected/aggrieved party status does / does not (circle one) include a request of notice of any local appeals to the quasi-judicial body's decision.
- 6 I will be adversely affected to a greater degree than other members of the community at large by the approval of the above referenced application because: Your answer should explain how you will be adversely affected.

Petition of oposition: Attached, dated Tuesday, March 31, 2026
w/ petition signatures

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: HOA President Telephone No.: 315-622-9605

Print Address: 4440 Turnberry Circle Email: tbt34288hna@yahoo.com
North Port, FL 34288

Signature X Ruby Morrison Date 4/7/26

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

PETITION OF OPPOSITION

Villas of Turnberry Trace Homeowners Association
Regarding Proposed Residential Special Exceptions Request
15.97-Acre Parcel on Toledo Blade Boulevard, City of North Port, Florida

TO: The City Commission and Planning & Zoning Advisory Board
City of North Port, Florida

FROM: Residents and Homeowners of The Villas of Turnberry Trace (HOA Community located on Woodhaven Drive)

DATE: Tuesday, March 31, 2026

RE: Formal Opposition to Proposed Residential Special Exceptions Request

(Parcel (PSE-23-00000053) owned by TAVORB LLC; Zoned CT – Corridor Transitional; Approximately 15.97 acres located along Toledo Blade Boulevard)

INTRODUCTION

We, the undersigned residents and property owners of the Villas of Turnberry Trace, respectfully submit this petition in formal opposition to the proposed Residential Special Exceptions Request for the 15.97-acre parcel located along Toledo Blade Boulevard in the City of North Port, Florida.

Our community is directly impacted by land use decisions in this corridor. We believe the proposed exception is inconsistent with the intent of the CT (Corridor Transitional) zoning designation and raises significant concerns related to safety, infrastructure capacity, environmental integrity, economic balance, and neighborhood character.

BASIS FOR OPPOSITION

1. Incompatibility with Zoning Intent

The CT (Corridor Transitional) zoning district is intended to provide a transition between higher-intensity corridors and surrounding areas while supporting commercial and mixed-use development. Granting a residential special exception for this parcel undermines the purpose of this designation and may set an unfavorable precedent for similar requests.

2. Increased Traffic and Safety Concerns

Toledo Blade Boulevard is a major corridor already experiencing significant traffic volume. Additional residential development at this location may:

- * Increase congestion and traffic delays
- * Create additional ingress and egress conflict points
- * Elevate risks for motorists, cyclists, and pedestrians
- * Impact emergency response times

3. Infrastructure Capacity and Strain

Existing infrastructure may not be adequately equipped to support further residential density. Key concerns include:

- * Stormwater management and potential flooding impacts
- * Wastewater and potable water capacity
- * Roadway wear and long-term maintenance demands

4. Environmental and Ecological Impact

Development of this parcel under a residential exception may:

- * Reduce natural buffers and green space
- * Disrupt local ecosystems and wildlife habitats
- * Increase runoff and affect surrounding properties

5. Cumulative Development Pressure and Growth Balance according to the City of North Port's Current Development Map, there are approximately nine (9) large residential developments that have been recently completed, are under construction, or are planned east of River Road.

This concentration of residential growth contributes to:

- * Potential housing saturation in the immediate area
- * Increased strain on infrastructure and public services
- * A growing need to maintain a balanced approach to land use planning

Approving additional residential development through a Special Exception in this context may further intensify these pressures and contribute to an imbalance between residential and non-residential uses within the city.

6. Loss of Commercially Zoned Land and Economic Impact

The CT (Corridor Transitional) zoning designation plays an important role in supporting economic activity along major corridors such as Toledo Blade Boulevard. Land within this category is intended to accommodate uses that provide employment opportunities, services, and economic diversity.

Converting this commercially zoned parcel to residential use may:

- * Reduce opportunities for local job creation
- * Limit access to nearby professional, medical, retail, and service-oriented businesses
- * Decrease long-term economic diversity and tax base potential

Previous planning concepts for this site included multiple commercial buildings that could have supported a variety of employment-generating uses. Retaining commercially zoned land in appropriate locations is essential to maintaining a sustainable jobs-to-housing balance within the community.

7. Impact on Property Values and Community Character

The Villas of Turnberry Trace is a well-established residential community with a defined character and quality of life. The proposed exception may:

- * Negatively impact property values
- * Introduce development inconsistent with the surrounding area
- * Alter the stability and character of the neighborhood

8. Precedent for Future Exceptions

Approval of this request may set a precedent for additional residential exceptions along Toledo Blade Boulevard, gradually eroding the intent of established zoning regulations and contributing to unplanned or inconsistent growth patterns.

REQUEST

We respectfully urge the City Commission and Planning & Zoning Advisory Board to:


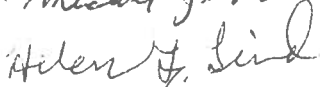
- DENY** the Residential Special Exceptions Request submitted by TAVORB LLC
- * Uphold the intent and integrity of the CT (Corridor Transitional) zoning designation
 - * Consider the cumulative impacts of ongoing residential development
 - * Preserve commercially zoned land for economic and employment opportunities
 - * Protect the safety, infrastructure, and quality of life of existing residents

CONCLUSION

This petition reflects the collective concerns of the Villas of Turnberry Trace community. We believe that approval of the proposed Special Exception would contribute to increased development pressure, reduce critical commercial land resources, and negatively impact the long-term balance and sustainability of the City of North Port.

We respectfully request that our concerns be carefully considered in your decision-making process.

SIGNATURES

Name	Address	Signature	Date
1. MICHAEL S. LIND	4421 TURNBERRY CIR, NORTH PORT FL 34288		4/1/26
2. HELEN F LIND	SAME AS ABOVE		4/1/26

Primary Contact:

Name: Ruby Morrison
Title: HOA President
Phone: 315-622-9605
Email: tbt34288hoa@yahoo.com

Submitted on behalf of the Villas of Turnberry Trace HOA Community
Turnberry Trace, North Port, Florida

Approval of this request may set a precedent for additional residential exceptions along Toledo Blade Boulevard, gradually eroding the intent of established zoning regulations and contributing to unplanned or inconsistent growth patterns.

REQUEST

We respectfully urge the City Commission and Planning & Zoning Advisory Board to:

- DENY** the Residential Special Exceptions Request submitted by TAVORB LLC
- * Uphold the intent and integrity of the CT (Corridor Transitional) zoning designation
- * Consider the cumulative impacts of ongoing residential development
- * Preserve commercially zoned land for economic and employment opportunities
- * Protect the safety, infrastructure, and quality of life of existing residents

CONCLUSION

This petition reflects the collective concerns of the Villas of Turnberry Trace community. We believe that approval of the proposed Special Exception would contribute to increased development pressure, reduce critical commercial land resources, and negatively impact the long-term balance and sustainability of the City of North Port.

We respectfully request that our concerns be carefully considered in your decision-making process.

SIGNATURES

	Name	Address	Signature	Date
1.	Donna Bagnell	4330		3/31/26
2.	Kelly Santoni	4470		3/31/26
3.				
4.	Jim Vernamonti	4370		3-31-26
5.	MICHAEL VERNAMONTI	4370		3-31-26
6.	S. LAURENO	4560		3/31/26
7.	Judy Riceman	4671		3/31/26
8.	DAVE & CHRIS PADDOCK	4691		3/31/26
9.	Saul Newfield	4590		3/31/26
10.	Amy Cella	4741		3/31/26
11.	Betty Mailing	4761		3-31-26
12.	Randy Marney	4761		
13.	Curt & Dino Perreault	4371		
	Marie & Larey Petitjean	4381		

PETITION OF OPPOSITION

Villas of Turnberry Trace Homeowners Association
Regarding Proposed Residential Special Exceptions Request
15.97-Acre Parcel on Toledo Blade Boulevard, City of North Port, Florida

SIGNATURES

	Name	Address	Signature	Date
1.	Amy Asher Amy Asher	4401 Turnberry Circ	Amy Asher	3/31/26
2.	DONNA WOLVERTON	41711	Donna Wolverton	3/31/26
3.	CAROL WEITZEL	4420 Turnberry Cir	Carol Weitzel	3/31/26
4.	Ruth Blecharczyk	4430 Turnberry Circle	Ruth Blecharczyk	3/31/26
5.	Migdalia Herr	4360 Turnberry Circle	Migdalia Herr	3/31/26
6.	Barbara Allen	4741 Turnberry & Lang Allen	Barbara Allen	3/31/26
7.	Pat DeLudde	4590 Turnberry	Pat DeLudde	
8.	Dee Danmeyer	4610 Turnberry	Dee Danmeyer	3/31/26
9.	Mary DeBoer	4620 Turnberry	Mary DeBoer	3/31/26
10.	TERRI & STEPHEN CHASE	4340 Turnberry	Terri Chase & Stephen Chase	3/31/26
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				

14. MARK H DREW 4701 *Ch. —* 3/31/26
15. ANGELA A DREW 4701 *Angela A. Drew —* 3/31/2026
16. Cynthia Dezzutti 4391 *Cynthia M Dezzutti* 3/31/2026
17. Ruby Morrison 4440 *Ruby Morrison —* 3/31/26

- 18.
- 19.
- 20.
- 21.
- 22.
- 23.
- 24.
- 25.
- 26.
- 27.
- 28.
- 29.
- 30.
- 31.
- 32.
- 33.
- 34.
- 35.
- 36.
- 37.
- 38.
- 39.

40.

41.

42.

43.

44.

45.

46.

47.

48.

49.

50.

51.

52.

53.

54.

55.

56.

Primary Contact:

Name: Ruby Morrison

Title: HOA President

Phone: 315-622-9605

Email: tbt34288hoa@yahoo.com

Submitted on behalf of the Villas of Turnberry Trace HOA Community
Turnberry Trace, North Port, Florida



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.