

Gilda Landrum
2343 Keystone Rd
Tampa Springs

Dear Commissioner Eggers,
I have written you before
about the pending sale of 2271
Keystone Rd.

As I'm sure you know by
now, 63 families signed the petition
and said NO to the rezoning of
the property.

We have personal
gun ranges out here, and you
hear guns going off day and
night. Also the 2024 traffic report
(included) west of 2271 said NO we
have too ^{much} traffic already and that
was 17 homes and I figure 35 cars
in & out. The school on the other
hand with 9 grades, small classes
would be 135 cars in and out 2x
per day.

I don't know if you've
ever driven by a school at pick-up
time but the cars line up, the pinellas
trail would become the pick-up line.
This would be a disaster.

The pinellas trail is heavily used,
I have almost run over others myself

they come down the hill super fast. Its accident waiting to happen.

In closing I would like to tell you about Tarpon Ridge it runs from salt lake to eastlake rd. everyone has a story about it, I heard its a sand bar, the only one that runs east to west.

It is the most beautiful place on earth.

All we want to do is preserve it and sell this property to a family. thats what makes a neighborhood.

enclosed are much better options and less expensive and closer to granite academy and not on top of a mountain.

I have not mentioned this before because I worry what someone might do.

enclosed is a map of the eagles nest on 2271 property, I saw the "couple" the other day.

The mating season is October thru spring. They cant be disturbed.

Thank-you for listening, We
beg you to vote this down.

Sincerely

Sinda VanDorn

Mail body: Fw: 2271 keystone Rd tarpon springs Florida

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From: Cord, Molly <mcord@pinellas.gov>
Sent: Friday, October 10, 2025 8:03:38 AM
To: karen vandam <karen1366@hotmail.com>
Subject: RE: 2271 keystone Rd tarpon springs Florida

Good morning Karen,

A written request was filed by the owners consultant on June 30, 2024. The request involved a waiver from General Access Standards in Section 154-198 of the Land Development Code and request for an access point to Keystone Road (an arterial roadway) for a proposed subdivision containing (17) single unit detached homes. This waiver request was subsequently denied by the Department of Public Works.

The applicant then appealed the decision of the denial of the General Access Standards in Section 154-198 of the Pinellas County Land Development Code and request for an access point to Keystone Road for a proposed 17-unit single family detached subdivision on the property. This appeal was heard by the Board of Adjustment and Appeals (BAA) on November 6, 2024. The Board based its decision on staffs recommendation that the BAA deny the appeal in this case, finding that the Department of Public Works has correctly determined that the requested access to Keystone Road is not necessary, and is inconsistent with the general access standards found in Chapter 154-198 of the LDC and Chapter 5 of the Pinellas County Transportation Design Manual.

Please let me know if you have any additional questions or concerns.

Thank you,

Molly Cord, CFM
Principal Planner
Building & Development Review Services
Pinellas County Government
440 Court Street, 4th Floor
Clearwater, FL 33756
mcord@pinellas.gov
Office (727) 464-8259



All government correspondence is subjected to public records law.

Please visit Pinellas County Access Portal for applying for planning/zoning applications, online property and permit information, records search and many more by visiting: <https://aca-prod.accela.com/PINELLAS/Default.aspx>

To schedule a Pre-Application Meeting Pre-App please complete the form on the link: <https://pinellas.gov/services/request-a-site-plan-pre-application-meeting/>

Effective December 5, 2022, new permit applications and new site plan submissions must be made online through [the Pinellas County Access Portal](#). More info is available [here](#)

From: karen vandam <karen1366@hotmail.com>
Sent: Thursday, October 9, 2025 8:54 AM

To: Cord, Molly <mcord@pinellas.gov>

Subject: 2271 keystone Rd tarpon springs Florida

Good morning Molly, I'm trying to find out why the 45 acres next to this address was denied access to keystone Rd. The name on the 45 is Jallo.

.
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Building & Development Review Services

November 6, 2024

Huey Kenneth McAlpin Rev Trust
Kenneth M. McAlpin, Tre.
8812 Frey Rd
Houston, TX 77034-3502

Re: Board of Adjustment & Appeals Case No. APL-24-02
Parcel No. 08/27/16/89406/000/0060

Dear Appellant:

Please be advised that by action of the Pinellas County Board of Adjustment and Appeals (BAA) on November 6, 2024, your appeal of the denial of an administrative waiver for an access point to Keystone Road for a proposed 17-unit single-family detached subdivision for the property located at 2169 Keystone Road in Tarpon Springs was denied, however, per LDC Section 134-14(f)(8) the Board waived the 6-month resubmittal period provision. The Board based its decision on staff's recommendation that the BAA deny the appeal in this case, finding that the Department of Public Works has correctly determined that the requested access to Keystone Road is not necessary, and is inconsistent with the general access standards found in Chapter 154-198 of the LDC and Chapter 5 of the Pinellas County Transportation Design Manual (PCTDM). Furthermore, the proposed connection to Keystone Road will create multiple traffic safety and operational concerns.

Per LDC Section 134-14(f)(9) Any affected person may appeal a final adverse administrative decision to circuit court, provided that the aggrieved party has first filed an administrative appeal, was denied relief, and has filed an appeal to circuit court within 30 calendar days of the final adverse decision. If you have specific questions, please feel free to contact us.

Sincerely,

Michael Schoderbock, AICP
Division Manager, Zoning & Project Management
Pinellas County Building & Development Review Services

cc: Housh Ghovaei, CEO, Northside Engineering, Inc., Representative
Todd Pressman, President, Pressman & Associates, Inc., Representative

Reference #: APL-24-00002

440 Court Street
Clearwater, FL 33756
Phone (727) 464-3888
V/TDD (727) 464-4062
www.pinellascounty.org



March 28, 2025

Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Point Drive
Tampa, FL 33647

RE: Waiver Request for Access to Keystone Road, a Scenic Corridor
2169 Keystone Road, Tarpon Springs, Florida -
AAW-25-00009

Dear Ms. Rodriguez,

The County is in receipt of your driveway waiver application provided on January 23, 2025. Included in the documentation was an undated "Project Narrative." The narrative describes some added physical design elements to the previous access request and design that was denied by the Department and the Board of Adjustment and Appeals. An updated Traffic Study has been included in the documents that were provided with this second request.

Upon review, the following remain applicable from your initial request:

The County has reviewed your request for a waiver of the General Access Standards in Section 154-198 of the Land Development Code and request for an access point to Keystone Road (an arterial facility) for a proposed subdivision containing (17) single unit detached homes. Section 154-198(a) discourages direct egress from property adjacent to arterial streets and may be denied when egress to a road of lesser designation is available. Section 154-198(b) states that "if a property is located such that access can be provided to either an arterial or collector facility, access to the arterial facility may be prohibited." The subject parcel borders North Highland Ave to the north (a County collector facility) and borders the Pinellas County Fred Marquis Pinellas Trail to the south which is adjacent to and between the subject property and Keystone Road (a County arterial facility). Your request identifies environmental restraints and service level concerns as the basis for your request for direct access to the arterial road. The proposed subdivision will be developed in the City of Tarpon Springs.

Pursuant to Section 154-198(f) of the Land Development Code driveway an opening space on county arterial roadways must be done in accordance with the Pinellas County Transportation Design Manual. Chapter 5.1(2)

22211 U.S. Highway 19 North, Building 1
Clearwater, FL 33765
Phone (727) 464-8900
V/TDD (727) 464-4062
Pinellas.gov

of the Pinellas County Transportation Design manual states. “if a property is located such that access can be provided to either an arterial road or collector facility, access to the arterial facility may be prohibited.” In this case, North Highland Avenue is a collector facility and therefore is the designated road for access. Staff from both Public Works and the Development Review Services Departments reviewed the request and supporting documentation. Staff findings are as follows:

- The development parcel is not directly connected to the public right-of-way of Keystone Road. Pinellas County owns a separate parcel that was purchased for, and is currently used for, the Pinellas Trail that runs parallel to the public right-of-way of Keystone Road. The Pinellas Trail is a special purpose property utilized for passive pedestrian recreation and is managed by the Parks & Conservation Resources Department. Access across the Pinellas Trail is not provided for in Chapter 154 of the Land Development Code, the Transportation Design Manual, or the Variances & Waivers process found in Chapter 138 of the Land Development Code. Special purpose properties such as the Fred Marquis Pinellas Trail are governed by Chapter 90 of the Land Development Code.
- The development parcel has approximately 2,130 linear feet of frontage along North Highland Avenue. It is not disputed that a significant portion of the frontage is not accessible due to the wetlands that exist on the subject property. Provided in the waiver request package is a concept plan that proposes a connection to North Highland Avenue. The detail shows a 50’ proposed right-of-way that connects to North Highland Avenue.
- A traffic study was included in the waiver package. The traffic study traffic study included a statement that ***“this is a very small project; only 17 single family homes are planned.”*** The study did not indicate that a second connection was necessary, but instead indicated that the volumes were so low that turn lanes were not required.
- Section 154-198(g) states that all of the criteria enumerated in this section are to be applied, together with sound engineering judgment, to promote safety. There is traffic, operational, and safety concerns with a subdivision driveway in this location along Keystone Road, primarily because the location is within the intersection footprint of Keystone Road and Richard Ervin Parkway (just 250 feet east of the median opening and within the westbound left turn lane taper for the intersection). Although the proposed driveway is intended to only allow exiting traffic from the subdivision to turn right, the reality is that those motorists wanting to travel east on Keystone Road will do so by travelling across both westbound lanes of Keystone Road to enter the turn lane. This is a low-speed operation coupled with higher speed arterial traffic and requires larger gaps in traffic to safely complete. The increased vehicular traffic that would cross the Fred Marquis Pinellas Trail will also create additional conflicts for trail users, most critically with westbound right turning traffic trying to get off Keystone Road.

The recent application includes design elements such as turn lanes, stripping and median modifications as a means to provide a safer connection. However, nothing in the documentation identifies a hardship that would

be created for the development without this proposed access. The updated Traffic Report does not provide any supporting conclusions based on traffic impact, rather it relies on the low volume of the proposed residential use. The traffic report identifies the Keystone Road access as a preference by the Developer to provide separation for four proposed homes to use Highland Avenue for access while the remaining homes would use Keystone Road for access.

For these reasons, it has been determined that several options are available to utilize Highland Avenue (a collector facility) for access to this proposed development. The documentation provided did not indicate that a deviation from Section 154-198 of the Pinellas County Land Development Code to allow a direct connection to a County arterial facility is warranted.

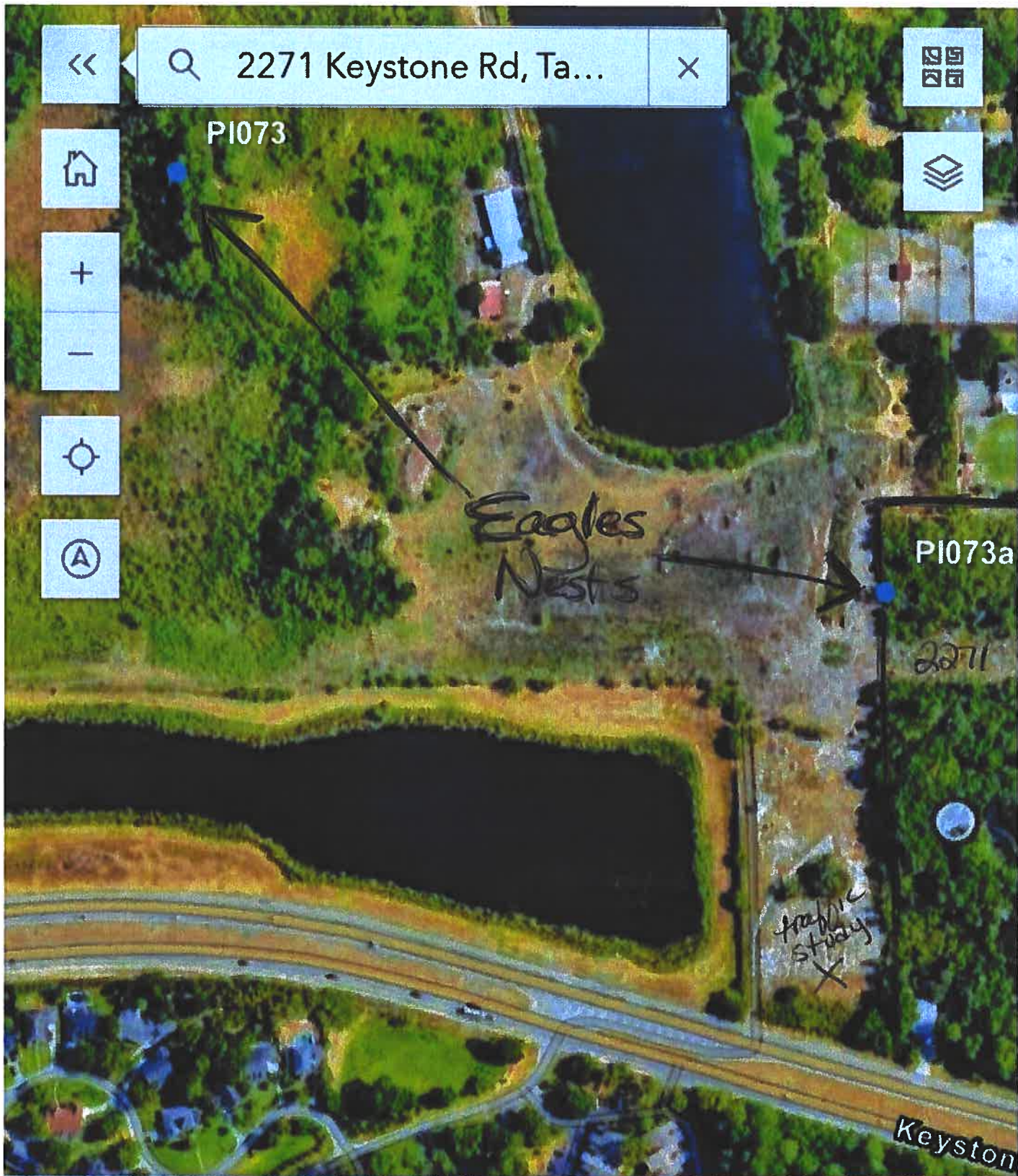
This waiver request is denied. If you have questions, please contact Gene Crosson, Development Review Services Division Manager at 727-464-3642 or by email gcrosson@pinellas.gov.

Sincerely,

A handwritten signature in cursive script that reads "Kelli Hammer Levy".

Kelli Hammer Levy
Director of Public Works

Cc: Gene Crosson/Development Review Services
Tom Washburn/ Public Works Transportation Division
Paul Cozzie/Parks & Conservation Resources
Housh Ghovaei/Northside Engineering Services, Inc.



Search result



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\$950,000

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5.69 acres lot Lot / Land for sale

332 Ranch Rd #161, Tarpon Springs, FL 34688

LPT REALTY LLC

Ranch Rd

Key Stone
rd

Ranch Rd

7:51

4G 88%



331 Appaloosa Rd #171, T...

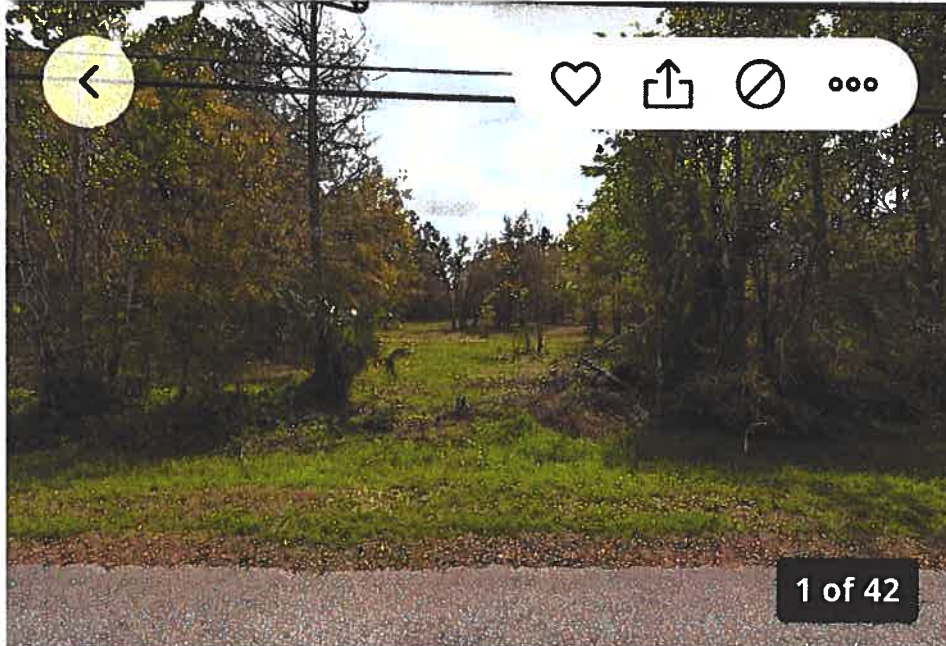
zillow.com



Zillow App



Open App



● Lot/land

Price cut: \$150K (9/10)

\$950,000

2.4 miles

--- beds 0 baths 6 Acres

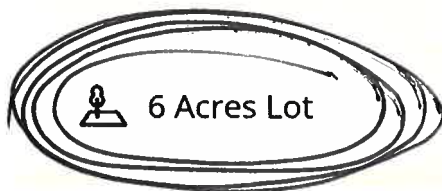
331 Appaloosa Rd #171, Tarpon Springs, FL 34688



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1 of 2



Media

Map

Street View

721 E Lake Rd S

\$1,500,000 USD

Tarpon Springs, FL 34688

Land For Sale • 2.46 AC

East Lake Tarpon

Property Details

Property Type

Land

Lot Size

2.46 AC

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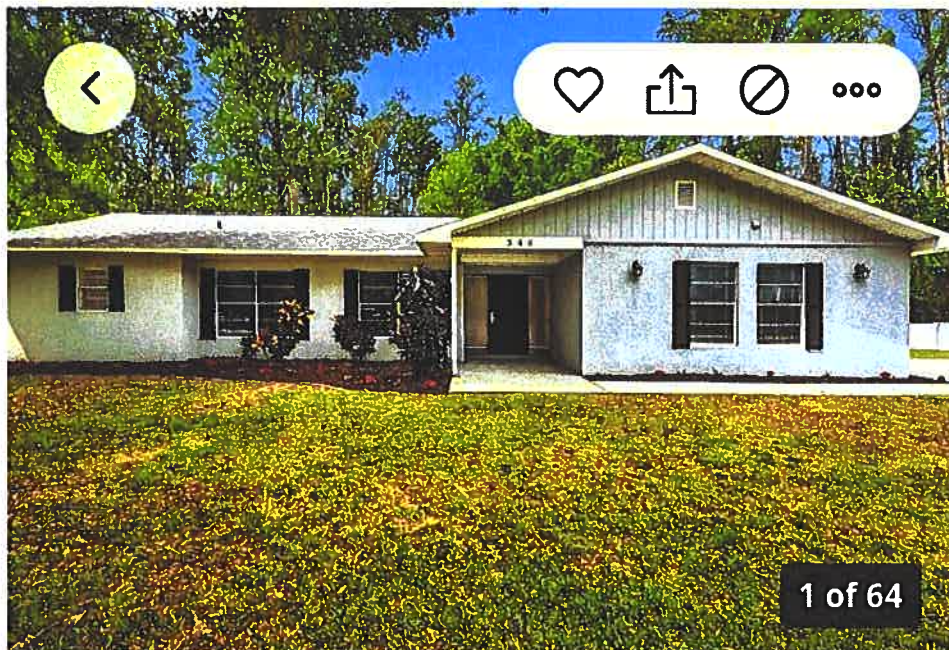


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2.3 miles



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 For sale

\$825,000

 4 beds  3 baths  2,239 sqft

346 Ranch Rd, Tarpon Springs, FL 34688

*2.7 miles*Est.: **\$5,425/mo** **Get pre-qualified**Single Family
Residence

Built in 1982



5.69 Acres Lot

\$781,700
Zestimate®**Contact****Request a tour**

as early as today at 11:00 am

Nguyen, Julie

From: Andrew Dietsch <andrewjdietsch@gmail.com>
Sent: Thursday, November 6, 2025 9:13 AM
To: Eggers, Dave
Subject: 2271 Keystone Road Tarpon Springs - Proposed Institutional Rezoning

Follow Up Flag: Follow up
Flag Status: Completed

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To Whom It May Concern:

I am writing as a long-time resident of Keystone Road and Tarpon Springs to strongly oppose the proposed rezoning of **2271 Keystone Road**. This area is already under tremendous pressure from traffic congestion, and adding a third private school along this short stretch will significantly worsen the situation.

Keystone Road was never designed to handle the level of daily traffic that now passes through it. During school hours, congestion becomes dangerous and unpredictable, with long backups, speeding, and frequent near-misses involving pedestrians and cyclists. Adding another high-traffic use such as a private school will put both residents and commuters at greater risk.

The pattern of mixing commercial developments into residential areas has already diminished the quality of life for those of us who live here. The constant increase in noise, traffic, and activity has made what was once a quiet and family-friendly community far more stressful and less safe. I live off Westgate Road, where a commercial building is also being proposed at the end of our residential street — yet another example of how piecemeal zoning decisions are eroding the residential character of our neighborhood.

Beyond the safety and quality-of-life concerns, these zoning decisions also have a negative impact on property values and discourage long-term residents from maintaining and investing in their homes. It feels as though the needs of the community are being overlooked in favor of short-term development interests.

For the sake of the residents who have built their lives here, I respectfully urge the County not to approve the rezoning of 2271 Keystone Road. Please prioritize the safety, peace, and well-being of this community over continued overdevelopment.

Thank you for your time and consideration.

Sincerely,
Andrew Dietsch
Tarpon Springs, FL

Nguyen, Julie

From: Maria Santiago <santiagos5@yahoo.com>
Sent: Thursday, November 6, 2025 2:12 PM
To: Eggers, Dave
Subject: Say NO to 2271 Keystone rd rezone request

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Say NO

Please say no to the 40,000 square-foot school trying to move into our neighborhood.

This is a residential area with just over 100 new homes in planning and development. We do not want the property re zoned to institutional. This project will hurt our traffic patterns, our natural surroundings/animals, the flow of the area as well as the residents goals for our community.

We love driving home and spending time in our green spaces. Don't allow us to become another heavily paved, high traffic stereotype Florida neighborhood. Our communities growth is based on our aesthetic. No one wants to live in the strip mall cities.

I understand the institutions goals and please know they do not fit in with our community goals. Our views should carry heavier weight.

Maria P Santiago
East Lake Homeowner
760-908-9931

Nguyen, Julie

From: James Martin <jmmartin7106@gmail.com>
Sent: Friday, November 7, 2025 9:22 AM
To: Eggers, Dave
Subject: 2271 Keystone Road

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Good Morning,

My family and I live at 125 Knollwood Road, and we would like to voice our concern about the proposed space at 2271 Keystone Road. We're not in favor of having another facility, building, or land use change on Keystone. We moved here because we didn't want to be surrounded by commercial facilities.

We strongly discourage any changes to the land use for this address and any other future sites on Keystone.

Thank you,

Jean-Marie and Heather Martin

(M) 813-495-8178
jmmartin7106@gmail.com

Nguyen, Julie

From: Joyce Drees <joycedrees7@gmail.com>
Sent: Friday, November 7, 2025 12:24 PM
To: Eggers, Dave
Subject: !!!!!!! NO !!!!!!!!!!! to the school at 2271 Keystone Rd. and the additional traffic !!!!!

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Rick & Joyce Drees
459 Knollwood Rd
Tarpon Springs, Fl 34688

We vote NO to a 40,000sq ft school on property designated as a GREENBELT for preservation of our neighborhood. We already deal with TOO many cars driving through and congesting our residential neighborhood due to the Plato Academy and the second school directly across Keystone. Please do not let our neighborhood be destroyed !

Kind Regards,

Rick & Joyce Drees

Nguyen, Julie

From: Jaz Hambleton <jaz.hambleton@outlook.com>
Sent: Saturday, November 15, 2025 2:35 PM
To: Eggers, Dave
Subject: Opposition to Proposed 40,000 sq. ft. School at 2271 Keystone Rd

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Dear Commissioner Eggers,

I am writing to express my strong opposition to the proposed 40,000-square-foot school at 2271 Keystone Road. As a resident living directly across the street, I am extremely concerned about the impacts this project will have on our safety, environment, and overall quality of life.

Traffic & Safety Concerns

Keystone Road is already a high-speed, high-volume corridor, and county discussions have highlighted safety hazards where the Pinellas Trail intersects this roadway. Adding 135 additional school-related trips during peak hours would create new conflict points for pedestrians, cyclists, and children using the trail.

Other communities have experienced similar issues. In Sheboygan, WI, residents raised serious concerns that a new middle-school site would create unsafe congestion during drop-off and pick-up windows. London traffic studies documented that school-run traffic contributed to a 27% increase in local air pollution and worsened traffic flow during peak times.

Keystone Road already handles approximately 28,000 vehicles per day, and adding concentrated school traffic would significantly worsen congestion, noise, and danger to anyone using the trail crossing.

Environmental & Wildlife Impact

This project also raises major environmental concerns. The parcels along Keystone Road serve as important green buffers that support local wildlife, including birds, turtles, and small mammals that depend on these spaces for habitat.

Large institutional construction on this scale inevitably leads to:

- Habitat destruction & wildlife displacement
- Stormwater runoff increases, which can affect nearby waterways and the Pinellas Trail corridor
- Air quality degradation from months of heavy construction equipment
- Permanent loss of green space in an already developing corridor

EPA research confirms that school siting decisions like this—particularly on fast, auto-oriented roads—contribute to increased emissions, traffic congestion, and environmental degradation. Studies on habitat fragmentation also show that developments of this size negatively affect biodiversity and water quality in surrounding areas.

Community Quality of Life

A 40,000-square-foot facility of this scale is out of character with the surrounding residential area. It would permanently alter the quiet, peaceful environment that current residents rely on. The increased noise, traffic, and lighting from a major school campus would reduce the livability of the neighborhood for everyone who lives nearby.

Community groups have also noted that this project is nearly double the size of comparable nearby private schools, far exceeding what this location can reasonably support without significant negative impacts.

Request

For these reasons, I respectfully urge you to vote NO on the land-use change and construction of the proposed school at 2271 Keystone Road. The safety, health, environment, and quality of life of existing residents and trail users must be prioritized.

Thank you for taking the time to consider these concerns and for your continued commitment to representing our community.

Sincerely,

Jaz Hambleton

Resident, Keystone Road Area

Jaz.hambleton@outlook.com

717-736-1377

Sent from my iPhone

From: Pinellas County Clerk of Court <noreply@mypinellasclerk.gov>
Sent: Monday, November 17, 2025 3:38 PM
To: BCC Agenda Comments
Subject: NEW BCC AGENDA COMMENT

Topic Case FLU-25-08 for Ignite Academy

BCC Agenda Date 11-18-2025

Agenda Item Number 60 and 61

Citizen Name Jazmine Hambleton

Phone +17177361377

Email Jaz.hambleton@outlook.com

Address 1855 Lexington Place
Tarpon Springs, FL 34688

Comments I am writing to express my strong opposition to the proposed 40,000-square-foot school at 2271 Keystone Road. As a resident living directly across the street, I am extremely concerned about the impacts this project will have on our safety, environment, and overall quality of life. Traffic & Safety Concerns Keystone Road is already a high-speed, high-volume corridor, and county discussions have highlighted safety hazards where the Pinellas Trail intersects this roadway. Adding 135 additional school-related trips during peak hours would create new conflict points for pedestrians, cyclists, and children using the trail. Other communities have experienced similar issues. In Sheboygan, WI, residents raised serious concerns that a new middle-school site would create unsafe congestion during drop-off and pick-up windows. London traffic studies documented that school-run traffic contributed to a 27% increase in local air pollution and worsened traffic flow during peak times. Keystone Road already handles approximately 28,000 vehicles per day, and adding concentrated school traffic would significantly worsen congestion, noise, and danger to anyone using the trail crossing. Environmental & Wildlife Impact This project also raises major environmental concerns. The parcels along Keystone Road serve as important green buffers that support local wildlife, including birds, turtles, and small mammals that depend on these spaces for habitat. Large institutional construction on this scale inevitably leads to: Habitat destruction & wildlife displacement Stormwater runoff increases, which can affect nearby waterways and the Pinellas Trail corridor Air quality degradation from months of heavy construction equipment Permanent loss of green space in an already developing corridor EPA research confirms that school siting decisions like this—particularly on fast, auto-oriented roads—contribute to

increased emissions, traffic congestion, and environmental degradation. Studies on habitat fragmentation also show that developments of this size negatively affect biodiversity and water quality in surrounding areas. Community Quality of Life A 40,000-square-foot facility of this scale is out of character with the surrounding residential area. It would permanently alter the quiet, peaceful environment that current residents rely on. The increased noise, traffic, and lighting from a major school campus would reduce the livability of the neighborhood for everyone who lives nearby. Community groups have also noted that this project is nearly double the size of comparable nearby private schools, far exceeding what this location can reasonably support without significant negative impacts. Request For these reasons, I respectfully urge you to vote NO on the land-use change and construction of the proposed school at 2271 Keystone Road. The safety, health, environment, and quality of life of existing residents and trail users must be prioritized. Thank you for taking the time to consider these concerns and for your continued commitment to representing our community.

Your Stand on the Issue

Oppose