

**Neighborhood Opposition
FLU-25-08 & ZON-25-07**

**Received by Pinellas County
Zoning Division on 09/26/2025**

Mail body: Fw: 2271 keystone Rd. Request for change of zoning

Get Outlook for Android

From: karen vandam <karen1366@hotmail.com>
Sent: Wednesday, September 24, 2025 11:34:19 AM
To: DEggers@pinellas.gov <DEggers@pinellas.gov>
Subject: 2271 keystone Rd. Request for change of zoning

Good afternoon Mr. Eggers, my name is Linda Van Dam, I live at 2343 keystone Rd. and I'm writing to you today to voice my opinion about the request to change the zoning at 2271 from agriculture residential to institutional. I know that what I'm about to tell you has no bearing on the decision but this is my life and my home and this affects me greatly. I am a 69 yo single girl still working at my two rentals I have left in St Pete. I've worked hard all my life to achieve this dream of owning my beautiful property, filled with deer and wildlife. I loved the one house per two-acre idea, I felt safe that the land couldn't be destroyed by something like this. My home sits next to 2271s driveway, his property looks over my house because he's up on the hill. I fear that cutting down all the trees to build a 40,000 square foot monstrosity and parking lot will cause run off onto my land. Everything is graded off to me. Run off will erode my property and soon my house will go with it. 2271 is different than the cases that came before, they were surrounded by woods not homes. This is totally different, one house is within his lot and mine is wedged up against the lot line which is his driveway. Secondly pulling out on keystone Rd is almost impossible already and we definitely don't want a light at the end of our driveway. I don't want to look out my living room window and watch buses and cars going up and down the driveway beside my home. I don't want floodlights lighting up the country nights only the stars please or hear screaming kids on the playground. I haven't slept since I found out about this, I'm very depressed and everyone says you have to speak up. I've delivered 225 flyers, I've spoken to numerous people and no one wants this. I will be attending the meeting on October 8th at 9:00 and I'm looking for someone to speak on my behalf. I don't think a girl crying at the podium is what they're looking for. Please feel free to come to my property, I don't think anyone is aware yet how much this will destroy my life. Thank you

Get Outlook for Android

Linda Van Dam

2343 Keystone rd
Tarpon Springs FL
34689

727-455-5251

CORRESPONDENCE

FLU-25-08 & ZON-25-07

Received 09/30/25

2271 Keystone rd is trying to change its zoning from residential to Institutional 40,000 sq ft building.

SAVE OUR NEIGHBORHOOD



please Sign &
drop in mail box 2343
Keystone rd
Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07

Justin Gingerich, Ignite Academy Inc., Applicant

Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

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

This notice is posted by County Ordinance and shall

Name - Linda Karen Van Dam
address - 2343 Keystone rd
Signature - Linda K Van Dam



View out
of my house

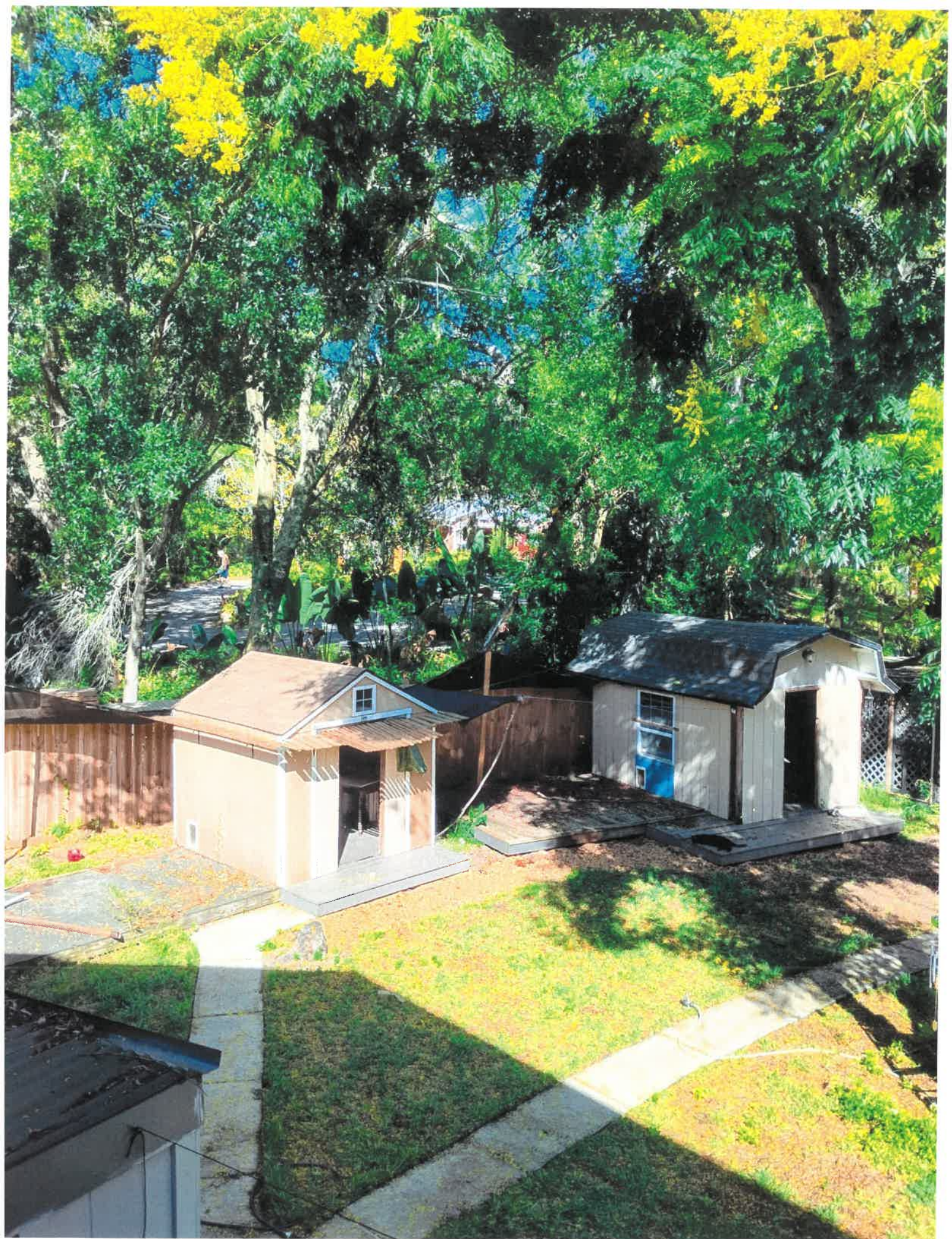


House

Drive way

2271

LOT LINE







SAVE OUR NEIGHBORHOOD

2271 Keystone rd. is trying to change its Zoning from residential to Institutional. 40,000 sq ft building. Please fill out below and drop in Mail Box at 2343 Keystone rd (Black fence)

or call 727-455-5251 and we'll pick up

Thank you for your help!



across from Bellas

Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07

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440 Court Street
Clearwater, FL 33756
Phone (727) 464-3888
V/1DD (727) 464-4067
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name Lee's Nancy Annett
Address 180 George St S.
Signature Nancy Annett

2

SAVE OUR NEIGHBORHOOD

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across
from
Bella's

Case No. FLU-25-08 & ZON-25-07
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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

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

This notice is posted by County Ordinance and shall

Name Steve Williams
Address 670 Old East Lake Rd
Tarpon Springs 34688
Signature *Steve Williams*

Nancy Marietta
670 Old East Lake Rd
Tarpon Springs 34688
Nancy Marietta

2271 Keystone Rd is trying to change its zoning from residential to Institutional 40,000 sq ft building.

SAVE OUR NEIGHBORHOOD



please sign & drop in mail box 2343 Keystone Rd Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07
Justin Gingerich, Ignite Academy Inc., Applicant
Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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BUILDING & DEVELOPMENT REVIEW SERVICES

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

This notice is posted by County Ordinance and shall

Name - Caitlyn Pinelli
address - 2343 Keystone Rd Tarpon Springs, FL
Signature - Caitlyn Pinelli

SAVE OUR NEIGHBORHOOD

2271 Keystone Rd is trying to change its zoning from residential to Institutional - 40,000 sq ft building. please fill out below and drop in mailbox at 2343 Keystone Rd or call 455-5251

and I'll pick up
Thank-you for your help
Karen

Building & Development Review Services

across
from
Bella's

Case No. FLU-25-08 & ZON-25-07

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BUILDING & DEVELOPMENT REVIEW SERVICES

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Phone (727) 464-3888
V/TDD (727) 464-4062
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name Jeff McPherson
address 691 George Street

North Tarpon Springs

Signature 

9.23.25

SAVE OUR NEIGHBORHOOD

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OR Call 727-455-5251
and we'll pick up
Thank you for your help!



across
from
Bella's

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BUILDING & DEVELOPMENT REVIEW SERVICES

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Phone (727) 464-3888
V/TDD (727) 464-4063
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name Loren Zirbel

Address 1478 East Lk. Dr., Tarpon Springs, FL 34688

Signature

SAVE OUR NEIGHBORHOOD
2271 IS TRYING TO CHANGE ITS ZONING FROM
RESIDENTIAL TO INSTITUTIONAL - 40,000 SQ FT BUILDING
PLEASE GIVE ADDRESS, NAME AND SIGNATURE
BELOW AND DROP IN MAILBOX 2343 KEYSTONE RD.

or call & tell pick-up

Thank-you for your help
Karen 727-455-5251
Building & Development Review Services

across
from
BEIIAS PIZZA

Case No. FLU-25-08 & ZON-25-07

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www.pinellascounty.org

This notice is posted by County Ordinance and shall

NAME GREG GARCIA
ADDRESS 1702 RICHARD ERVIN PKY. TARPON SPRINGS, FL. 34688
SIGNATURE 

SAVE OUR NEIGHBORHOOD

2271 Keystone rd is trying to change its Zoning from residential to Institutional, and build a 40,000 sq ft Building. Please sign petition and return before Sept 29th

ordrop in mailbox
at 2343 Keystone rd



Thank-you
for your help

Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07

Justin Gingerich, Ignite Academy Inc., Applicant

Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

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

This notice is posted by County Ordinance and shall

Name DOROTA RYDZEWSKA

Address

Signature Dorota Rydzewska

2110 TARPON LANDINGS DR
TARPON LANDINGS DR

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or call & tell pick-up

Thank-you for your help
Karen 727-455-5251
Building & Development Review Services

across
from
BEIIAS PIZZA

Case No. FLU-25-08 & ZON-25-07

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NAME Shawn Hansen
ADDRESS 2114 Tarpon Landings Dr Tarpon Springs FL 34688
SIGNATURE

2271 Keystone rd is trying to change its zoning from residential to Institutional 40,000 sq ft building.

SAVE OUR NEIGHBORHOOD



please sign &
drop in mail box 2343
Keystone rd
Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07

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Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street
Clearwater, FL 33756
Phone (727) 464-3888
V/TDD (727) 464-4862
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name - Michael Arceneaux
address - 2343 Keystone Rd Tarpon Springs FL
Signature - Michael Arceneaux

SAVE OUR NEIGHBORHOOD
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RESIDENTIAL TO INSTITUTIONAL - 40,000 SQ FT BUILDING
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across
from
BEIIAS PIZZA

or call & I'll pick up

Thank - you for your help
Karen 727-455-5251
Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07

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Clearwater, FL 33756
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V/TDD (727) 464-4062
www.pinellascounty.org

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NAME Shawn Hanson
ADDRESS 2112 Tarpon Landings Dr. Tarpon Springs FL 34688
SIGNATURE [Signature]

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PLEASE GIVE ADDRESS, NAME AND SIGNATURE
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or call & tell Pick-up

Thank-you for your help
Karen 727-455-5251
Building & Development Review Services

across
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NAME Ted Pysz
ADDRESS 2168 Tarpon Landings Dr, Tarpon Springs, FL
SIGNATURE  34688

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across
from
Bella's

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for your help
Karen
Building & Development Review Services

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Name Chris Ankwid

Address 551 George St. North Tarpon Springs 34688

Signature

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NAME Jordan Pysz (Pysz Trust)
ADDRESS 2166 Tarpan Landings Dr. Tarpan Springs, FL 34688
SIGNATURE

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from
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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

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

This notice is posted by County Ordinance and shall

Name ROB PAUL

Address 156 GEORGE ST S, TARPON SPRINGS FL

Signature Robert Paul 9/21/2025

SAVE OUR NEIGHBORHOOD
2271 IS TRYING TO CHANGE ITS ZONING FROM
RESIDENTIAL TO INSTITUTIONAL - 40,000 SQ FT BUILDING
PLEASE GIVE ADDRESS, NAME AND SIGNATURE
BELOW AND DROP IN MAILBOX 2343 KEYSTONE RD.

or call & tell Pick-up

Thank-you for your help
Karen 727-455-5251
Building & Development Review Services



across
from
BEIIAS PIZZA

Case No. FLU-25-08 & ZON-25-07

Justin Gingerich, Ignite Academy Inc., Applicant

Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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This notice is posted by County Ordinance and shall

NAME JESSICA PYSZ
ADDRESS 2142 TARPON LANDINGS DR
TARPON SPRINGS, FL
SIGNATURE *Jessica Pysz*

SAVE OUR NEIGHBORHOOD

2271 Keystone rd. is trying to change its Zoning from residential to Institutional. 40,000 sq ft building. Please fill out below and drop in Mail Box at 2343 Keystone rd (Black fence)

OR Call 727-455-5251
and we'll pick up

Thank you for your help!

Building & Development Review Services

across
from
Bella's

Case No. FLU-25-08 & ZON-25-07

Justin Gingerich, Ignite Academy Inc., Applicant

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440 Court Street
Clearwater, FL 33756
Phone (727) 464-3888
V/TDD (727) 464-4063
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name Bruce Beckline

Address 565 Old East Lake Rd
Tarpon Sp. 34688

Signature Bruce Beckline

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OR Call 727-455-5251
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Thank you for your help!

across
from
Bell's

Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07

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Sincerely,

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BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street
Clearwater, FL 33756
Phone (727) 464-3858
V/TDD (727) 464-4062
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name *KRUTCHIK*

Address *190 GEORGETOWN ST. T.S. 34688*

Signature *[Signature]*

SAVE OUR NEIGHBORHOOD
2271 IS TRYING TO CHANGE ITS ZONING FROM
RESIDENTIAL TO INSTITUTIONAL - 40,000 SQ FT BUILDING
PLEASE GIVE ADDRESS, NAME AND SIGNATURE
BELOW AND DROP IN MAILBOX 2343 KEYSTONE RD.



ACROSS
FROM
BEIIAS PIZZA

or call & tell Pick-up

Thank - you for your help
Karen 727-455-5251
Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07
Justin Gingerich, Ignite Academy Inc., Applicant
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Phone (727) 464-3888
V/TDD (727) 464-4062
www.pinellascounty.org

This notice is posted by County Ordinance and shall

NAME JOHN GRIFITH

ADDRESS 1820 RICHARD ERVIN PKWY TARPON SPRINGS FL 34688

SIGNATURE

SAVE OUR NEIGHBORHOOD

2271 Keystone rd is trying to change its Zoning from residential to Institutional, and build a 40,000 sq ft Building. Please sign petition and return before Sept 29th

ordpop in mailbox
at 2343 Keystone rd



Thank-you
for your help

Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07

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Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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Name Paul Irey

Address 2343 Keystone rd

Signature Paul Irey

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Thank-you
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Name Day Houston
Address 2343 Keystone Rd
Signature Mary Houston

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from residential to Institutional building. please fill out below and drop in
mailbox at 2343 Keystone Rd or call 455-5251

and I'll pick up
Thank-you for your help
Karen



across
from
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Building & Development Review Services

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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street
Clearwater, FL 33756
Phone (727) 464-3880
V/TDD (727) 464-4062
www.pinellascounty.org

2271 Keystone Rd to Institutional 40,000 sq ft
from residential to Institutional. please fill out below and drop in
mailbox at 2343 Keystone Rd or call 455-5251

and I'll pick up
Thank-you for your help
Karen

across
from
Bella's

Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07
Justin Gingerich, Ignite Academy Inc., Applicant
Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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The subject property consists of approximately 5.23 acres located at 2271 Keystone Road in East Lake Tarpon. A future land use change from RR, Residential Rural, to I, Institutional.

The subject properties consist of approximately 5.23 acres located at 2271 Keystone Road in East Lake Tarpon. A zoning change from R-A, Residential Agriculture, to LI, Limited Institutional.

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2271 Keystone Rd to Institutional 40,000 sq ft
from residential to Institutional building. please fill out below and drop in
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and I'll pick up
Thank-you for your help
Karen

across
from
Bella's

Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07

Justin Gingerich, Ignite Academy Inc., Applicant

Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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Clearwater, FL 33756
Phone (727) 464-3858
V/TDD (727) 464-4062
www.pinellascounty.org

2271 Keystone Rd to Institutional 40,000 sq ft
from residential to Institutional building. please fill out below and drop in
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and I'll pick up
Thank-you for your help
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Case No. FLU-25-08 & ZON-25-07

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BUILDING & DEVELOPMENT REVIEW SERVICES

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

BEIJAS PIZZA

Case No. FLU-25-08 & ZON-25-07

Justin Gingerich, Ignite Academy Inc., Applicant

Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street
Clearwater, FL 33756
Phone (727) 464-4888
TDD (727) 464-4062
www.pinellascounty.org

This notice is posted by County Ordinance and shall

NAME- ANN MARIE GARCIA

ADDRESS- 1702 RICHARD ERVIN PKY. TARPON SPRINGS, FL. 34688

SIGNATURE:

Ann Marie Garcia

Neighborhood Opposition

FLU-25-08 & ZON-25-07

Received on 10/07/2025

Admire, Marie

From: Sarah Cannon <sarahcannon@me.com>
Sent: Tuesday, October 7, 2025 4:55 PM
To: Zoning, Planning
Cc: info@saveeastlake.org
Subject: Objection to Proposed Rezoning from Residential to Institutional – Inadequate Infrastructure & Environmental Concerns

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

In ref to: According to the official **Pinellas County LPA agenda** (Item #9 and #10):This in

1. **Case Z/LU-25-07:** Rezoning from **Residential Rural (R-R)** to **Institutional (I)**
2. **Case Z/LU-25-07 (Companion):** Land Use change from **Residential Agricultural (RA)** to **Institutional (I)**

Dear Pinellas County Planning & Zoning Board,

I am writing to formally oppose the proposed rezoning of the property located at **2271 Keystone Road, Tarpon Springs (approximately 5.23 acres near George Street North)** from residential to institutional use for the purpose of constructing a 6–12 grade school.

This proposal raises significant concerns regarding **infrastructure limitations, environmental impacts, and incompatibility with the surrounding residential and equestrian neighborhood.**

1. Inadequate Infrastructure and Traffic Concerns

The infrastructure along **Keystone Road and George Street North** is already under strain and not designed to accommodate the volume of traffic a school of this size would generate. The area consists mainly of **two-lane roads with no turn lanes, limited shoulders, and minimal sidewalks or lighting.**

A middle and high school would bring **hundreds of additional vehicles daily**, including buses, parents, staff, and student drivers. This would create **severe congestion**, impede access for residents, and pose a significant **safety risk for pedestrians, cyclists, and horse riders** from the adjacent stable. Emergency vehicle access would also be compromised during peak drop-off and pick-up times.

2. Environmental and Wildlife Impact

The property is **densely wooded** and home to a variety of **native wildlife**, including deer, turtles, and other protected species. Clearing this land would destroy these habitats, displace wildlife, and remove mature trees that serve as essential buffers for noise and runoff control.

Additionally, paving and construction on this scale would **increase stormwater runoff and flooding risks**, further straining the local drainage system and impacting nearby properties and natural areas.

3. Incompatibility with the Neighborhood

This section of Tarpon Springs is a **quiet, residential, and semi-rural area** that includes private homes and a horse stable immediately adjacent to the proposed site. The character of the community is incompatible with the **noise, lighting, traffic, and intensity of use** associated with a middle and high school.

The site size—**only 5.23 acres**—is far too small for a school serving grades 6–12, especially when accounting for required parking, athletic fields, stormwater retention, and buffer zones. Such density on this parcel would negatively affect neighboring properties and permanently alter the area’s character.

4. Utility and Infrastructure Deficiencies

This area has **limited public sewer and water access**, with much of the surrounding land still relying on private wells or septic systems. The site would require significant utility extensions and infrastructure upgrades to meet institutional standards—at great expense and disruption to the community.

5. Conclusion

For these reasons, I respectfully urge the Pinellas County Planning & Zoning Board to **deny the rezoning request** for 2271 Keystone Road. This development is **not compatible** with the existing infrastructure, surrounding land use, or environmental conditions.

Preserving the current residential zoning protects the safety, natural environment, and character of our community—values that make Tarpon Springs such a desirable place to live.

Thank you for your attention and consideration. Please include this letter as part of the public record for this rezoning request.

Sincerely,
Sarah & Ryan Cannon

Tarpon Springs, FL
sarahcannon@me.com 727-458-2209

Admire, Marie

From: Sarah Cannon <sarahcannon@me.com>
Sent: Tuesday, October 7, 2025 4:57 PM
To: Zoning, Planning
Cc: info@saveeastlake.org
Subject: Case Z/LU-25-07

Follow Up Flag: Follow up
Flag Status: Flagged

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horse riders from the adjacent stable. Emergency vehicle access would also be compromised during peak drop-off and pick-up times.

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Sincerely,

Sarah & Ryan Cannon

Tarpon Springs, FL

sarahcannon@me.com 727-458-2209

Admire, Marie

From: Karen Frohlich <kfrohlich3@gmail.com>
Sent: Tuesday, October 7, 2025 5:15 PM
To: Zoning, Planning
Subject: reference Case Z/LU-25-07

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

To Whom It May Concern,

Please accept this email as a formal Opposal to the rezoning from **Residential Rural (R-R)** to **Institutional (I)**.

In addition to the property being adjacent to numerous residential homes and presently Zoned accordingly, it is located on Tarpon Avenue (Keystone Road).

The intersection at Tarpon Avenue and US 19 North gets heavily congested in the morning during school and work traffic hours, creating traffic lines extending beyond the stop lights prior to the intersection on both sides of US 19 North, east and west bound. As well, this is the same scenario from 3:00 pm - 6:30 pm due to school and work traffic.

The intersection at Keystone Road and East Lake Road gets heavily congested in the morning during school and work traffic hours, creating traffic lines extending far beyond the turn lanes and stopping traffic approximately .25 mile from the stop light, east and west bound. As well as, this is the same scenario from 3:00 pm - 6:30 pm due to school and work traffic. *Please refer to Pinellas County Public Works Department for its knowledge of traffic flow problems at this location.*

Thank you for your consideration of this concern.

Best regards,
Karen Frohlich

Admire, Marie

From: Connie Hale <conniemhale1@gmail.com>
Sent: Tuesday, October 7, 2025 5:19 PM
To: Zoning, Planning
Subject: Hearing on 10/8/2025

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an Untrusted Sender

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Report Suspicious

I object to case Z/LU-25-07 but was unable to sign the petition. This private school relocation will cause safety and traffic burdens for our adjacent residential communities.

Constance Hale
340 Tall Oak Trl
Tarpon Springs, FL 34688

Admire, Marie

From: John Sykes <sykco53@hotmail.com>
Sent: Tuesday, October 7, 2025 6:14 PM
To: Zoning, Planning
Cc: info@saveeastlake.org
Subject: Zoning Meeting Oct 8th 2025 - Case Z/LU-25-07

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon,

with regard to the request for rezoning at 2271 Keystone Road,

please log my objection to a change of zoning as this would continue to overload Keystone Rd during the busiest times of day, a road that struggles to handle the current traffic volume during those times.

It appears that Ignite Academy already has a facility with vacant land at their location further North on East Lake Road,
Perhaps further investigation on development of that site might be appropriate.

Pinellas county has limited open space and this would reduce still further the available habitat for local wildlife,
in addition to increasing road traffic pollution.

Sincerely

John and April Sykes

Admire, Marie

From: Tania Almond <taniaalmond@yahoo.com>
Sent: Wednesday, October 8, 2025 10:31 AM
To: Zoning, Planning
Subject: Reference to Case Z/LU-25-07

Follow Up Flag: Follow up
Flag Status: Flagged

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I am writing to register our objection to Case Z/LU-25-07.

We live at 2634 East Lake Trail, Tarpon Springs, FL 34688 and **oppose the proposed rezoning at 2271 Keystone Road**, where **Ignite Academy Inc.** has requested to change **5.23 acres from Residential to Institutional** to construct a **two-story, 40,000-square-foot private school facility**.

This large-scale project would bring middle and high school operations (grades 6–12) into the heart of a residential area — raising major concerns about:

- **Traffic & Safety:** Hundreds of additional daily car trips for drop-offs, pickups, and events.
- **Noise & Light Pollution:** Early morning and evening activity disrupting nearby homes.
- **Property Values:** Institutional buildings in residential zones often reduce surrounding home values.
- **Environmental Impact:** Loss of tree canopy and wildlife habitat on over five acres of land. We have wild deer, turkey, owls, hawks, coyotes, bobcats, eagles among many other wild birds and creatures. We cannot keep over developing every piece of land...they need places to reside as well.

We believe this development would irreversibly change the character of our neighborhood and set a precedent for future institutional expansion into residential zones.

Please contact me with any questions.

Tania and Al Almond

Tania C. Almond
(410) 960-4411 cell
taniaalmond@yahoo.com

Neighborhood Opposition & Exhibits

FLU-25-08 & ZON-25-07

Presented at LPA Hearing on
10/08/2025

63

families signed the petition and said
NO to rezoning 2271 Keystone rd.

this is the 45 acres the county
said NO to, they didn't want
an entrance on Keystone rd

45 acres
LOT LINE

His
3000 sq ft
House

← ⑨

2271

HIS DRIVEWAY

LOT LINE

my House

my Lot

Pinellas trail ← ②

KEYSTONE ROAD

Lake Tarpon



① looking North up
Waynes Driveway





③ looking up
the hill

← Lot
Line
Driveway



④


My House
looking at
Driveway

(5)

looking
out
LR window

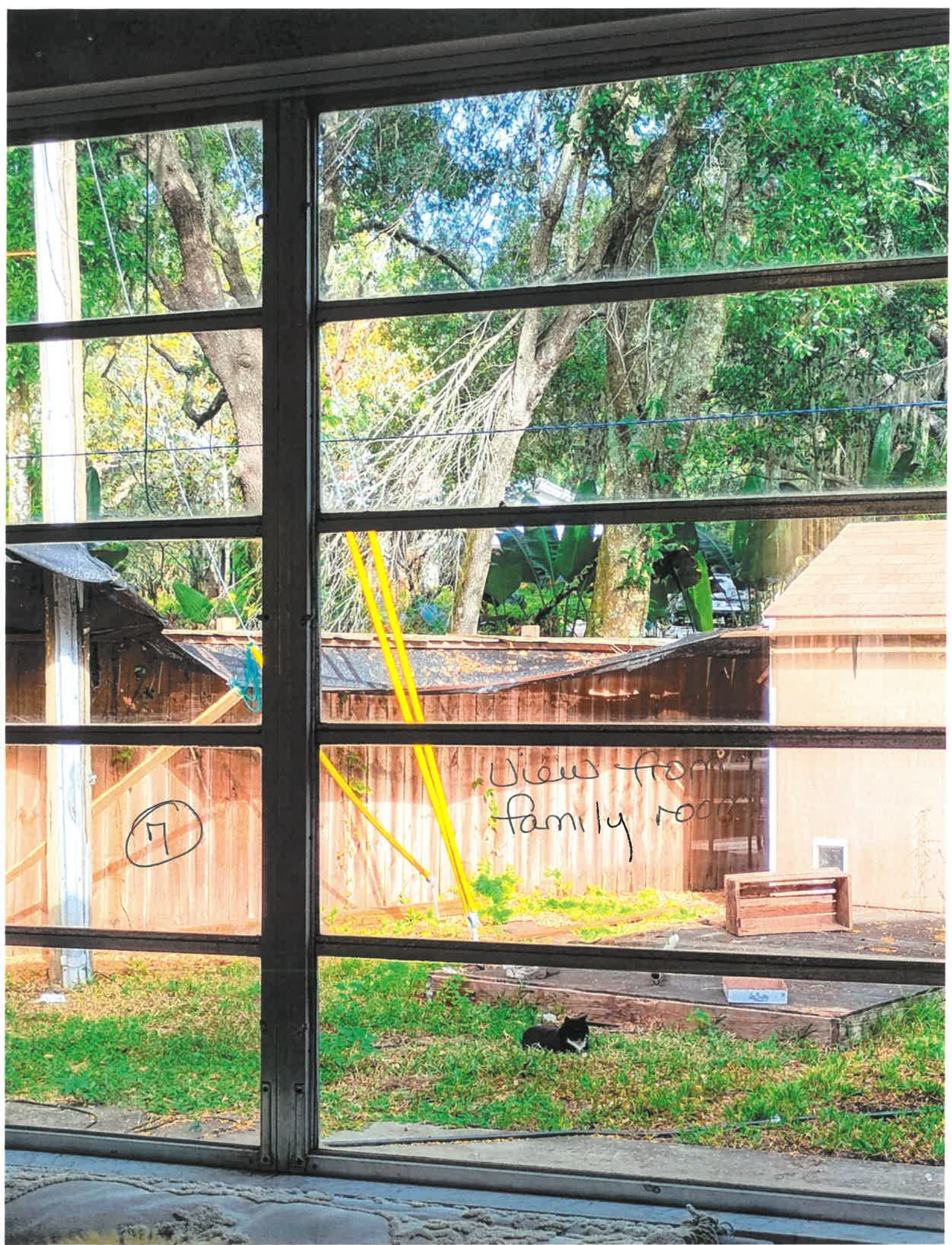
Lot
Line 9
DRIVE
WAY





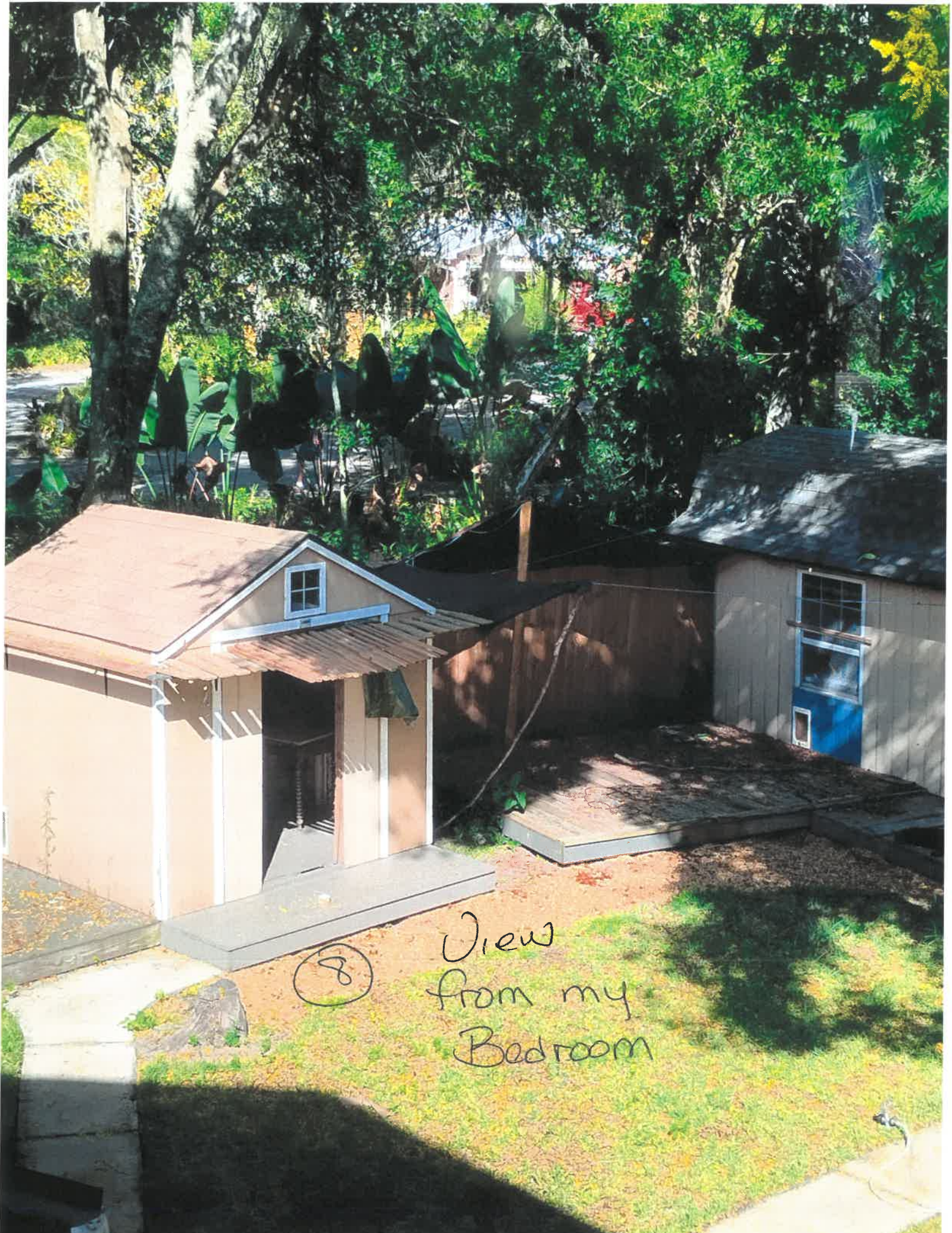
another
view from
lot line

6



View from
family room

7



⑧

View
from my
Bedroom





$\frac{3}{4}$ mile from
2271

Plato Academy
3/4 mile from
2271



this is the home they're building
on Keystone (2925)

20,000 Sq ft.

now double that
and place at 2271



SAVE OUR NEIGHBORHOOD

2271 Keystone rd is trying to change its Zoning from residential to Institutional, and build a 40,000 sq ft Building. Please sign petition and return before Sept 29th

ordrop in mailbox
at 2343 Keystone rd



Building & Development Review Services

Thank-you
for your help

Case No. FLU-25-08 & ZON-25-07

Justin Gingerich, Ignite Academy Inc., Applicant

Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street
Clearwater, FL 33756
Phone (727) 464-4886
TDD (727) 464-4882
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name Kenneth Lynch

Address 2124 Tarpon Landings Drive, Tarpon Springs, FL 34688

Signature *K. Lynch*

SAVE OUR NEIGHBORHOOD

2271 Keystone rd is trying to change its Zoning from residential to Institutional, and build a 40,000 sq ft Building. Please sign petition and return before Sept 29th

ord pop in mail box
at 2343 Keystone rd



Building & Development Review Services

Thank-you
for your help

Case No. FLU-25-08 & ZON-25-07

Justin Gingerich, Ignite Academy Inc., Applicant

Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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440 Court Street
Clearwater, FL 33756
Phone (727) 464-4888
TDD (727) 464-4062
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name Beth Boland

Address 2124 Tarpon Landings Pt. T.S. 34688

Signature Beth L. Boland

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drop in mailbox
at 2343 Keystone rd



Building & Development Review Services

Thank-you
for your help

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Justin Gingerich, Ignite Academy Inc., Applicant

Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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440 Court Street
Clearwater, FL 33756
Phone (727) 464-4886
TDD (727) 464-4062
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name: DAVID W. ESCOFF

Address 2128 TARPON LANDINGS DR.

Signature TARPON SPRINGS FL 34688

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Building & Development Review Services

Thank-you
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ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street
Clearwater, FL 33756
Phone (727) 464-4888
V/TDD (727) 464-4062
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name Kevin Kelly

Address 90 S. Highland Ave TS. 34689

Signature 

SAVE OUR NEIGHBORHOOD
2271 IS TRYING TO CHANGE ITS ZONING FROM
RESIDENTIAL TO INSTITUTIONAL - 40,000 SQ FT BUILDING
PLEASE GIVE ADDRESS, NAME AND SIGNATURE
BELOW AND DROP IN MAILBOX 2343 KEYSTONE RD.



ACROSS
FROM
BELLA'S PIZZA

or call & I'll pick-up

Thank-you for your help
Karen 727-455-5251
Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07
Justin Gingerich, Ignite Academy Inc., Applicant
Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street
Clearwater, FL 33756
Phone (727) 464-3886
V/TDD (727) 464-4062
www.pinellascounty.org

This notice is posted by County Ordinance and shall

NAME **NATALIE FAY**
ADDRESS **2128 TARPON LANDINGS DR.**
SIGNATURE 

SAVE OUR NEIGHBORHOOD

2271 is trying to change its zoning from
a Residential to Institutional 40,000 sq ft.
building. please fill out below and drop
in mailbox at 2843 Keystone Rd or call



across
from
Bella's

727-455-5251
and I'll pick-up
Thank-you for your help
Building & Development Review Services
Karen

Case No. FLU-25-08 & ZON-25-07
Justin Gingerich, Ignite Academy Inc., Applicant
Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name Sheryl Stypul
address 2102 Tarpon Landings Dr. Tarpon Springs
Signature Sheryl Stypul 34688

2271 Keystone Rd is trying to change its zoning from residential to Institutional 40,000 sq ft building.

SAVE OUR NEIGHBORHOOD



please Sign &
drop in mail box 2343
Keystone Rd
Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07
Justin Gingerich, Ignite Academy Inc., Applicant
Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name - HEATHER GOODWIN

address - 2453 KEYSTONE RD TS 34688

Signature -

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Thank-you
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Clearwater, FL 33756
Phone (727) 464-5888
TDD (727) 464-4062
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name TIM CUMMINGS

Address 224 WEST STATE RD, TARPON SPRINGS, FL 34688

Signature

NO CHANGE OF LAND USE CHANGE

SAVE OUR NEIGHBORHOOD

2271 Keystone rd is trying to change its Zoning from residential to Institutional, and build a 40,000 sq ft Building. please sign petition and return before Sept 29th

drop in mailbox
at 2343 Keystone rd



Building & Development Review Services

Thank-you
for your help

Case No. FLU-25-08 & ZON-25-07

Justin Gingerich, Ignite Academy Inc., Applicant

Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street
Clearwater, FL 33756
Phone (727) 464-4888
TDD (727) 464-4062
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name LYNDA CUMMINGS

Address 224 WESTGATE ROAD, TARPON SPRINGS, FL 34688

Signature Lynnda Cummings

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2271 Keystone rd. is trying to change its Zoning from residential to Institutional - 40,000 sq ft building. Please fill out below and drop in Mail Box at 2343 Keystone rd (Black fence)

or call 727-455-5251
and we'll pick up

Thank you for your help!
Building & Development Review Services



across
from
Bella's

Case No. FLU-25-08 & ZON-25-07

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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street
Clearwater, FL 33756
Phone (727) 464-3888
v/TDD (727) 464-4063
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name **EDWARD C. HOFFMAN Jr.**
Address **BARBARA A. HOFFMAN**
216 GEORGE ST. S. TARPON SPRINGS, FL 34688
Signature **E. C. Hoffman Jr.**

SAVE OUR NEIGHBORHOOD

2271 is trying to change its zoning from
a Residential to Institutional 40,000 sq ft.
building. please fill out below and drop
in mailbox at 2843 Keystone Rd or call



across
from
Bella's

727-455-5251
and I'll pick-up
Thank-you for your help
Building & Development Review Services
Karen

Case No. FLU-25-08 & ZON-25-07
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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

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

This notice is posted by County Ordinance and shall

Name: SUSAN H. PEPE
Address: 936 RIVERSIDE RIDGE RD., TARPON SPRINGS, FL 34688
Signature *Susan H. Pepe*

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Building & Development Review Services

Thank-you
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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

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

This notice is posted by County Ordinance and shall

Name KEITH DANKO Keith

Address 2775 KEYSTONE RD TARPON SPRINGS FL 34689

Signature

Keith

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Thank-you
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Clearwater, FL 33756
Phone (727) 464-3888
V/TDD (727) 464-4062
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name Jean-Marie G. Martin

Address 125 Knollwood Rd Tarpon Springs FL 34688

Signature JMM

FROM
Belle's

Karen

Case No. FLU-25-08 & ZON-25-07

Justin Gingerich, Ignite Academy Inc., Applicant

Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street
Clearwater, FL 33756
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Fax: (727) 464-4882
zoning@pinellas.gov

This notice is posted by County Ordinance and shall

Name DAVID/VICKY CARTER
Address 353 N HIGHLAND AVE, T.S. 34688
Signature [Signature]

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BUILDING & DEVELOPMENT REVIEW SERVICES

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Clearwater, FL 33756
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V/TDD (727) 464-4062
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name Beverley D. Downing

Address 1131 E. Lake Dr., Tarpon Springs, Fl. 34688

Signature Beverley D. Downing

SAVE OUR NEIGHBORHOOD
2271 IS TRYING TO CHANGE ITS ZONING FROM
RESIDENTIAL TO INSTITUTIONAL - 40,000 SQ FT BUILDING
PLEASE GIVE ADDRESS, NAME AND SIGNATURE
BELOW AND DROP IN MAILBOX 2343 KEYSTONE RD.



ACROSS
FROM
BEIJAS PIZZA

or call & I'll pick-up
Thank-you for your help
Karen 727-455-5251
Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07
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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

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

This notice is posted by County Ordinance and shall

NAME Patricia & Louis Thight
ADDRESS 1720 Richard Erwin Parkway
SIGNATURE Patricia Thight

SAVE OUR NEIGHBORHOOD

2271 is trying to change its zoning from
Residential to Institutional 40,000 sq ft.
building. please fill out below and drop
in mailbox at 2343 Keystone Rd or call



across
from
Bella's

727-455-5251
and I'll pick-up
Thank-you for your help
Building & Development Review Services
Karen

Case No. FLU-25-08 & ZON-25-07
Justin Gingerich, Ignite Academy Inc., Applicant
Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name William Totherow
address 984 Riverside Ridge Rd. Tarpon Springs
Signature William R. Totherow, Jr.



Deny request to Re-zone

Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07

Justin Gingerich, Ignite Academy Inc., Applicant

Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

NO to "I"

Dear Property Owner:

September 15, 2025

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Deny request to Re-zone

Building & Development Review Services

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2271 is trying to change its ZONING from
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building. please fill out below and drop
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across
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727-455-5251
and I'll pick-up
Thank-you for your help
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Karen

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

This notice is posted by County Ordinance and shall

Name Denise Lewis
address 1031 Riverside Ridge Rd, Tarpon Springs, FL 34688
Signature Denise Lewis

SAVE OUR NEIGHBORHOOD

2271 Keystone rd. is trying to change its Zoning from residential to Institutional - 40,000 sq ft building. Please fill out below and drop in Mail Box at 2343 Keystone rd (Black fence)

or call 727-455-5251 and we'll pick up

Thank you for your help!



across from
Bella's

Building & Development Review Services

Case No. FLU-25-08 & ZON-25-07

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www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name DAVID NELSON
Address 1132 East Lake Dr.
Signature TARPON, SPRINGS 34682

David Nelson

SAVE OUR NEIGHBORHOOD
2271 IS TRYING TO CHANGE ITS ZONING FROM
RESIDENTIAL TO INSTITUTIONAL - 40,000 SQ FT BUILDING
PLEASE GIVE ADDRESS, NAME AND SIGNATURE
BELOW AND DROP IN MAILBOX 2343 KEYSTONE RD.



ACROSS
FROM
BELLA'S PIZZA

or call & I'll pick-up

Thank-you for your help
Karen 727-455-5251
Building & Development Review Services

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NAME Susan Sattler / Cort Peterson
ADDRESS 1816 Richard Ervin Parkway, TS, FL. 34688
SIGNATURE Susan Sattler / Cort Peterson

SAVE OUR NEIGHBORHOOD

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ordp in mailbox
at 2343 Keystone rd



Building & Development Review Services

Thank-you
for your help

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Clearwater, FL 33756
Phone (727) 464-4888
V/TDD (727) 464-4863
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name Janet J Weir
Address 1613 Overlook Dr T.S. 34682
Signature [Signature]

SAVE OUR NEIGHBORHOOD

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Building & Development Review Services

Thank-you
for your help

Case No. FLU-25-08 & ZON-25-07

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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street
Clearwater, FL 34616
Phone (727) 464-4886
TDD (727) 464-4062
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name Kedra Overell
Address 1613 OVERLOOK W
TARPON SPRING 34684
Signature [Signature]

SAVE OUR NEIGHBORHOOD

2271 Keystone rd is trying to change its Zoning from residential to Institutional, and build a 40,000 sq ft Building. please sign petition and return before Sept 29th

drop in mailbox
at 2343 Keystone rd



Building & Development Review Services

Thank-you
for your help

Case No. FLU-25-08 & ZON-25-07

Justin Gingerich, Ignite Academy Inc., Applicant

Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

440 COURT STREET
CLEARWATER, FL 33756
Phone (727) 464-3888
Fax (727) 464-4062
www.pinellascounty.org

This notice is posted by County Ordinance and shall

Name Gavril Poljac

Address 415 Westgate Road Tarpon Springs FL 34688

Signature [Signature]

SAVE OUR NEIGHBORHOOD

2271 Keystone rd. is trying to change its Zoning from residential to Institutional. 40,000 sq ft building. Please fill out below and drop in Mail Box at 2343 Keystone rd (Black fence)

OR Call 727-455-5251
and we'll pick up
Thank you for your help!
Building & Development Review Services

across
from
Bella's

Case No. FLU-25-08 & ZON-25-07

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BUILDING & DEVELOPMENT REVIEW SERVICES

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

This notice is posted by County Ordinance and shall

Name MALCOLM HORTON LYNNE HORTON
Address 192 GEORGE ST. S. TARPON SPRINGS FL 34688
Signature  Lynne Horton

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at 2343 Keystone rd



Building & Development Review Services

Thank-you
for your help

Case No. FLU-25-08 & ZON-25-07

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Sincerely,

ZONING SECTION
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street
Clearwater, FL 33756
Phone (727) 464-4888
TDD (727) 464-4002
www.pinellascounty.com

This notice is posted by County Ordinance and shall

Name Terry Carter
Address 702 N Highland Ave Tarpon Springs FL 34688
Signature [Signature]

SAVE OUR NEIGHBORHOOD

2271 is trying to change its zoning from
a Residential to Institutional 40,000 sq ft.
building. please fill out below and drop
in mailbox at 2843 Keystone Rd or call



across
from
Bella's

727-455-5251
and I'll pick-up
Thank-you for your help
Building & Development Review Services
Karen

Case No. FLU-25-08 & ZON-25-07
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BUILDING & DEVELOPMENT REVIEW SERVICES

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

This notice is posted by County Ordinance and shall

Name DAVID/VICKY CARTER
address 353 N. HIGHLAND AVE, TS, 34688
Signature [Handwritten Signature]