

# **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

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**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 2271's 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  
Tampa 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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**The purpose of this meeting will be to consider the following requests:**

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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Sincerely,

ZONING SECTION  
BUILDING & DEVELOPMENT REVIEW SERVICES

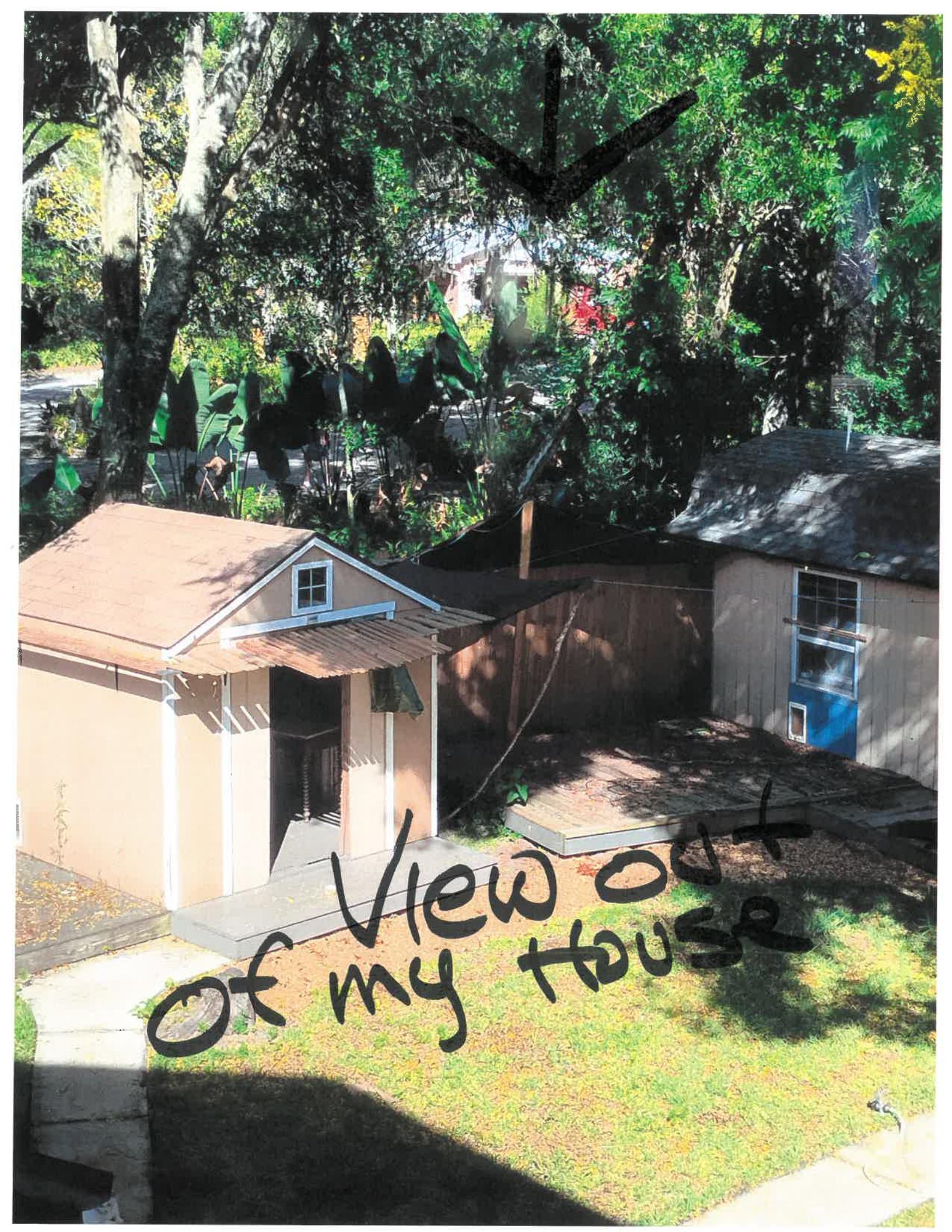
440 Court Street  
Clearwater, FL 33756  
Phone (727) 464-3888  
V/TDD (727) 464-4062  
[www.pinellascounty.org](http://www.pinellascounty.org)

**This notice is posted by County Ordinance and shall**

Name - Linda Karen Van Dam

Address - 2343 Keystone rd

Signature - Linda K Van Dam

A photograph of a house with a large, overgrown tree in the foreground. The house has a brown roof and a blue section. The text 'View out of my house' is written in black, hand-drawn style across the bottom of the image.

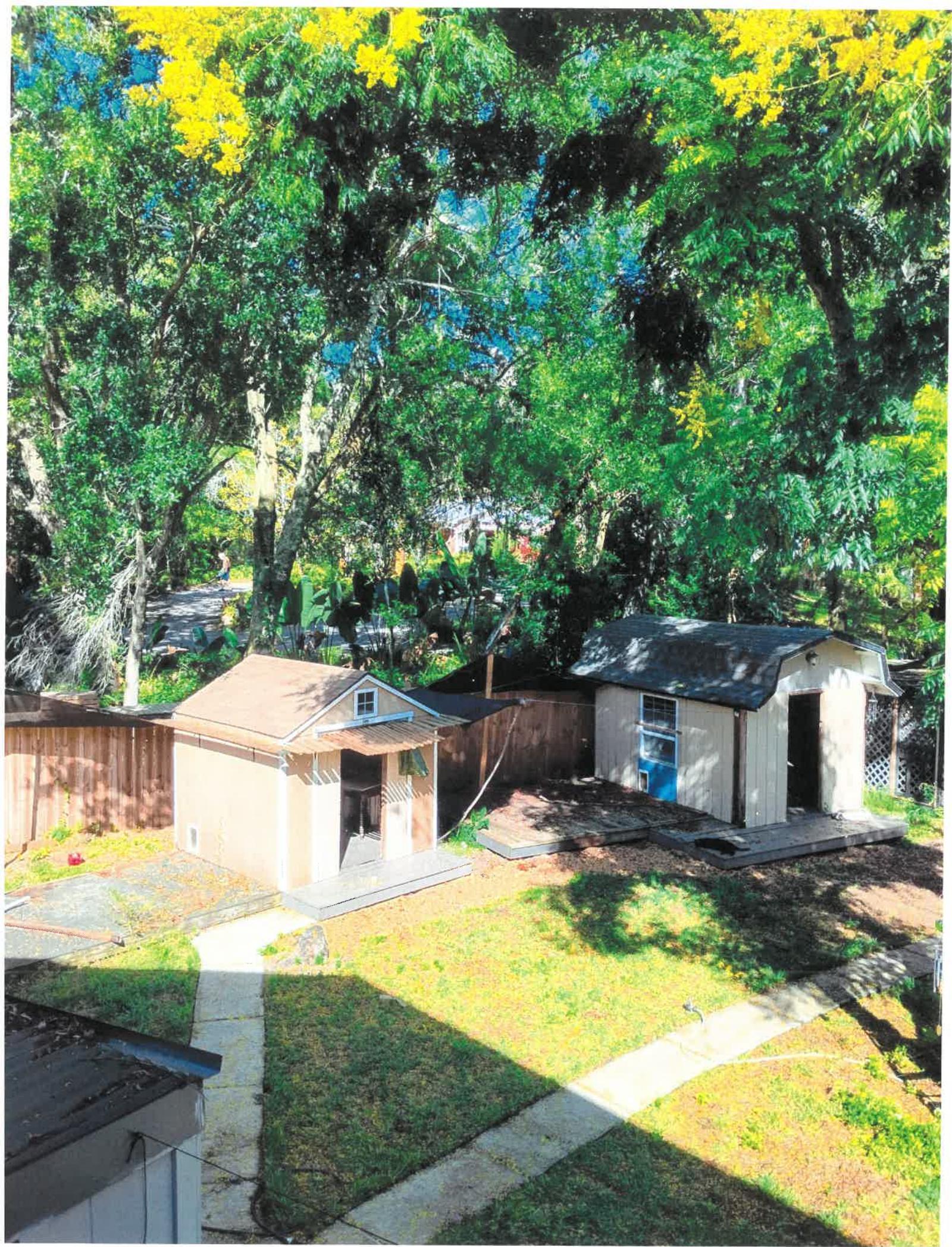
View out  
of my house

house

drive way

LOT LUNA

2071







# 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 see pick up

across from Bellas Thank you for your help!



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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](http://www.pinellascounty.org)

**This notice is posted by County Ordinance and shall**

Name Lee & Nancy Annett  
Address 180 George St S.  
Signature Nancy Annett

2

# SAVE OUR NEIGHBORHOOD

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or Call 727-455-5251,  
and we pick up!



across from Bellas

across from  
Bellas

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TDD (727) 464-4062  
[www.pinellascounty.org](http://www.pinellascounty.org)

This notice is posted by County Ordinance and shall

Name Steve Williams

Address 670 Old East Lake Rd  
TARPOW SPRINGS 34688

Signature Steve Williams

NANCY MARIE HA

670 OLD EAST LAKE Rd  
TARPOW SPRINGS

Nancy Marie Ha 34688

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**This notice is posted by County Ordinance and shall**

Name - Caityn Pinelli

Address - 2343 Keystone Rd Tarpon Springs, FL

Signature - Caityn Pinelli

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and let pick up  
Thank you for your help  
Karen



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Name Jeff McPherson  
address 691 George Street North Tarpon Springs  
Signature Jeff M

9-23-25

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Name Loren Zirbel

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

Signature

SAVE OUR TUCKER RD  
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  
BELLAS PIZZA

or call & I'll pick-up

Thank you for your help  
Karen 727-455-5251

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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](http://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

Or drop in mail box  
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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This notice is posted by County Ordinance and shall

Name DOROTA RYZEWSKA

Address

Signature Dora Ryzewska

2110 TARPON LANDINGS DR  
TARPON LANDINGS DR

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  
BELLAS PIZZA

or call & tell pick-up

Thank you for your help  
Karen 727-455-5251

Building & Development Review Services

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NAME Shawn Hanson

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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[www.pinellascounty.org](http://www.pinellascounty.org)

This notice is posted by County Ordinance and shall

Name - Michael Arcenlax

Address - 2343 Keystone Rd Tarpon Springs FL

Signature - Michael Arcenlax

**CHANGE YOUR ZONING RULES**  
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  
BELLAS 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

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NAME Shawna Hanson

ADDRESS 2112 Tarpon Landings Dr Tarpon Springs FL 34688

SIGNATURE

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PLEASE GIVE ADDRESS, NAME AND SIGNATURE  
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ACROSS  
FROM  
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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

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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

Thank you  
for your help  
Karen

Building & Development Review Services

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Name Chris Hinkwitz

Address 551 George St. North Tarpon Springs 34688

Signature 

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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](http://www.pinellascounty.org)

**This notice is posted by County Ordinance and shall**

NAME Jordan Pysz (Pysz Trust)

ADDRESS 2166 Tarpon Landings Dr. Tarpon Springs, FL 34688

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 pick up!

ACROSS FROM  
D'Am  
Bell's

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

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Thank you for your help!  
Building & Development Review Services

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Name ROB PAUL

Address 156 GEORGE ST S, TARPO SPRINGS FL

Signature Robert Paul 9/21/2025

**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  
BELLAS 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

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NAME JESSICA PYSZ

ADDRESS 2142 TARPON LANDINGS DR  
TARPON SPRINGS, FL

SIGNATURE Jessica Pysz

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or call 727-455-5251  
and we pick up!

across from Brian C. Jones & Associates  
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Bell's

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Name Bruce Bedine  
Address 565 Old East Lake Rd  
Taylor Sp. 34688  
Signature Bruce Bedine

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TDD (727) 464-4002  
[www.pinellascounty.org](http://www.pinellascounty.org)

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Name Krondlik  
Address 190 GEORGEST. ST. T.S. 34688  
Signature

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RESIDENTIAL TO INSTITUTIONAL - 40,000 SQ FT BUILDING  
PLEASE GIVE ADDRESS, NAME AND SIGNATURE  
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ACROSS  
FROM  
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or call & tell pick-up

Thank you for your help  
Karen 727-455-5251

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NAME JOHN GRIFFITH

ADDRESS 1820 RICHARD ERVIN PKWY TARPO SPRINGS FL 34688

SIGNATURE 

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Thank you  
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Name Paul Irey

Address 2343 Keystone rd

Signature Paul Irey

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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](http://www.pinellascounty.org)

This notice is posted by County Ordinance and shall

Name Mary Hutton  
Address 2343 Keystone Rd  
Signature Mary Hutton

2271 Keystone Rd 10,000 sq ft  
from residential to Institutional 40,000 sq ft  
building. Please fill out below and drop in  
mail box at 2343 Keystone Rd or call 455-5251

across  
from  
Bella's

and I'll pick up  
thank you for your help  
Karen

Building & Development Review Services

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

Justin Gingerich, Ignite Academy Inc., Applicant

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

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# Pinellas 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-Ann MARIE GARCIA

ADDRESS-1702 Richard ERVIN Pkwy. Tarpon Springs, FL 3468

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](mailto:sarahcannon@me.com)>  
**Sent:** Tuesday, October 7, 2025 4:55 PM  
**To:** Zoning, Planning  
**Cc:** [info@saveeastlake.org](mailto:info@saveeastlake.org)  
**Subject:** Objection to Proposed Rezoning from Residential to Institutional – Inadequate Infrastructure & Environmental Concerns

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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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](mailto: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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---

## **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](mailto: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**

You have not previously corresponded with this sender.

[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

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

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

---

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

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](mailto:taniaalmond@yahoo.com)

# **Neighborhood Opposition & Exhibits**

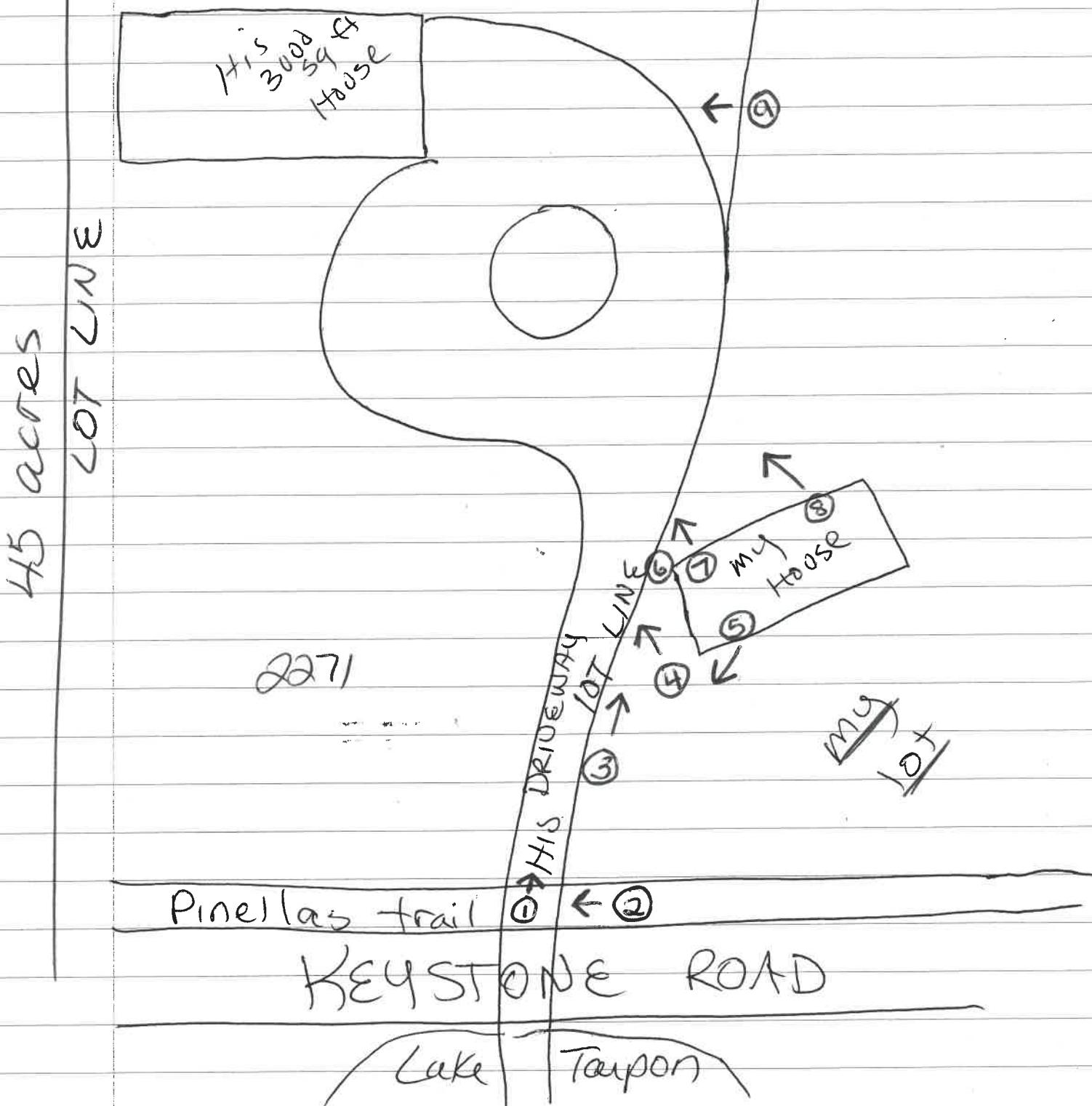
**FLU-25-08 & ZON-25-07**

**Presented at LPA Hearing on  
10/08/2025**

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

63

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



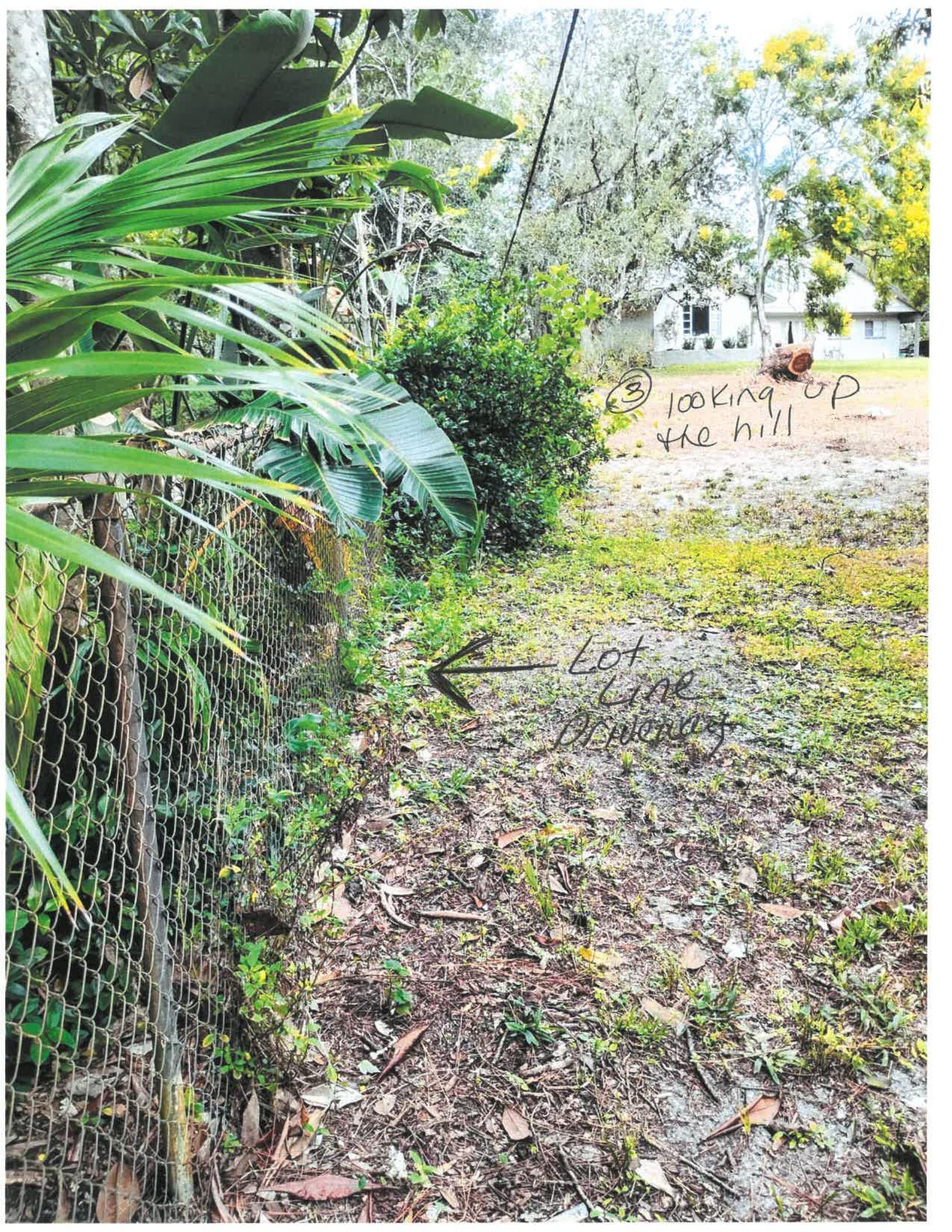


① looking North up  
Waynes Driveway



② looking toward  
US 19

Pinellas Trail



③ looking up  
the hill

← Lot  
Line  
Hidden by



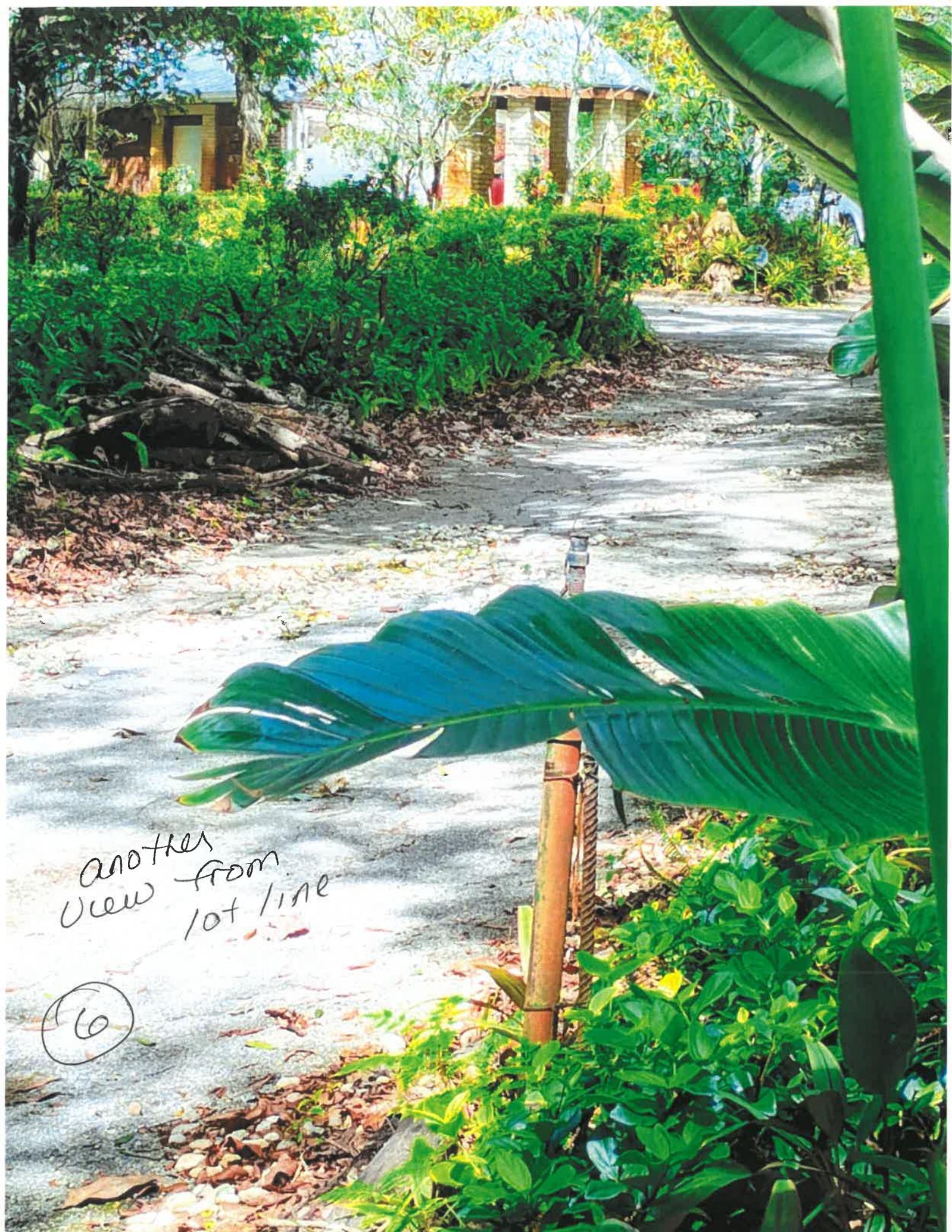
My House  
looking at  
Broadway

44

⑤

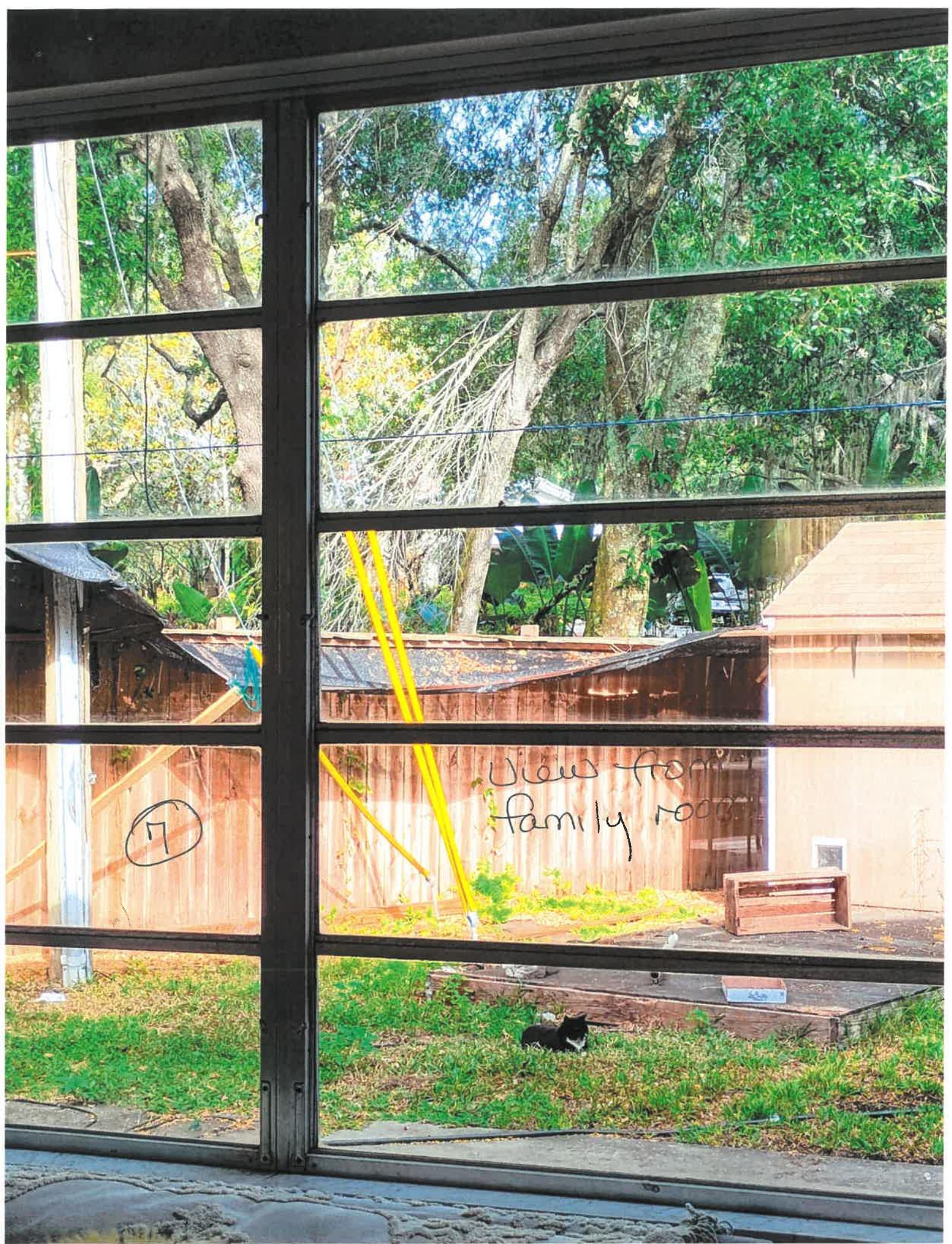
looking  
out  
LR window

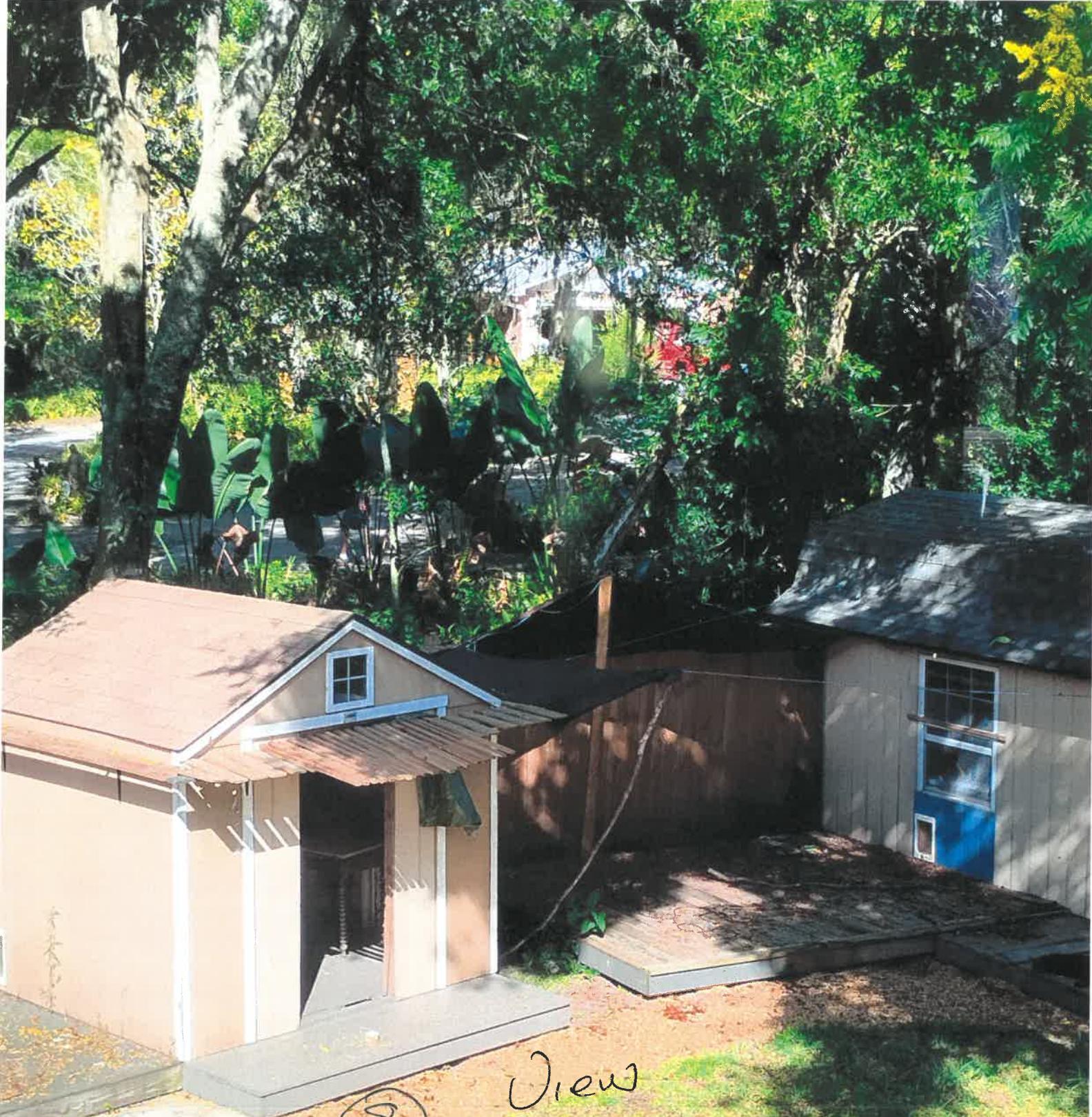
LOT  
LINE &  
DRIVE  
WAY



another view from  
lot line

(6)





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

drop in mail box  
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

This is an important notice about upcoming public hearings regarding the use of land. It is being provided to you because you are either the owner or representative of the owner of the subject property, or you own land near the subject property. The actions resulting from these hearings may impact your property and neighborhood. If you have any questions, please call (727) 464-5047 or email [zoning@pinellas.gov](mailto:zoning@pinellas.gov).

**The purpose of this meeting will be to consider the following requests:**

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.

A public hearing will be held by the Local Planning Agency (LPA) on **October 8, 2025, at 9:00 a.m.** in the **County Commission Assembly Room, 315 Court Street, 5th Floor, Clearwater, FL**. The LPA will make a recommendation to the Board of County Commissioners. The Board of County Commissioners will then hold a public hearing on **November 18, 2025, at 6:00 p.m.** at **333 Chestnut Street, Palm Room, Clearwater, FL**.

Members of the public wishing to address the body are encouraged to attend in person but may also attend virtually. If you would like to attend virtually, please call, or email us for instructions at least three (3) business days before the hearing. The public hearings may be streamed live at <https://www.youtube.com/@PinellasCountyMeetings>. Written arguments, evidence, explanations, studies, reports, petitions or other documentation to be provided for consideration by the boards must be submitted at least one week (7 days) in advance of the advertised hearing and may be directed to the Pinellas County Building and Development Review Services Department, Zoning Division, 440 Court Street, 4th Floor, Clearwater, FL 33756, or email us at [zoning@pinellas.gov](mailto:zoning@pinellas.gov).

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**FAILURE BY THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE OF THE APPLICANT TO APPEAR AT THE SCHEDULED PUBLIC HEARINGS MAY RESULT IN AN AUTOMATIC DENIAL OF THE REQUEST.**

**SPECIAL ACCOMMODATIONS:** Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County's Office of Human Rights by e-mailing [accommodations@pinellas.gov](mailto:accommodations@pinellas.gov) at least three (3) business days before the need for reasonable accommodation. You may also call (727) 464-4882.

Sincerely,

ZONING SECTION  
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street  
Clearwater, FL 33550  
Phone (727) 464-4886  
TDD (727) 464-4002  
[www.pinellascounty.org](http://www.pinellascounty.org)

**This notice is posted by County Ordinance and shall**

Name Kenneth Lynch

Address 2124 Tarpon Landings Drive, Tarpon Springs, FL 34689

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 mail box  
at 2343 Keystone rd



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 33546  
Phone (727) 464-3888  
TDD (727) 464-4062  
[www.pinellascounty.org](http://www.pinellascounty.org)

**This notice is posted by County Ordinance and shall**

Name Beth Boland  
Address 2126 Tarpon Landings Dr. T.S. 34688  
Signature Beth L. Boland

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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) 464-3886  
TDD (727) 464-4062  
[www.pinellascounty.org](http://www.pinellascounty.org)

**This notice is posted by County Ordinance and shall**

Name: DAVID W. ESCUE

Address 2128 TARPON LANDINGS DR.

TARPON SPRINGS FL 34688

Signature

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at 2343 Keystone rd



Thank you  
for your help

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

Building & Development Review Services

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  
Fax: (727) 464-4062  
[www.pinellascounty.org](http://www.pinellascounty.org)

**This notice is posted by County Ordinance and shall**

Name Kevin Kelly

Address 905. Highland Ave T-S. 34689

Signature 

SAVE OUR TURIONDALE ROAD  
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  
BELLAS 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

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) 464-3488  
WTDD (727) 464-4062  
[www.pinellascounty.org](http://www.pinellascounty.org)

This notice is posted by County Ordinance and shall

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

# 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 2843 Keystone Rd or call

727-455-5251  
and tell pick-up

Thank you for your help

Building & Development Review Services

*Karen*

ACROSS  
from  
Bella's

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](http://www.pinellascounty.org)

This notice is posted by County Ordinance and shall

Name Sheryl Stypul  
Address 2102 Tarpon Landing 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

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This notice is posted by County Ordinance and shall

Name - HEATHER GOODWIN  
address - 2453 KEYSTONE RD TS 34688  
Signature -

# SAVE OUR NEIGHBORHOOD

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drop in mail box  
at 2343 Keystone rd



Thank you  
for your help

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Phone (727) 464-3888  
V/TDD (727) 464-4062  
[www.pinellascounty.org](http://www.pinellascounty.org)

**This notice is posted by County Ordinance and shall**

Name TM CUMMINGS  
Address 224 WEST STATE RD, TARASN SPRINGS, FL 34688  
Signature TM CUMMINGS

NO CHANGE OF LAND USE CHANGE

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Sincerely,

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BUILDING & DEVELOPMENT REVIEW SERVICES

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TDD (727) 464-4882  
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This notice is posted by County Ordinance and shall

Name

Lynne Cummings

Address

224 WESTSTATE RDS., TARPON SPRINGS, FL 34688

Signature

Lynne 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 pick up

across from Bellas Thank you for your help!



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

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[www.pinellascounty.org](http://www.pinellascounty.org)

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Name Edwards C. HOFFMAN Jr.  
Address Barbara A. HOFFMAN  
Signature Edwards C. HOFFMAN  
216 GEORGE ST. S. TARPON SPRINGS, FL 34688

# 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 mail box at 2843 Keystone Rd or call



ACROSS  
From  
Bella's

727-455-5251  
and tell pick-up  
thank you for your help

Building & Development Review Services

Karen

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

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[www.pinellascounty.org](http://www.pinellascounty.org)

This notice is posted by County Ordinance and sha

Name: SUSAN H. PEPE

Address: 936 RIVERSIDE RIDGE RD., TARPO SPRINGS, FL 34688

Signature

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Name KEITH PANKO Keith  
Address 2775 KEY STONE RD TARPON SPRINGS FL 34681  
Signature Keith

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Sincerely,

ZONING SECTION  
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street  
Clearwater, FL 33756  
Phone (727) 464-3868  
V/TDD (727) 464-4062  
[www.pinellascounty.org](http://www.pinellascounty.org)

This notice is posted by County Ordinance and sha

Name Jean-Marie G. Martin

Address 125 Knollwood Rd Tarpon Springs FL 34688

Signature JMMartin

From  
Becky'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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Sincerely,

ZONING SECTION  
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street  
Clearwater, FL 33556  
Phone: (727) 464-4882  
Fax: (727) 464-4883  
[www.pinellas.fl.gov](http://www.pinellas.fl.gov)

**This notice is posted by County Ordinance and shall**

Name DAVID/VICKY CARTER  
 Address 353 N HIGHLAND AVE, TS, 34688  
 Signature D. V. Carter

# 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 pick up

across from Bellas  
Case No. FLU-25-08 & ZON-25-07

Justin Gingerich, Ignite Academy Inc., Applicant  
Brian J Aungst Jr., Macfarlane, Ferguson & McMullen, P.A., Representative

Building & Development Review Services

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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](http://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  
BELLAS 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

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

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[www.pinellascounty.org](http://www.pinellascounty.org)

**This notice is posted by County Ordinance and shall**

**NAME** Patricia & Louis Bright  
**ADDRESS** 1720 Richard Ervin Parkway  
**SIGNATURE** Patricia Bright

# 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 mail box at 2843 Keystone Rd or call

727-455-5251  
and tell pick-up

Thank you for your help

Building & Development Review Services

*Karen*

ACROSS  
from  
Bella's

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](http://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.



## 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"**

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# Deny request to Rezone

## 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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ACROSS  
From  
Bella's

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Thank you for your help

Building & Development Review Services

Karen

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V/TDD (727) 464-4062  
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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 pick up

across from Bellas  
Thank you for your help!



across from  
Bellas

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) 464-3858  
V/TDD (727) 464-4062  
[www.pinellascounty.org](http://www.pinellascounty.org)

This notice is posted by County Ordinance and shall

Name DAVID NELSON

Address 1132 East Lake Dr.  
TARPOUN SPRINGS 34682

Signature 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  
BELLAS 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

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Sincerely,

ZONING SECTION  
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street  
Clearwater, FL 33756  
Phone (727) 464-3688  
V/TDD (727) 464-4062  
[www.pinellascounty.org](http://www.pinellascounty.org)

This notice is posted by County Ordinance and shall

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

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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) 464-4888  
V/TDD (727) 464-4882  
[www.pinellascounty.org](http://www.pinellascounty.org)

**This notice is posted by County Ordinance and shall**

Name Janet J. Werl  
Address 1613 Overlook Ln T.S. 34682  
Signature Janet J. Werl

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Sincerely,

ZONING SECTION  
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street  
Clearwater, FL 33550  
Phone: (727) 464-3886  
TDD: (727) 464-4002  
[www.pinellascounty.org](http://www.pinellascounty.org)

**This notice is posted by County Ordinance and shall**

Name: Kevin O'Neill  
Address: 1613 TECO Lane, Tarpon Springs, FL 34689  
Signature:

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Sincerely,

ZONING SECTION  
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street  
Clearwater, FL 33756  
Phone (727) 464-3868  
(800) 343-7464-4002  
[www.pinellascounty.org](http://www.pinellascounty.org)

**This notice is posted by County Ordinance and shall**

Name Gavrilu Poljic

Address 415 Westgate Road Tarpon Springs FL 34688

Signature Gavrilu

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V/TDD (727) 464-4062  
[www.pinellascounty.org](http://www.pinellascounty.org)

This notice is posted by County Ordinance and shall

Name MALCOLM HORTON

LYNNE HORTON

Address 192 GEORGE ST. S. TARPOW SPRINGS FL 34688

Signature 

Lynne Horton

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Name

Terry Carter

Address

702 N Highland Ave # Tarpon Springs FL 34688

Signature

Terry Carter

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*Karen*

ACROSS  
from  
Bella's

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

Justin Gingerich, Ignite Academy Inc., Applicant

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

This is an important notice about upcoming public hearings regarding the use of land. It is being provided to you because you are either the owner or representative of the owner of the subject property, or you own land near the subject property. The actions resulting from these hearings may impact your property and neighborhood. If you have any questions, please call (727) 464-5047 or email [zoning@pinellas.gov](mailto:zoning@pinellas.gov).

**The purpose of this meeting will be to consider the following requests:**

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.

A public hearing will be held by the Local Planning Agency (LPA) on October 8, 2025, at 9:00 a.m. in the County Commission Assembly Room, 315 Court Street, 5th Floor, Clearwater, FL. The LPA will make a recommendation to the Board of County Commissioners. The Board of County Commissioners will then hold a public hearing on November 18, 2025, at 6:00 p.m. at 333 Chestnut Street, Palm Room, Clearwater, FL.

Members of the public wishing to address the body are encouraged to attend in person but may also attend virtually. If you would like to attend virtually, please call, or email us for instructions at least three (3) business days before the hearing. The public hearings may be streamed live at <https://www.youtube.com/@PinellasCountyMeetings>. Written arguments, evidence, explanations, studies, reports, petitions or other documentation to be provided for consideration by the boards must be submitted at least one week (7 days) in advance of the advertised hearing and may be directed to the Pinellas County Building and Development Review Services Department, Zoning Division, 440 Court Street, 4th Floor, Clearwater, FL 33756, or email us at [zoning@pinellas.gov](mailto:zoning@pinellas.gov).

Certain matters heard by the Local Planning Agency Board and the Board of County Commissioners are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the boards in deciding the matters before them. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the boards. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence. Please note the county attorney's office represents and advises the boards and county staff but cannot give legal advice to the applicant nor other interested parties. Appeals of any final decision must be filed within 30 calendar days of the decision. This time period is jurisdictional in nature and cannot be extended. Persons are advised that if they file an appeal, they will need to seek independent legal counsel and a record of the proceedings. It is the appellant's responsibility to ensure that a verbatim recommendation of the proceedings is created if needed for purposes of appeal.

**FAILURE BY THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE OF THE APPLICANT TO APPEAR AT THE SCHEDULED PUBLIC HEARINGS MAY RESULT IN AN AUTOMATIC DENIAL OF THE REQUEST.**

**SPECIAL ACCOMMODATIONS:** Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County's Office of Human Rights by e-mailing [accommodations@pinellas.gov](mailto:accommodations@pinellas.gov) at least three (3) business days before the need for reasonable accommodation. You may also call (727) 464-4882.

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](http://www.pinellascounty.org)

This notice is posted by County Ordinance and shall

Name DAVID/VICKY CARTER  
Address 353 N. HIGHLAND AVE, TS, 34688  
Signature *David V. Carter*