

**LOCAL PLANNING AGENCY
CASE SUMMARY
CASE NO. FLU-25-08 / Accela # FLU-25-00008**

DRC MEETING: September 8, 2025, at 9:00 a.m., 440 Court St., 1st Floor Conference Room

LPA HEARING: October 8, 2025, at 9:00 a.m., 315 Court St., 5th Floor, Board Assembly Room

BCC HEARING: November 18, 2025, at 6:00 p.m., 333 Chestnut St., Palm Room

FP (PPC) HEARING: February 2026 (TBD)

CPA HEARING: March 2026 (TBD)

REQUEST: Future Land Use Map Amendment

From: RR, Residential Rural

To: I, Institutional

CASE DESCRIPTION: Approximately 5.23 acres located at 2271 Keystone Road in East Lake Tarpon (parcel # 08-27-16-89406-000-0110). A legal description is available in file upon request.

OWNER/ADDRESS: Wayne Vaughn
2271 Keystone Rd
Tarpon Springs, FL 34688

APPLICANT/ADDRESS: Justin Gingerich
Ignite Academy Inc.
1350 East Lake Rd N
Tarpon Springs, FL 34688

REP/ADDRESS: Brian J Aungst, Jr.
Macfarlane, Ferguson & McMullen, P.A.
625 Court St, Suite 200
Clearwater, FL 33756

NOTICES SENT TO: Wayne Vaughn (Owner), Justin Gingerich (Applicant), Brian J Aungst, Jr. (Representative), Cynthia Johnson-Economic Development Council, DOT, Jennifer Dull-Pinellas County School Board, BCC Office & Surrounding Owners, the City of Tarpon Springs

EXISTING USE: Single-Family Residence

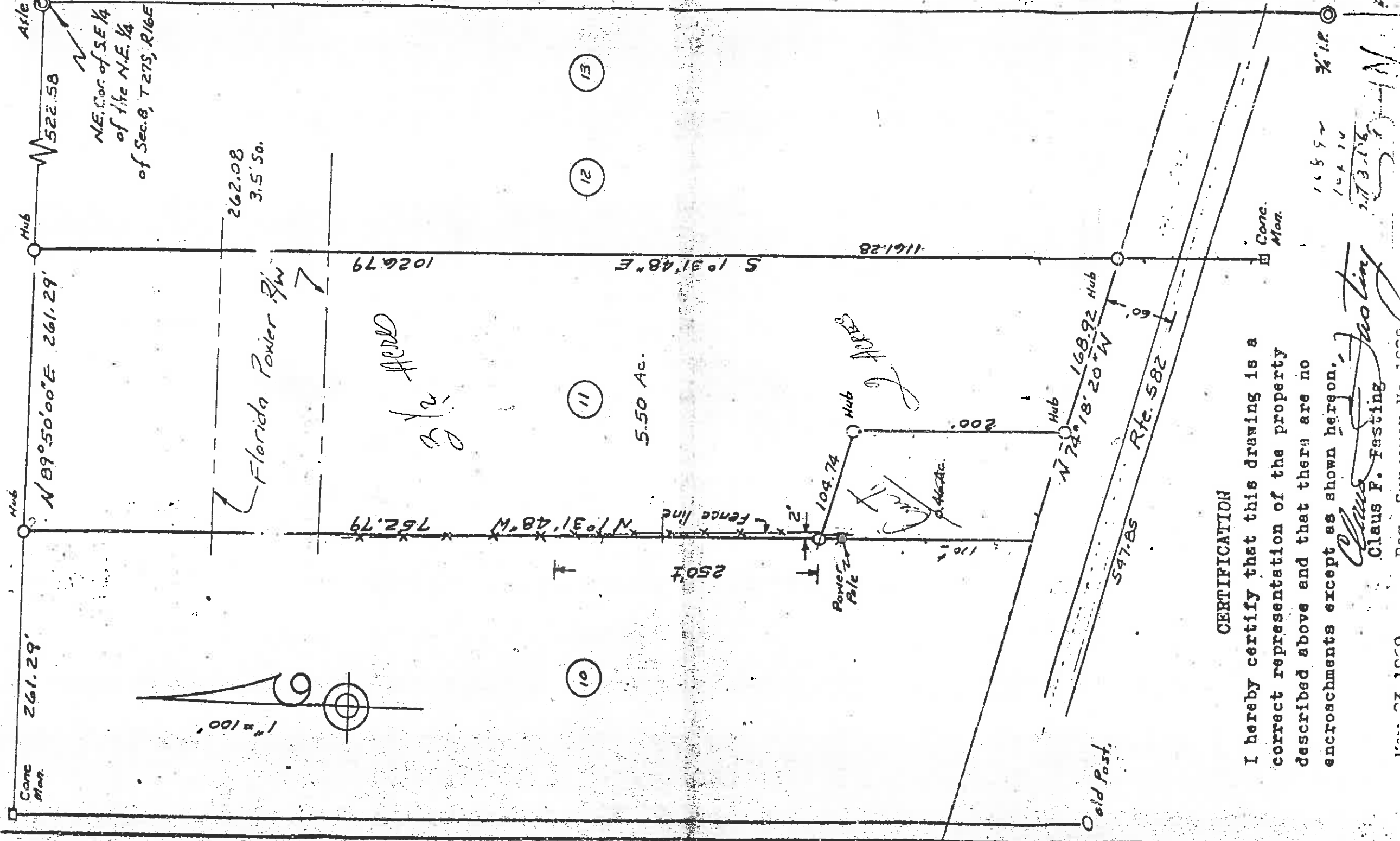
PROPOSED USE: Private School

CURRENT ZONING: R-A, Residential Agriculture

COMPANION CASE: ZON-25-07 / ZON-25-00008

OUTDATED Survey of 2271 Keystone Rd

Updated Survey to be Provided
before Sept 8, 2025 DRC



CERTIFICATION

I hereby certify that this drawing is a correct representation of the property described above and that there are no encroachments except as shown hereon.

Claus F. Fasting
 Claus F. Fasting
 Dec. 23, 1959

168.92
 168.14
 273.16
 7/16



Site Address: 2271 Keystone Rd
Parcel ID: 08-27-16-89406-000-0110
Legal Description: **TAMPA & TARPON SPRINGS LAND CO PART
OF LOT 11 DESC BEG NW COR OF SD LOT TH N89D50'E
261.29FT TH S01D31'48"E 961.45FT TH N74D01'24"W 168. ...**
Current Zoning: R-A Residential Agriculture
Current Land Use: RR Residential Rural



C-1

#	DATE	REVISIONS	BY
.	.	.	.

Engineer of Record:
Kurt B. Hinrichs, PE
PE # 041937

SCALE: 1" = 40'



Macfarlane, Ferguson
& McMullen

One Tampa City Center, Suite 2000

201 N. Franklin Street

P.O. Box 1531 (33601)

Tampa, FL 33602

813.273.4200

WWW.MFMLEGAL.COM

EMAIL: INFO@MFMLEGAL.COM

625 Court Street, Suite 200

P.O. Box 1669 (33757)

Clearwater, FL 33756

727.441.8966

CERTIFICATION OF OWNERSHIP

RE: FUTURE LAND USE CHANGE—2271 KEYSTONE ROAD

This is to certify that I, CLAY A. GILMAN, Esq., have examined the Public Records of Pinellas County, State of Florida in regards to the following described property:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

I find the recorded titleholder to the above vested in WAYNE C. VAUGHN ("Titleholder"), which is the same individual that appears as the seller on the contract for purchase and sale of the property described on Exhibit "A".

Clay A. Gilman, Esq.

Exhibit "A"
LEGAL DESCRIPTION

That part of LOT 11 of TAMPA & TARPON SPRINGS LAND COMPANY SUBDIVISION, lying in Section 8, Township 27 South, Range 16 East, as recorded in Plat Book 1, Page 116 of the Public Records of Hillsborough County, Florida; of which Pinellas County was formerly a part, described as follows:

Begin at the intersection of the North Right-of-Way line of State Road #582 and the East line of said Lot 11, and run thence N 1°31'48" W, 395 feet for P. O. B.; thence run Northwesterly, parallel to the North Right-of-Way of State Road #582, 273.66 feet to the Westerly line of said Lot 11; thence N 1031'48" West 557.79 feet to the Northwest corner of said Lot 11; thence N 89°50'00" E, 261.29 feet to the Northeast corner of said Lot 11; thence S 1031'48" E 631.79 feet to P. O. B.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

Begin at the intersection of the North Right-of-Way line of State Road #582 and the East line of said Lot 11 and run N. 74°18'20"W, 50 feet; thence N. 1031'48"W, 395 feet; thence S 74° 18'20"E, 50 feet; thence S. 1°31'48"E, 395 feet to P. O. B.

FLU-25-00008 - FLU-25-08

File Date: 08/11/2025

Application Status: In Review

Application Type: Future Land Use Change

Application Detail: Detail

Description of Work: Land use change in order to construct and operate a school on the property. This is being filed in conjunction with a Type 2 Use application as part of a contract for sale/p

Application Name: FLU-25-08

Site Address: 2271 KEYSTONE RD, TARPON SPRINGS, FL 34688

Owner Name: VAUGHN, C WAYNE

Owner Address: 2271 KEYSTONE RD, TARPON SPRINGS, FL 34688 861

Parcel No: 082716894060000110

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	VAUGHN, C WAYNE		Applicant		Active
	Brian Aungst, Jr.	Macfarlane, Fer...	Attorney		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$2,210.00

Total Fee Invoiced: \$2,210.00

Balance: \$0.00

Custom Fields: Future Land Use Change

Current Zoning	Contract for Sale	DRC Meeting Date
R-A	Yes	09/08/2025
	Contract Status	LPA Hearing Date
	Conditional	10/08/2025
Current Land Use	Option to Purchase	BOCC Hearing Date
RR	No	11/18/2025
	Has there been a previous application made before?	PAC Meeting Date
		-
Proposed Land Use		PPC Hearing Date
I (Institutional)		-
	Does applicant own any property contiguous to subject property?	CPA Hearing Date
	No	-
Current Structures		Final Approval Date
Single-family home		-
	Date subject property acquired	
	03/31/1978	
Proposed structures and improvements		
Proposed use is a school		

SURROUNDING PROPERTY

Direction	Land Use	Zoning	Existing Use
North	Residential Rural (RR) / City of Tarpon Springs	Residential Agriculture (R-A) / City of Tarpon Springs	Single-Family Residence / Va
South	Residential Rural (RR) / Residential Low Medium (RLM)	Residential Agriculture (R-A) / Residential Planned Development (RPD)	Single-Family Residence / Va
East	Residential Rural (RR)	Residential Agriculture (R-A)	Single-Family Residence
West	City of Tarpon Springs	City of Tarpon Springs	Vacant Residential

MULTI_MODAL

State Account Description	Impact Fee Amount (Money)
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Completeness Review		Deemed Complete	08/21/2025	Molly Cord
	Zoning Manager Review	Michael Schoder...			
	Admin Support Review				
	DRC Meeting				
	Staff Report and Recom...				
	Case Noticing				
	Planning Director Review				

FLU-2...	STATUS	LOCATION	CONTACT	WORKFLOW
FLU-25-08 Land use c...	> In Revi... 08/21/2...	> 2271 K... TARPO...	> Wayne ...	> 16 total T ●...

FLU-25-00008 - FLU-25-08

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Table Subgroup SURROUNDING PROPERTY ▾ *Filter table...*



☐ <u>Direction</u>	<u>Land Use(Text)</u>	<u>Zoning(Text)</u>	<u>Existing Use(Text)</u>
☐ North ▾	Residential Rural (RR) / Cit	Residential Agriculture (R-A	Single-Family Residence / \
☐ South ▾	Residential Rural (RR) / Re	Residential Agriculture (R-A	Single-Family Residence / \
☐ East ▾	Residential Rural (RR)	Residential Agriculture (R-A	Single-Family Residence
☐ West ▾	City of Tarpon Springs	City of Tarpon Springs	Vacant Residential

FLU-25-00008

ZON 25-00008

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FLU-25-08 Land use c...	> In Revi... 08/21/2...	> 2271 K... TARPO...	> Wayne ...	> 16 total T ●...

FLU-25-00008 - FLU-25-08

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Street #

2271

Street Name

KEYSTONE

Dir

--Select ▾

Street Type

RD ▾

Unit Type

--Select-- ▾

Unit #

Primary

Yes ▾

City

TARPON SPRINGS

State

FL

Zip Code

34688

Location Description

2271 KEYSTONE RD

Legacy Fields

Street Address

2271 KEYSTONE RD

Address Line 1

2271 KEYSTONE RD

Address Line 2

ZON-25-00008 - ZON-25-07

Menu Reports Help

File Date: 08/18/2025

Application Status: In Review

Application Type: Zoning Change

Application Detail: Detail

Description of Work: Rezoning request to Institutional concurrent with a future land use map amendment to Institutional. These requests are being made as part of a contract for purchase and school.

Application Name: ZON-25-07

Site Address: 2271 KEYSTONE RD, TARPON SPRINGS, FL 34688

Owner Name: VAUGHN, C WAYNE

Owner Address: 2271 KEYSTONE RD, TARPON SPRINGS, FL 34688 861

Parcel No: 082716894060000110

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Justin Gingerich	Ignite Academy...	Applicant		Active
	Brian Aungst, Jr.	Macfarlane, Fer...	Attorney		Active
	VAUGHN, C WAYNE		Property Owner		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$1,875.00

Total Fee Invoiced: \$1,875.00

Balance: \$0.00

Custom Fields: Change of Zoning Info

Current Zoning [R-A](#) Contract for Sale [Yes](#) DRC Meeting Date [09/08/2025](#)

Proposed Zoning [LI](#) Contract Status [Conditional](#) LPA Hearing Date [10/08/2025](#)

Does this involve a conditional overlay? [No](#) Option to Purchase [No](#) BOCC Hearing Date [11/12/2025](#)

Does applicant own any property contiguous to subject property? [No](#)

Current Structures [Single-family home](#)

Date subject property acquired [03/31/1978](#)

Proposed structures and improvements [The proposed use of the site is a school with an approximately 40,000sf building](#)

SURROUNDING PROPERTY

Direction	Land Use	Zoning	Existing Use
North	Residential Rural (RR) / City of Tarpon Springs	Residential Agriculture (R-A) / City of Tarpon Springs	Single-Family Residence / Va
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MULTI_MODAL

State Account Description Impact Fee Amount (Money)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Completeness Review		Deemed Complete	08/21/2025	Molly Cord
	Zoning Manager Review	Michael Schoder...			
	Admin Support Review				
	DRC Meeting				
	Staff Report and Recom...				
	Case Noticing				
	Planning Director Review				

Task	Assigned To	Status	Status Date	Action By
LPA Packet Prep and Di...				
LPA Public Hearing				
BOCC		Preparing		
Final Action				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Documents:	File Name	Document Group	Category	Description	Type	Docum
	Certification of Owner...	PLN_LUPC	Certification o...	Certificate of owne...	application/pdf	Uploac
	Ignite Academy Site Pl...	PLN_LUPC	Concept Plan	Concept Plan for pr...	application/pdf	Uploac
	SKM_C654e25051212370 (...)	PLN_LUPC	Survey	Survey for site	application/pdf	Uploac
	Case Maps	PLN_LUPC	Other		application/pdf	Uploac
	Show all					

Application Comments:	View ID	Comment	Date
	BCC102728...	08-20-2025 MC - Per Clay G. New survey of prope...	08/21/2025
	BCC102728...	Approximately 5.23 acres located at 2271 Keysto...	08/19/2025

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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ZON-2... ↻

STATUS

LOCATION

CONTACT

WORKFLOW

ZON-25-07

> In Revi...

> 2271 K...

> Justin G...

> 11 total T

Rezoning r...

08/21/2...

TARPO...

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ZON-25-00008 - ZON-25-07

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☐ West ▾	City of Tarpon Springs	City of Tarpon Springs	Vacant Residential



Record



FLU-25-00008



ZON-25-00008

ZON-2...	STATUS	LOCATION	CONTACT	WORKFLOW
ZON-25-07 Rezoning r...	> In Revi... 08/21/2...	> 2271 K... TARPO...	> Justin G...	> 11 total T ...

ZON-25-00008 - ZON-25-07

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[Help](#)

Street #

2271

Street Name

KEYSTONE

Dir

--Select ▾

Street Type

RD ▾

Unit Type

--Select-- ▾

Unit #

Primary

Yes ▾

City

TARPON SPRINGS

State

FL

Zip Code

34688

Location Description

2271 KEYSTONE RD

Legacy Fields

Street Address

2271 KEYSTONE RD

Address Line 1

2271 KEYSTONE RD

Address Line 2