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

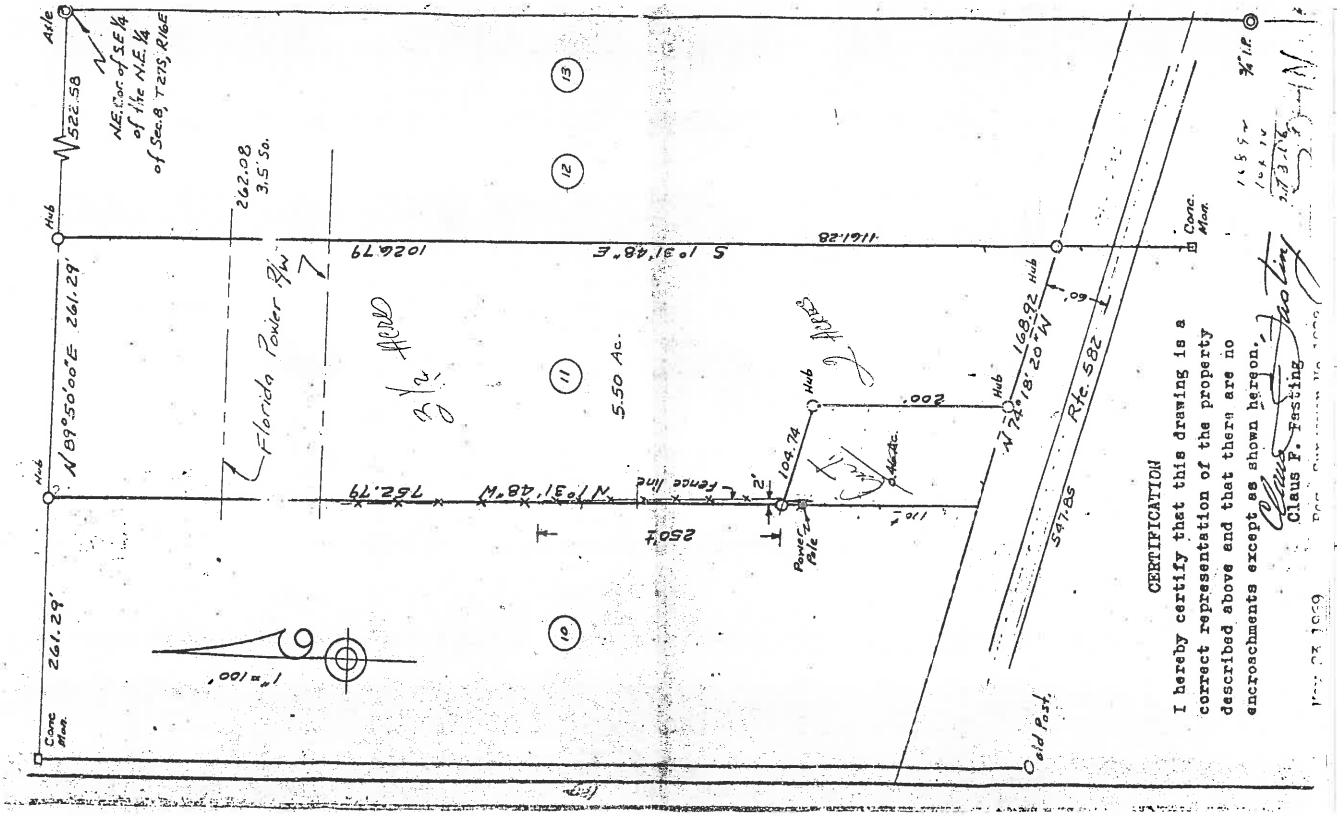
PROPOSED USE: Private School

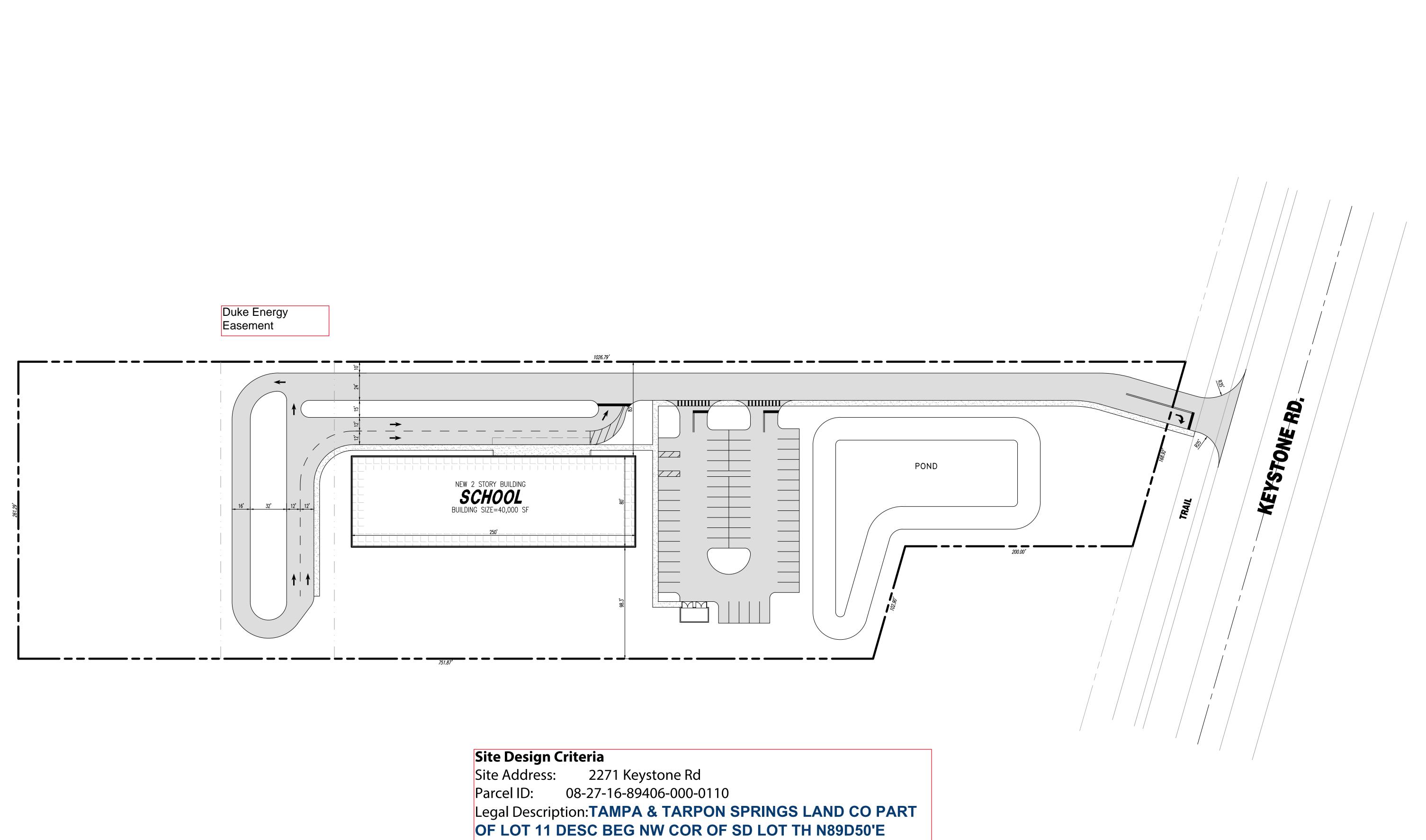
CURRENT ZONING: R-A, Residential Agriculture

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

OUTDATED Survey of 2271 Keystone Rd

Updated Survey to be Provided before Sept 8, 2025 DRC





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



SCALE: 1" = 40'

SITE PLAN

IGNITE PINELLAS (



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 ("<u>Titleholder</u>"), 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 II, 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. 74018'20"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

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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

Organization Name Contact Type Contact Primary Address Status Contact Info: Name

> Applicant Active VAUGHN, C WAYNE Attorney Active Brian Aungst, Jr. Macfarlane, Fer...

License Number License Type Name **Business Name** Business License # Licensed Professionals Info: Primary

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** 09/08/2025

R-A Yes

> Contract Status LPA Hearing Date 10/08/2025 Conditional

Current Land Use Option to Purchase **BOCC Hearing Date** 11/18/2025

Has there been a previous application made before?

No **PAC Meeting Date**

PPC Hearing Date Proposed Land Use I (Institutional)

CPA Hearing Date Does applicant own any property contiguous to subject property? 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

Existing Use Direction Land Use Zoning

Residential Rural (RR) / City of Tarpon Springs Residential Agriculture (R-A) / City of Tarpon Springs Single-Family Residence / Va North

Residential Rural (RR) / Residential Low Medium (RLM) Residential Agriculture (R-A) / Residential Planned Development (RPD) Single-Family Residence / Va South Residential Rural (RR) Residential Agriculture (R-A) Single-Family Residence East

Vacant Residential West City of Tarpon Springs City of Tarpon Springs

MULTI_MODAL

State Account Description Impact Fee Amount (Money)

Assigned To Status **Status Date** Action By Workflow Status: Task

08/21/2025 Molly Cord Deemed Complete Completeness Review Michael Schoder...

Zoning Manager Review Admin Support Review

DRC Meeting Staff Report and Recom... Case Noticing

Planning Director Review

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	LPA Packet Prep	and Di						
	LPA Public Heari	ng						
	BOCC			Preparing				
	Countywide Proc	ess						
	State Transmittal							
	Case Consolidati	on						
	BOCC Adoption							
	State Adoption							
	Final Action							
Condition Status:	Name		Short Comments	Status	Apply Date	Severity	Action By	
Documents:	File Name		Document Group	Category	Description		Туре	Docum
	Certification of O	wner	PLN_LUPC	Certification o	Certification of c	u	application/pdf	Uploac
	Janite Academy S		PLN_LUPC	Concept Plan	Basic concept pl	lan	application/pdf	Uploac
	SKM C654e2505	51212370 (PLN_LUPC	Survey	Survey of site		application/pdf	Uploac
	Case Maps		PLN_LUPC	Other			application/pdf	Uploac
	Show all							
Application Comments:	View ID	Comment			Date			
	BCC102728	08-21-2025 MC (Called Clay G, to let hin	n know FL	08/21/2025			
	BCC102728	08-20-2025 MC -	Per Clay G. New surve	ey of prope	08/21/2025			
	BCC102728	Approximately 5	23 acres located at 227	'1 Keysto	08/19/2025			
Initiated by Product:	ACA							
Scheduled/Pending Inspection	ıs: Inspection Ty	pe	Scheduled Date	Inspector	Status	Com	ments	
Resulted Inspections:	Inspection Type		Inspection Date	Inspector	Status	Comme	nts	

Status

Status Date

Action By

Assigned To

Task



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

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FLU-25-00008 - FLU-25-08

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Residential Rural (RR) / Re:

Residential Rural (RR)

City of Tarpon Springs

CSV Export

Help

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

Land Use(Text)



Record



FLU-25



Existing Use(Text) Zoning(Text) Residential Rural (RR) / City Single-Family Residence / \

Residential Agriculture (R-A Residential Agriculture (R-A Residential Agriculture (R-A

Single-Family Residence

Single-Family Residence / \

City of Tarpon Springs

Vacant Residential



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FLU-25-08

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FLU-25-00008 - FLU-25-08

Reset

Record



ZON-25 00008 Street # 2271 **Street Name** KEYSTONE Dir -Selec ✓ 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

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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 Applicant Active

Justin Gingerich Ignite Academy ... Attorney Active Brian Aungst, Jr. Macfarlane, Fer... Property Owner Active VAUGHN, C WAYNE

Business Name Business License # License Number License Type Name Licensed Professionals Info: Primary

Total Fee Assessed: \$1,875,00 Total Fee Invoiced: \$1,875.00

Balance: \$0.00

Custom Fields: Change of Zoning Info

Contract for Sale **DRC Meeting Date Current Zoning**

09/08/2025 R-A

Contract Status LPA Hearing Date Conditional 10/08/2025

Proposed Zoning

Option to Purchase **BOCC Hearing Date**

11/12/2025 No

Does this involve a conditional overlay?

Has there been a previous application made before?

Does applicant own any property contiguous to subject property?

No

Current Structures Single-family home

Proposed structures and improvements

The proposed use of the site is a school with an

approximately 40,000sf building

Date subject property acquired 03/31/1978

SURROUNDING PROPERTY

Existing Use Direction Land Use

Residential Rural (RR) / City of Tarpon Springs Residential Agriculture (R-A) / City of Tarpon Springs Single-Family Residence / Va North Residential Rural (RR) / Residential Low Medium (RLM) Residential Agriculture (R-A) / Residential Planned Development (RPD) Single-Family Residence / Va South Residential Agriculture (R-A) Single-Family Residence East Residential Rural (RR)

City of Tarpon Springs City of Tarpon Springs Vacant Residential West

MULTI_MODAL

State Account Description Impact Fee Amount (Money)

Status Date Action By Workflow Status: Task Assigned To Status Deemed Complete 08/21/2025 Molly Cord

Completeness Review

Michael Schoder...

Zoning Manager Review 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 LPA Public Hearin BOCC Final Action			Preparing				
Condition Status:	Name		Short Comments	Status	Apply Date	Severity	Action By	
Documents:	File Name		Document Group	Category	Description	ı	Туре	Docum
	Certification of Ow Ignite Academy S SKM C654e2505 Case Maps Show all	ite Pl	PLN_LUPC PLN_LUPC PLN_LUPC PLN_LUPC	Certification o Concept Plan Survey Other	Certificate of Concept Pla Survey for si	n for pr	application/pdf application/pdf application/pdf application/pdf	Uploac Uploac Uploac Uploac
Application Comments:	View ID	Comment			Date			
	BCC102728 BCC102728		Per Clay G. New survey of p 3 acres located at 2271 Key		08/21/2025 08/19/2025			
Initiated by Product:	ACA							
Scheduled/Pending Inspection	s: Inspection Typ	ре	Scheduled Date I	nspector	Status	С	omments	

Scheduled/Pending Inspections: Inspection Type	Scheduled Date	Inspector	Status	Comments
Resulted Inspections: Inspection Type	Inspection Date II	nspector	Status	Comments





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ZON-25-00008 - ZON-25-07

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Residential Rural (RR)	Residential Agriculture (R-A	Single-Family Residence
City of Tarpon Springs	City of Tarpon Springs	Vacant Residential







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ZON-25-00008 - ZON-25-07

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State
FL
Zip Code
34688
Location Description
2271 KEYSTONE RD

