

RESOLUTION NO. 25-136

A RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 5.23 ACRES LOCATED AT 2271 KEYSTONE RD; PAGE 515 OF THE ZONING ATLAS, AS BEING IN SECTION 08, TOWNSHIP 27, RANGE 16; FROM R-A, RESIDENTIAL AGRICULTURE TO LI, LIMITED INSTITUTIONAL; UPON APPLICATION OF C. WAYNE VAUGHN THROUGH JUSTIN GINGERICH, IGNITE ACADEMY, INC., ZON-25-07

WHEREAS, C. Wayne Vaughn, owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property from R-A, Residential Agriculture to LI, Limited institutional; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of ruled promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 18th day of November 2025, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Attached Exhibit "A"

be, and the same is hereby changed from R-A, Residential Agriculture to LI, Limited Institutional, subject to an amendment to the Pinellas County Future Land Use Map from Residential Rural to Institutional, Case Number FLU-25-08.

Commissioner Peters offered the foregoing resolution and moved its adoption, which was seconded by Commissioner Flowers upon the roll call the vote was:

Ayes: Scott, Eggers, Flowers, Nowicki, Peters, and Scherer.

Nays: None.

Absent and not voting: Latvala.

APPROVED AS TO FORM

By: Derrill McAteer
Office of the County Attorney

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.