

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
	<a href="#">Justin Gingerich</a>	<a href="#">Ignite Academy...</a>	Applicant		Active
	<a href="#">Brian Aungst, Jr.</a>	<a href="#">Macfarlane, Fer...</a>	Attorney		Active
	<a href="#">VAUGHN, C WAYNE</a>		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](#)

Has there been a previous application made before? [No](#)

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
<a href="#">North</a>	Residential Rural (RR) / City of Tarpon Springs	Residential Agriculture (R-A) / City of Tarpon Springs	Single-Family Residence / Va
<a href="#">South</a>	Residential Rural (RR) / Residential Low Medium (RLM)	Residential Agriculture (R-A) / Residential Planned Development (RPD)	Single-Family Residence / Va
<a href="#">East</a>	Residential Rural (RR)	Residential Agriculture (R-A)	Single-Family Residence
<a href="#">West</a>	City of Tarpon Springs	City of Tarpon Springs	Vacant Residential

MULTI\_MODAL

State Account Description Impact Fee Amount (Money)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Completeness Review</a>		Deemed Complete	08/21/2025	Molly Cord
	<a href="#">Zoning Manager Review</a>	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
	<a href="#">Certification of Owner...</a>	PLN_LUPC	Certification o...	Certificate of owne...	application/pdf	Uploac
	<a href="#">Ignite Academy Site Pl...</a>	PLN_LUPC	Concept Plan	Concept Plan for pr...	application/pdf	Uploac
	<a href="#">SKM_C654e25051212370 (...)</a>	PLN_LUPC	Survey	Survey for site	application/pdf	Uploac
	<a href="#">Case Maps</a>	PLN_LUPC	Other		application/pdf	Uploac
	<a href="#">Show all</a>					

Application Comments:	View ID	Comment	Date
	BCC102728...	<a href="#">08-20-2025 MC - Per Clay G. New survey of prope...</a>	08/21/2025
	BCC102728...	<a href="#">Approximately 5.23 acres located at 2271 Keysto...</a>	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

&gt; In Revi...

&gt; 2271 K...

&gt; Justin G...

&gt; 11 total T

Rezoning r...

08/21/2...

TARPO...

...

## ZON-25-00008 - ZON-25-07

Save

Add

Delete

CSV Export

Help

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


<input type="checkbox"/> <u>Direction</u>	<u>Land Use(Text)</u>	<u>Zoning(Text)</u>	<u>Existing Use(Text)</u>
<input type="checkbox"/> North ▼	Residential Rural (RR) / Cit	Residential Agriculture (R-A	Single-Family Residence / \
<input type="checkbox"/> South ▼	Residential Rural (RR) / Re	Residential Agriculture (R-A	Single-Family Residence / \
<input type="checkbox"/> East ▼	Residential Rural (RR)	Residential Agriculture (R-A	Single-Family Residence
<input type="checkbox"/> 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

[Save](#)
[Reset](#)
[Synchronize](#)
[Address Locator](#)
[Cancel](#)
[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

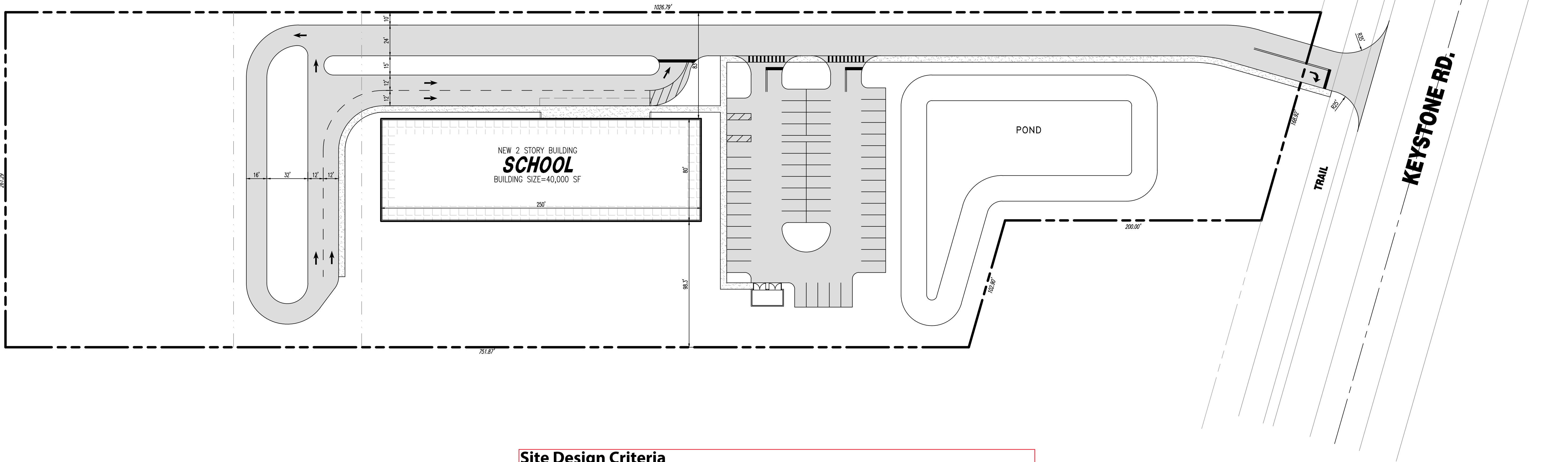
Street Address

2271 KEYSTONE RD

Address Line 1

2271 KEYSTONE RD

Address Line 2



**Site Design Criteria**  
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

**SITE PLAN**

SCALE: 1" = 40'

#	DATE	REVISIONS	BY
1	05/15/25	AVF	
2			
3			
4			
5			

Engineer of Record:  
**Kurt B. Hinrichs, PE** PE # 041937  
Not Valid Without Original Signature and Raised Seal

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**IGNITE ACADEMY**  
PINELLAS COUNTY, FLORIDA

DATE:	05/15/25
DRAWN BY:	AVF
CHECKED BY:	KBH
SCALE:	AS SHOWN

**C-1**