

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 #
------------------------------	---------	----------------	--------------	------	---------------	--------------------

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

U

Contract Status

Conditional

LPA Hearing Date

10/08/2025

Does this involve a conditional overlay?

No

Has there been a previous application made before?

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
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)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Completeness Review				
	Zoning Manager Review	Michael Schoder...	Deemed Complete	08/21/2025	Molly Cord
	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		Preparing			
BOCC					
Final Action					
Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
Documents: File Name	Document Group	Category	Description	Type	Docur...
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	
Resulted Inspections: Inspection Type	Inspection Date	Inspector	Status	Comments	



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](#) [Add](#) [Delete](#) [CSV Export](#) [Help](#)

Table Subgroup

SURROUNDING PROPERTY

Filter table...



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



Record

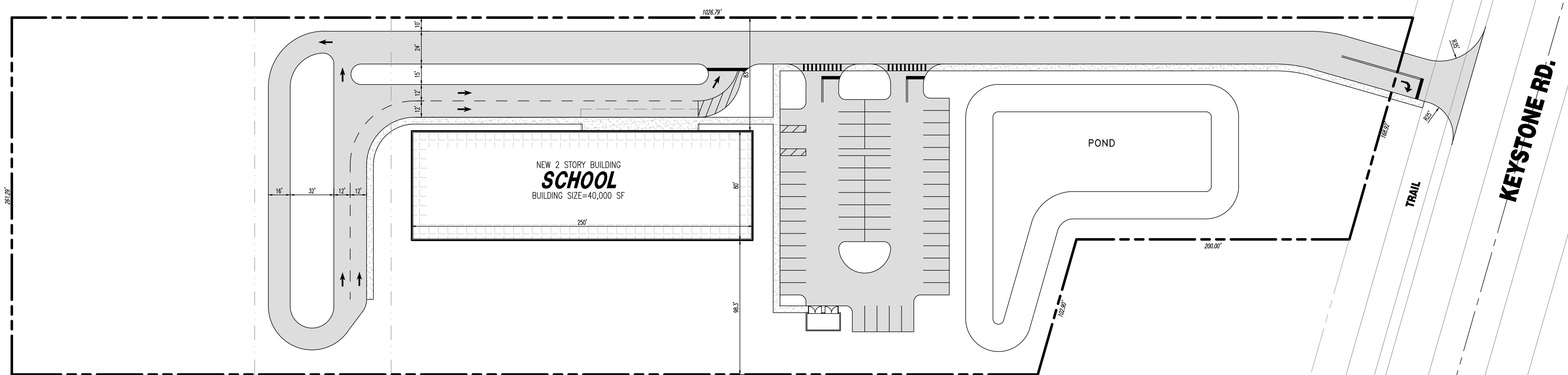


FLU-25-00008



ZON-25-00008

Duke Energy
Easement



Site Design Criteria

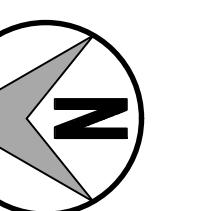
Site Address: 2271 Keystone Rd

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'

C-1

REVISIONS

BY

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

Not Valid Without Original Signature and Raised Seal

IGNITE ACADEMY
PINELAS COUNTY, FLORIDA

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