

File #: 2025-116

Owner's Name: Circle K Stores, Inc.

Applicant/Contact: Southern Site Development
Kevin Stringer

Type of Application: Minor Deviation

Key: Summerland Key

RE #: 00188900-000000

Additional Information added to File 2025-116

End of Additional File 2025-116

RECEIVED
JUN - 5 2025
2025-116
MONROE CO. PLANNING DEPT.

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Minor Deviation to a Conditional Use Permit

After a conditional use permit has been issued, certain adjustments may be approved as minor deviations. Such development is limited by the thresholds provided in Monroe County Code Section 110-73(c)(2).

Minor Deviation to a Conditional Use Permit Application Fee: \$1,770.00 ✓
Traffic Study Review: \$5,000.00 (if applicable)

Date of Application: 06 / 02 / 2025
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Southern site development William Kevin Stringer
Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application
2500 drane field rd, lakeland fl 33811
Mailing Address (Street, City, State and Zip Code)
8638993080 kevin@southernsitedev.com
Work Phone Home Phone Cell Phone Email Address

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

Circle k stores David surgeons
(Name/Entity) Contact Person
1100 Situs CtSte 100Raleigh NC 27606
Mailing Address (Street, City, State and Zip Code)
2399635089 DSurgeon@CircleK.com>
Work Phone Home Phone Cell Phone Email Address

Approval (Development Order / Resolution) #: _____

Legal Description of Property:
(If in metes and bounds, attach legal description on separate sheet)

Block Lot Subdivision Key
00188900-000000
Real Estate (RE) / Parcel ID Number Alternate Key Number
24996 overseas hwy, summerland 33042
Street Address (Street, City, State, Zip Code) Approximate Mile Marker

APPLICATION

Please describe what the requested minor deviation would allow: (If necessary, attach additional sheets.)

install a ~~240~~ sf dumpster enclosure

216

Approval (Development Order / Resolution) #: _____

Expiration Date of Development Order / Resolution: _____

Minor deviations to minor and major conditional use permits may be approved but are limited to the following: *Additional development that requires a deviation of up to ten percent (10%) of one or more the following requirements as follows:*

Do the proposed modifications decrease the approved number of parking spaces?

Yes No

Do the proposed modifications decrease the approved loading/unloading spaces?

Yes No

Do the proposed modifications decrease any approved landscaping?

Yes No

Do the proposed modifications affect the bufferyard width and/or plantings?

Yes No

Do the proposed modifications affect any approved access drives/configuration?

Yes No

Do the proposed modifications increase the approved amount of nonresidential floor area?

Yes No

Do the proposed modifications decrease the approved amount of open space?

Yes No

Do the proposed modifications increase the approved number of residential dwelling units? (*up to 5% deviation*)

Yes No

Do the proposed modifications increase the approved number of transient dwelling units, including hotel-motel, recreational vehicle and/or institutional dwelling units? (*up to 5% deviation*)

Yes No

APPLICATION

IMPORTANT: If you answered yes to any of the preceding questions, please indicate the changes on a revised site plan and/or landscape plan.

If the site has an approved nonresidential component, will the proposed modifications increase the approved number of trips generated to and from the site?

Yes No

If applicable, will the proposed modifications affect an approved phasing plan?

Yes No

Deviation Requirements per Code Section 110-73	Approved or Deemed Conditional Use Permit	Proposed Development	Percent Change between Approved or Deemed CUP and Proposed Development	Result (no deviation, minor dev, major dev, amendment to CUP)
<i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i>				
Off-street parking				
Loading/unloading spaces				
Parking landscaping				
Bufferyard width and/or plantings				
Access				
Non-residential floor area				
Open space	3429 sf	216 sf	7	Minor
<i>Up to 5% change = Minor Deviation; 5.1-10% change = Major Deviation; over 10% change = Amendment to CUP</i>				
Dwelling units				
Hotel-motel, RV and/or institutional residential units				
<i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i>				
Commercial retail intensity (trip generation)				
<i>All schedule or phasing changes = Minor Deviation. Final deadlines for completion may only be extended per 110-73(a) only.</i>				
Schedule or phasing				

If the development requiring the minor deviation meets the requirements, the Planning Director may attach new conditions or adjust the original conditions as necessary to carry out the purposes of the Comprehensive Plan and Land Development Code and to prevent or minimize adverse effects on other properties in the neighborhood.

APPLICATION

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Copy of the recorded conditional use permit and any previous modification approvals
- Copy of the most recently approved site plan
- Proposed site plan- prepared, signed and sealed by a Florida registered architect, engineer or landscape architect. The site plan shall be drawn to a scale of 1:10 or 1:20 and shall include all of the information provided on the approved site plan as well as all requested adjustments (clearly delineated).

If applicable, the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

- Notarized Agent Authorization
- Proposed landscape plan
- Proposed building floor plans
- Revised traffic study or analysis and transportation fee of \$5,000 to cover the cost of experts hired by the Planning & Environmental Resources Department review the traffic study (any unused funds deposited will be returned upon permit approval)
- Proposed phasing plan

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

APPLICATION

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: W K

Date: 6-4-2025

STATE OF florida

COUNTY OF polk

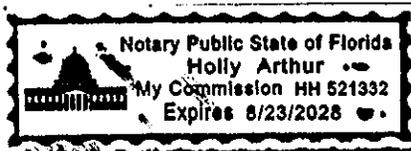
Sworn to and subscribed before me this 4 day of june, 2020 by means of physical presence or online notarization

by william kevin stringer, who is personally known to me
(PRINT NAME OF PERSON MAKING STATEMENT)

OR produced _____ as identification.
(TYPE OF ID PRODUCED)

Holly Arthur
Signature of Notary Public, State of Florida

Holly Arthur
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:



Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

Monroe County, FL

** PROPERTY RECORD CARD **

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00188900-000000
Account#	1250902
Property ID	1250902
Millage Group	120C
Location Address	24996 OVERSEAS Hwy, SUMMERLAND KEY
Legal Description	BK 1 LT 1 SUMMERLAND KEY COVE AMD SUMMERLAND KEY PB4-35 OR379-675/76 OR1913-1677/78 OR2781-1779 OR3223-2008 OR3261-0715
Neighborhood	10050
Property Class	SERVICE STATION (2600)
Subdivision	SUMMERLAND KEY COVE AMD
Sec/Twp/Rng	35/66/28
Affordable Housing	No

(Note: Not to be used on legal documents.)



Owner

[CIRCLE K STORES INC](#)
 1100 Sirius Ct
 Ste 100
 Raleigh NC 27606

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$221,043	\$215,532	\$215,532	\$226,729
+ Market Misc Value	\$55,124	\$56,298	\$57,472	\$59,357
+ Market Land Value	\$2,800,000	\$3,656,426	\$3,656,426	\$1,279,749
= Just Market Value	\$3,076,167	\$3,928,256	\$3,929,430	\$1,565,835
= Total Assessed Value	\$3,076,167	\$1,152,157	\$1,047,416	\$952,197
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,076,167	\$3,928,256	\$3,929,430	\$1,565,835

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,800,000	\$221,043	\$55,124	\$3,076,167	\$3,076,167	\$0	\$3,076,167	\$0
2023	\$3,656,426	\$215,532	\$56,298	\$3,928,256	\$1,152,157	\$0	\$3,928,256	\$0
2022	\$3,656,426	\$215,532	\$57,472	\$3,929,430	\$1,047,416	\$0	\$3,929,430	\$0
2021	\$1,279,749	\$226,729	\$59,357	\$1,565,835	\$952,197	\$0	\$1,565,835	\$0
2020	\$1,279,749	\$226,729	\$61,243	\$1,567,721	\$865,634	\$0	\$1,567,721	\$0
2019	\$1,102,814	\$237,925	\$63,128	\$1,403,867	\$786,940	\$0	\$1,403,867	\$0
2018	\$463,209	\$222,304	\$56,838	\$742,351	\$715,400	\$0	\$742,351	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2600)	1.00	Lot	0	0

Buildings

Building ID	42098	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1958
Building Type	SERV STATIONS / 26C	Effective Year Built	2005
Building Name	GAS STATION/CONVENIENCE STORE	Foundation	CONCRETE SLAB
Gross Sq Ft	4263	Roof Type	FLAT OR SHED
Finished Sq Ft	3063	Roof Coverage	ROLLED COMPOS
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	236	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	300
Interior Walls	DRYWALL	Number of Fire Pl	0

Description	Sketch Area	Finished Area	Perimeter
CAD DETACHED CAN	1,200	0	148
FLA FLOOR LIV AREA	3,063	3,063	245
TOTAL	4,263	3,063	393

Yard Items

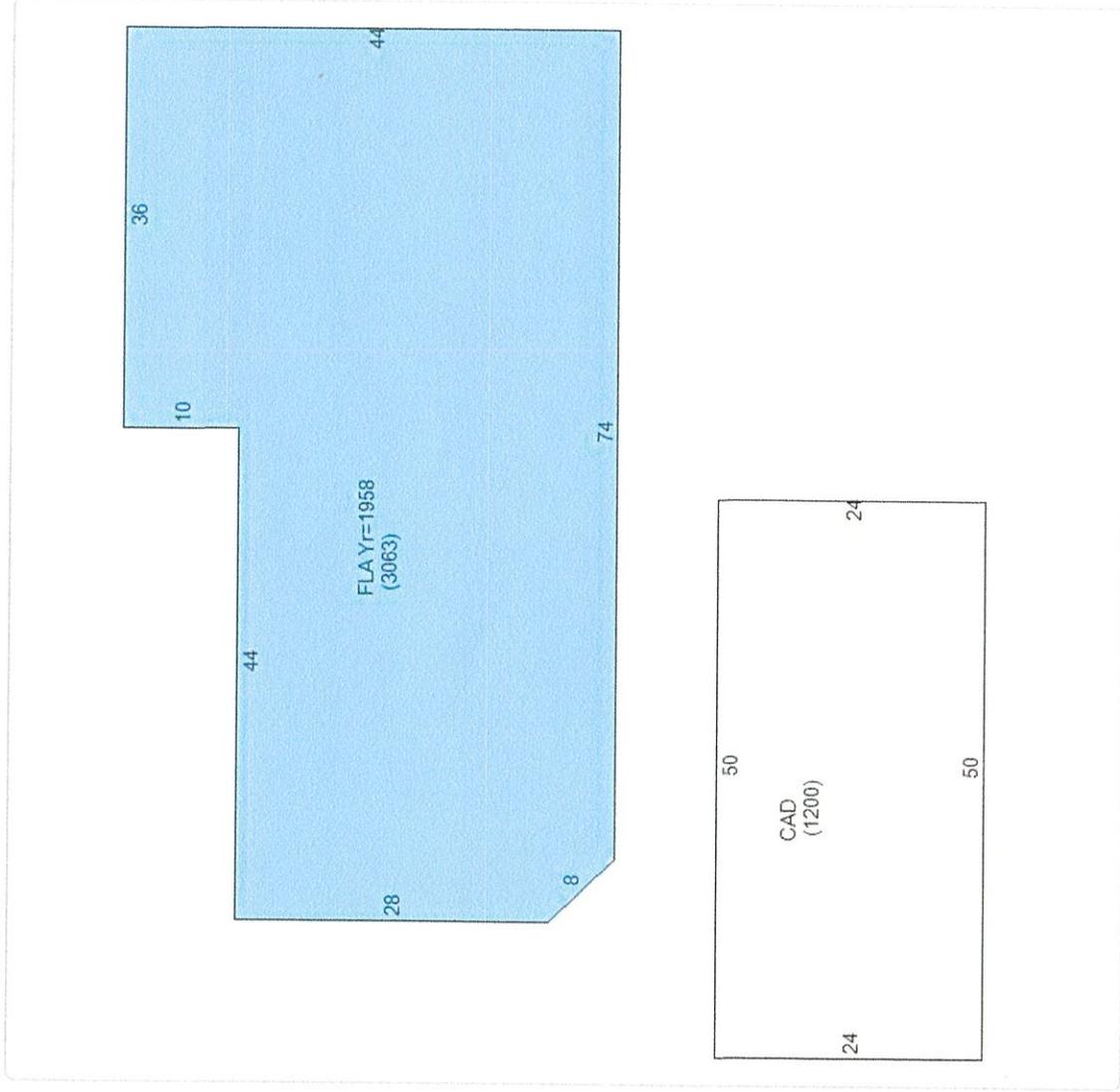
Description	Year Built	Roll Year	Size	Quantity	Units	Grade
ASPHALT PAVING	1974	1975	0x0	1	7300 SF	2
CONC PATIO	1998	1999	0x0	1	5800 SF	2

Sales

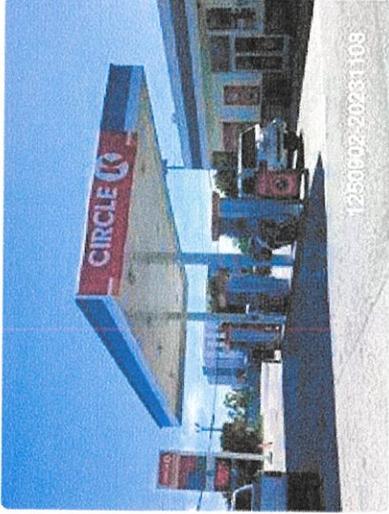
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/16/2023	\$100	Warranty Deed	2450034	3261	0715	11 - Unqualified	Improved		
4/25/2023	\$3,841,800	Warranty Deed	2416538	3223	2008	01 - Qualified	Improved		
2/8/2016	\$20,750,000	Warranty Deed		2781	1779	37 - Unqualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
SIGN-2024-0029	04/22/2025	Active	\$21,000	Commercial	Replace existing Sign A Pylon from Mobile to Circle K - Install new Circle K illuminated building Sign & Install new 3x3 Dion's logo Sign - Install (2) new illuminated fuel brand canopy ID sign & rebranding
C-RMDL-2023-0285	04/05/2024	Active	\$10,000	Commercial	overlay 5,864 sf of asphalt parking lot and re stripe per existing 4 regular spots at 10x20 1 handicap spot @ 18x20 truck rout stays the same. no open space changes
18102804	08/17/2018	Expired	\$10,000	Commercial	INTALL 2 SIGNS - 1 FLAG STYLE (MOBILE) & SIGNS ON EITHER SIDE OF CANOPY - ELECTRIC INCLUDED
18101810	07/19/2018	Completed	\$4,000	Commercial	INSTALL FIRE ALARM SYSTEM
18100724	07/12/2018	Completed	\$25,000	Commercial	REMOVE AND INSTALL NEW 20'X30' CANOPY -SAME FOOTER AND LAYOUT ---NEW STEEL TO REPLACE BAD STEEL.
18101970	05/01/2018	Expired	\$800	Commercial	INSTALL NON-ILLUMINATED BLADE & NUMBER SIGNS TO FUEL DISPENSERS
18100352	01/26/2018	Canceled	\$12,800	Commercial	ELECTRIC



Photos



Map



Store 9002

AGENT AUTHORIZATION FORM

Date of Authorization: 6 / 24 / 25
Month Day Year

I hereby authorize William Kevin Stringer be listed as authorized agent
(Print Name of Agent)

representing Eddie Quintana for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Minor Deviation Application
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

Lot Block Subdivision Key (Island)
00188900 - 000000

Real Estate (RE) / Parcel ID Number Alternate Key Number
24996 Overseas Hwy, Summerland Key 33042
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

2500 Orrene Field Rd, Suite 203, Lakeland, FL 33811
Mailing Address (Street, City, State and Zip Code)

863-899-3080 Kevin@Southernsteclev.com
Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

[Signature] Signature of Property Owner: Date: 6/4/25

STATE OF Florida COUNTY OF Hillsborough

Sworn to and subscribed before me, by means of either physical presence OR online notarization,

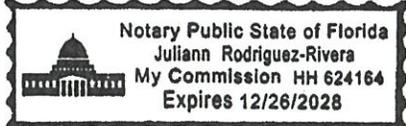
on 4th day of June, 2025, by Eddie Quintana
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as
(TYPE OF ID PROVIDED)
identification.

[Signature]
SIGNATURE OF NOTARY PUBLIC

Juliann Rodriguez-Rivera
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-26-2028

Last Revised March 2023





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation
CIRCLE K STORES INC.

Filing Information

Document Number F93000005584

FEI/EIN Number 74-1149540

Date Filed 12/08/1993

State TX

Status ACTIVE

Last Event NAME CHANGE AMENDMENT

Event Date Filed 02/15/1995

Event Effective Date NONE

Principal Address

1130 W WARNER RD
BUILDING B
TEMPE, AZ 85284

Changed: 11/30/2007

Mailing Address

1130 W WARNER RD
BUILDING B
TEMPE, AZ 85284

Changed: 04/06/2024

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 03/22/2002

Address Changed: 04/17/2008

Officer/Director Detail

Name & Address

Title Senior Vice President, Operations

BEDNARZ, BRIAN
25 W CEDAR STREET
SUITE 100
PENSACOLA, FL 35202

Title Director, President, SVP Global Shared Services, Secretary & Treasurer

Cunnington, Kathleen
1130 W. WARNER RD
BUILDING B
TEMPE, AZ 85284

Title COO, Director

Miller, Timothy Alexander
2550 West Tyvola Road
Suite 200
Charlotte, NC 28217

Title Vice President Operations, West Coast

Wilkins, George
255 E. Rincon
Suite 119
Corona, CA 92879

Title Vice President Operations Coastal Carolinas

RICE, JR., MEREDITH WILLARD

1100 Situs Court

Suite 100

Raleigh, NC 27606

Title Assistant Secretary

Rocha, Marcella

19500 Bulverde Road

San Antonio, TX 78259

Title Assistant Secretary

Leipart, Tara

1130 W WARNER RD

BUILDING B

TEMPE, AZ 85284

Title Vice President Operations, Southeast

Ostoits, Mark

2550 West Tyvola Road

Suite 200

Charlotte, NC 28217

Title Vice President Operations, South Atlantic

Harman, Thomas
215 Pendleton Street
Waycross, GA 31501

Title Vice President Operations, Gulf Coast

Powell, III, Angus T.
25 W Cedar Street
Suite 100
Pensacola, FL 32502

Title Assistant Secretary

Gooldy, Debra
4080 W. Jonathan Moore Pike
Columbus, IN 47201

Title ASSISTANT SECRETARY

LONGWELL, SARAH
255 E. RINCON STREET
SUITE 100
CORONA, CA 92879

Title Vice President Operations, Florida

QUINTANA, EDILBERTO
3802 CORPOREX PARK DRIVE
SUITE 200
TAMPA, FL 33619



Title Assistant Secretary

Burgess, Maria Danielle
1130 W WARNER RD
BUILDING B
TEMPE, AZ 85284



Annual Reports

Report Year	Filed Date
2023	01/10/2023
2024	04/06/2024
2025	04/24/2025

Document Images

[04/24/2025 -- ANNUAL REPORT](#) View image in PDF format

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