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February 17, 2026

Ryan Solstice, AICP
Development Services Director
City of Edgewater
P.O. Box 100
Edgewater, Florida 32132-0100

Re: *Philco Warehouse Facility / Variance Petition*
Parcel Nos. 8402-01-06-6770, 6750, & 6730 / Guava Drive

Dear Ryan:



This firm represents the owner of the above-referenced parcels located on Guava Drive regarding the enclosed variance petition. As you know, a portion of this property was previously granted variances pursuant to VA-2018, allowing for: a rear setback of twenty (20) feet in lieu of fifty (50) feet; removal of the fifteen (15) foot vehicle backup area and maneuver radius; and the removal of the requirement for an enclosed dumpster with a six (6) foot-high stockade fence or masonry wall and gate. The current request seeks approval of the same variances granted in 2023, but applied to the above combined parcels to facilitate cohesive site planning and redevelopment of the property.

As to the justification for the variances, the proposed warehouse building is appropriately scaled for the site and will not create a peculiar benefit to the owner. A substantial portion of the property is needed for stormwater infrastructure, as the project is designed to function as a closed basin system meeting regulatory standards that are more stringent than those in place when nearby properties were originally developed. These requirements significantly limit the buildable area and create practical design constraints that necessitate the requested relief.

Responses to the criteria outlined in Section 21-100.04(d) are as follows:

1. Will granting the proposed variance result in a conflict with the Comprehensive Plan?

Response: No. Granting the requested variance will not conflict with the Comprehensive Plan. Rather, the variance supports planning objectives that discourage urban sprawl while encouraging infill development and redevelopment within established light industrial areas. The subject parcels are located within an existing industrial corridor, and the requested relief promotes the efficient use of property already served by infrastructure without extending development into undeveloped areas.

2. Will the granting of the proposed variance result in creating or continuing a use which is not compatible with adjacent uses in the area?

Response: No. The requested variance has previously been determined to be compatible with surrounding development patterns along Guava Drive. Staff has identified multiple similar variances in the immediate vicinity, demonstrating an established development character within this corridor. The proposed warehouse use is consistent with nearby industrial operations and will not introduce any incompatible activity.

3. Is the proposed action the minimum action available to permit reasonable use of the property?

Response: Yes. The requested variances represent the minimum relief necessary to allow reasonable and functional use of the unified parcels. Strict application of the Land Development Code would impose site design limitations that would significantly restrict building placement, circulation, and operational efficiency, thereby creating the type of practical difficulties and unnecessary hardships for which variances are intended. The relief requested enables a logical and efficient site layout while maintaining compatibility with surrounding properties and previously approved development standards.

4. Are the circumstances creating the need for the variance the result of actions by the applicant or actions proposed by the applicant?

Response: No. The need for the variance arises from the physical characteristics and configuration of the parcels, as well as the established development pattern along Guava Drive. These conditions were not created by the Applicant. Instead, the request reflects a reasonable effort to unify the parcels and redevelop the site in a manner consistent with prior approvals and existing area conditions.

5. Will the granting of the proposed variance cause substantial detriment to public welfare or impair the purposes and intent of the Land Development Code?

Response: No. Granting the variance will not be detrimental to the public welfare nor impair the intent of the Land Development Code. The relief requested has already been evaluated and approved for a portion of the property, demonstrating that it can be implemented without adverse impacts. The proposed development will improve the property, support economic activity, and maintain orderly development consistent with the surrounding industrial area. Moreover, the variance supports investment in the property, encourages economic activity, and advances the City's planning objectives without introducing incompatible uses or hazards.

Enclosed are the following application documents and materials:

1. Signed application form;
2. Application fee check in the amount of \$1,000.00;
3. Notarized authorization of owner;
4. Property record card and deed;
5. Proposed Site Plan.

Please do not hesitate to contact me if any further information, documentation, or clarification is needed in support of this variance application.

Kindest regards,

A handwritten signature in blue ink, appearing to read "A. Joseph Posey, Jr.", written in a cursive style.

A. Joseph Posey, Jr.

GDS/ajp
Enclosures