



EXHIBITS

from HEX hearing

CASE #: DC12004-00029

CASE NAME: Aliso Lakes Lot 1

Attach a copy of this form to the top of packet of the exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? ☐ YES ☒ NO

LOCATION OF BOARDS:

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

DCI2004-00029 ALICO LAKES CPD



STAFF PHOTOS BY TONY PALERMO, SENIOR PLANNER

ALL PHOTOGRAPHS ACCURATELY PORTRAY CONDITIONS ON THE DATE SHOWN.

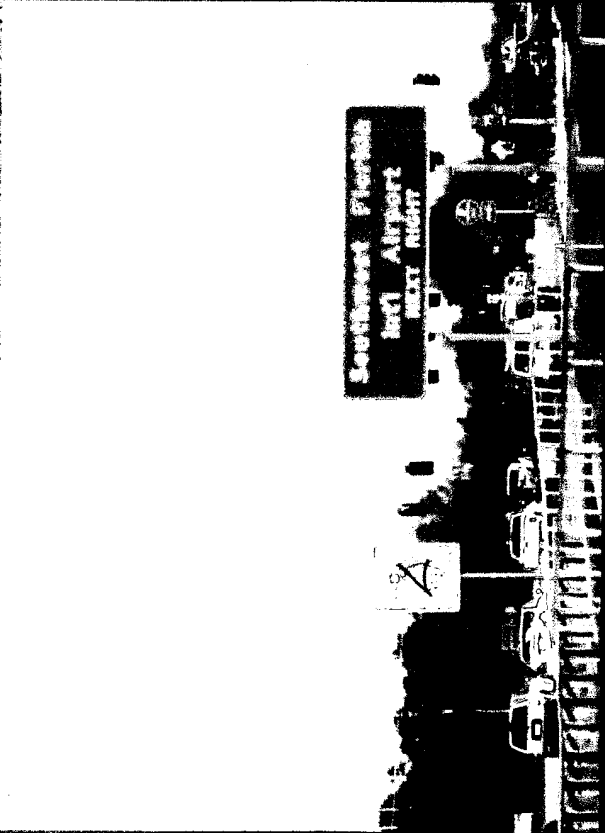
STAFF'S EXHIBIT #2
DCI2004-00029

DCI2004-00029 ALICO LAKES CPD



LOOKING WEST AT US 41 FROM THE PROPERTY.

DCI2004-00029 ALICO LAKES CPD



THE CORNER OF ALICO
AND US 41.
NORTH
OF THE PROPERTY.

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OFFICE USES ARE SOUTH OF THE SUBJECT PROPERTY.

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FROM THE SUBJECT PROPERTY LOOKING SOUTH.

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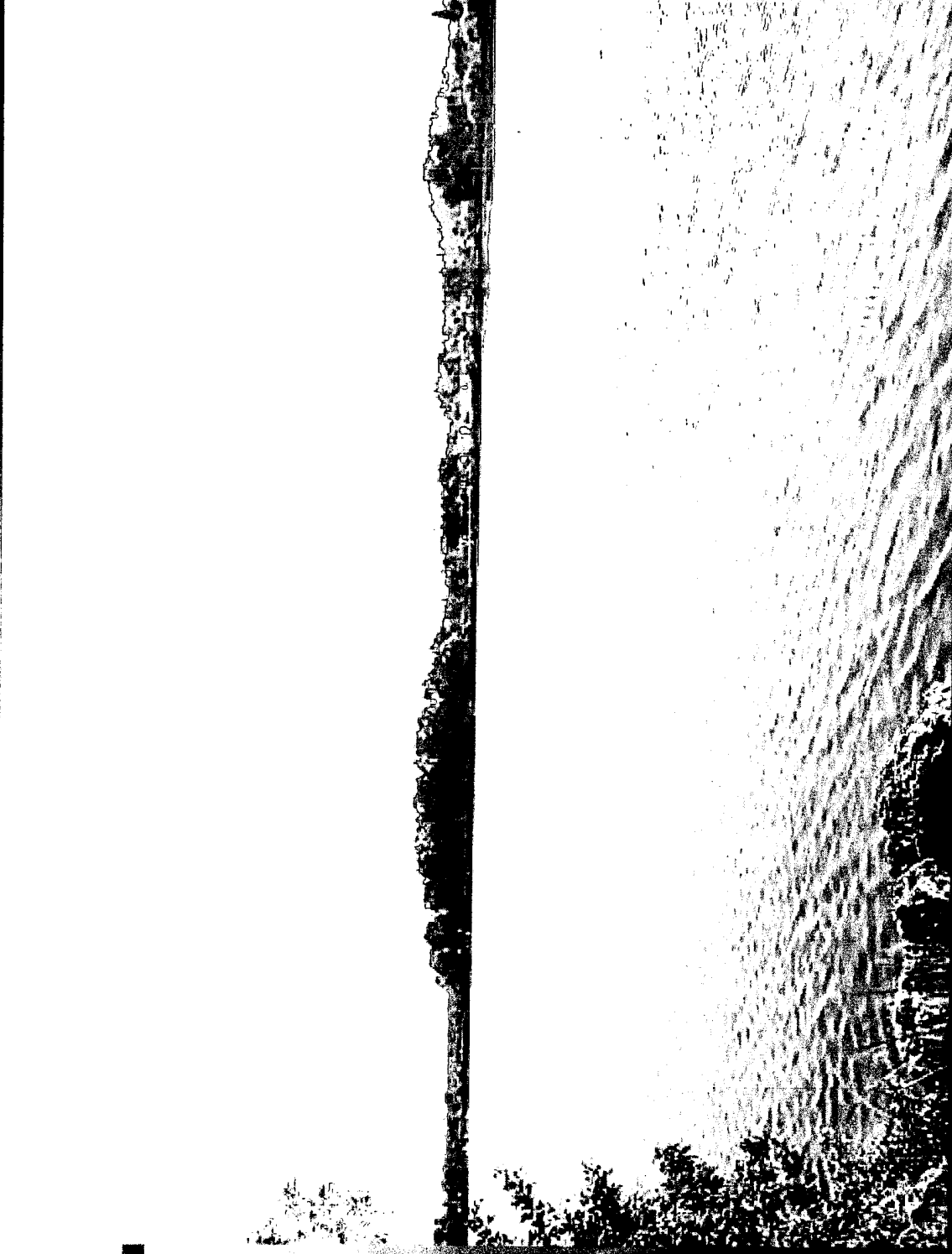
LOOKING NORTH ON US 41 FROM THE PROPERTY.

DCI2004-00029 ALICO LAKES CPD



ON THE SUBJECT PROPERTY.

DCI2004-00029 ALICO LAKES CPD



LOOKING NORTHEAST FROM THE SUBJECT PROPERTY.

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LOOKING EAST FROM THE SUBJECT PROPERTY.

ESSENTIAL SERVICE FACILITIES, GROUP I - PER LDC SEC. 34-1611 ET
SEQ. & SEC. 34-622(C)(13)
EXCAVATION, WATER RETENTION - (NO BLASTING)

FENCES, WALLS

MEDICAL OFFICE

PACKAGE STORE - Indoor consumption on premises permitted.
Outdoor consumption on premises in conjunction with a Group III
restaurant, bar or cocktail lounge only.

PARKING LOT: ACCESSORY, TEMPORARY

PLANT NURSERY - PER LDC SEC. 34-2081.

PRINTING AND PUBLISHING PER LDC SEC. 34-622(C)(36)

RESTAURANT, FAST FOOD - Limited to one.

RESTAURANTS, GROUPS I, II, AND III - Indoor consumption on premises
permitted. Outdoor consumption on premises with conditions above.

SIGNS PER CHAPTER 30

SPECIALTY RETAIL SHOPS, GROUPS I AND II

TEMPORARY USES PER LDC SEC. 34-3041

b. **Site Development Regulations**

20,000 SQUARE FOOT MAXIMUM GROSS FLOOR AREA.

Minimum Lot Area and Dimensions

Lot Size:	2.98 acres
Lot Depth:	n/a
Lot Width:	n/a

Minimum Setbacks

Street (US41):	25 feet
North and South Boundary:	15 feet
Lake:	0 (per Deviation Request)

Accessory Uses and Structures	Per LDC Sec. 34-1171, 34-2194
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Minimum Building Separation	20 feet
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Maximum Height:	45 feet/ 2 stories
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Maximum Lot Coverage:	40%
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