

DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the requirements of the City's Code of Ordinances, and as amended, except as noted below.

The subject property shall develop in accordance with Section 204P of the Unified Development Code (“C3” – Regional Commercial) of the Zoning Ordinance, as amended, except as follows:

Hospital, Medical Office, or Clinic Development Standards:

- **Space Limits:**
 - Maximum Building Height: 12-stories (210 feet)
- **Landscape Requirements:**
 - Street Buffer
 - Adjacent to U.S. 75 (ft.): 30
 - Adjacent to Laud Howell Parkway (ft.): 30
 - Parking Area
 - 1 canopy tree for every 7 surface parking spaces; every surface parking space located within 100 feet of a tree