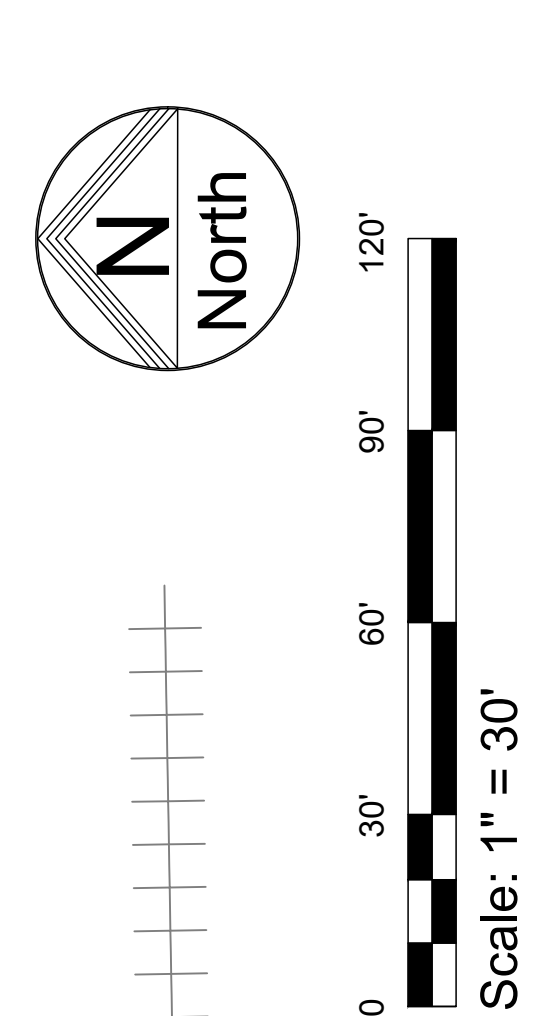
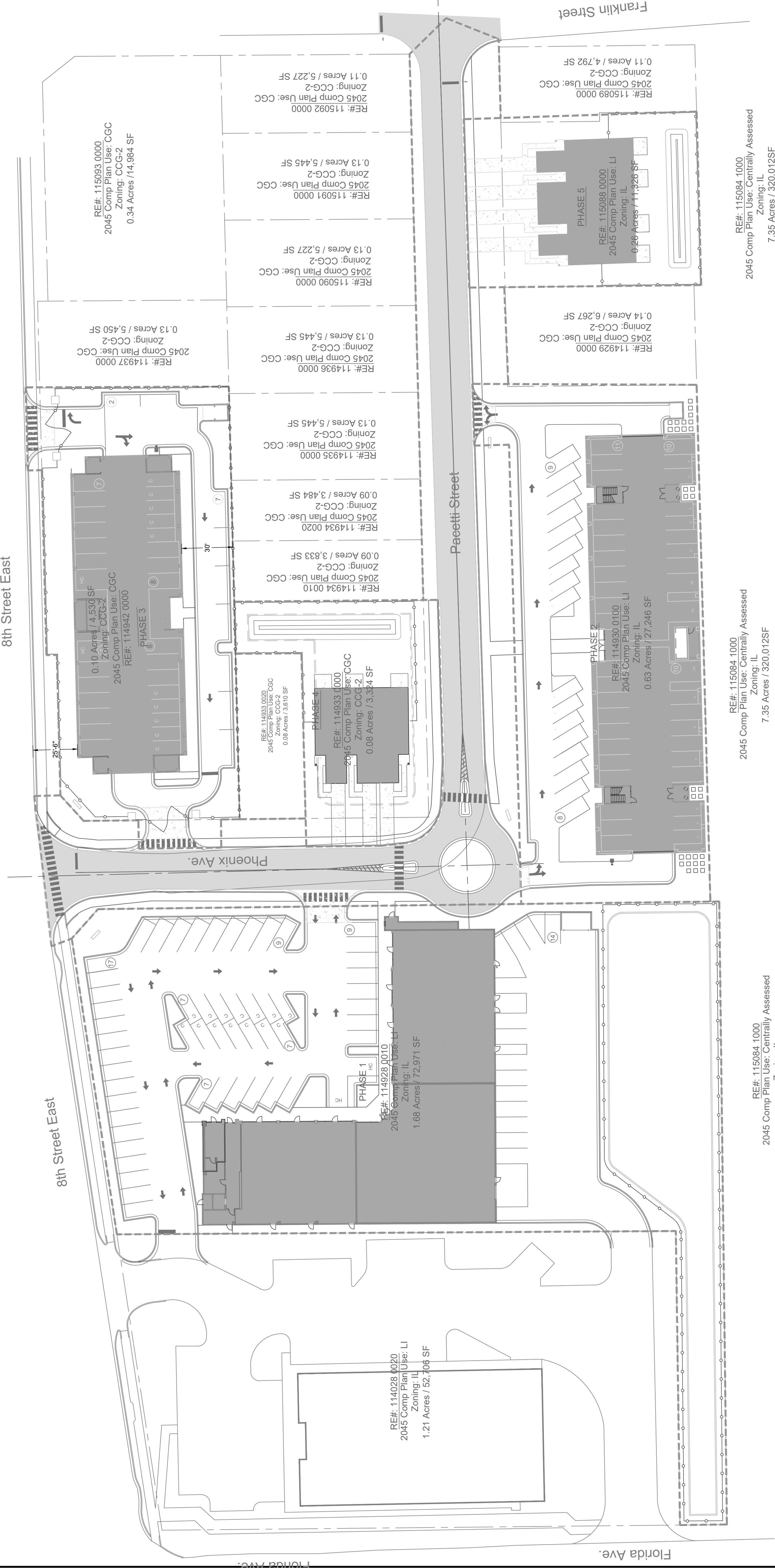


EXHIBIT 4

PUD Site Data:
 2045 Comprehensive Plan Use/Zoning:
 Proposed Use: CCG-2, Mixed-Use
 Zoning: PUD (Small Scale <5 acres)

Area/Use Matrix	Lot Area/SF	Impervious Area	Impervious %	Use
Phase 1	1,737 / 75,570	45,563 SF	60.29	Commercial/Multi-Family
Phase 2	0.69 / 29,845	25,282 SF	84.71	Multi-Family
Phase 3	0.61 / 26,681	19,065 SF	71.72	Multi-Family
Phase 4	0.24 / 10,659	3,715 SF	35.18	Multi-Family (Tri-Plex)
Phase 5	0.25 / 11,013	5,002 SF	45.43	Multi-Family (Quadrplex)
Phase 6	4.26 / 185,947	122,582 SF	65.92	Residential
TOTAL				



PUD Site Master Plan

NOT FOR CONSTRUCTION

Project Title:
Phoenix Commons PUD
 Project Address:
**1040 8th Street E,
 Jacksonville, FL 32206**

Drawing Scale:
AS NOTED

Date	No.	Description
12-14-2023	3	Misc. Updates
12-15-2023	4	Added Additional Lots
3-25-2024	5	Updated Lot Designations
8-30-2024	6	PUD Exhibit 4
2-26-2025	7	Revised Bldg/Parking PH1&3
4-4-2025	8	Final PUD Plan
5-22-2025	9	Revised Final PUD Plan
8-29-2025	10	Revised Final PUD Plan

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Sheet Title
**PUD Site
 Master
 Plan**
 Drawing No.
C2.0