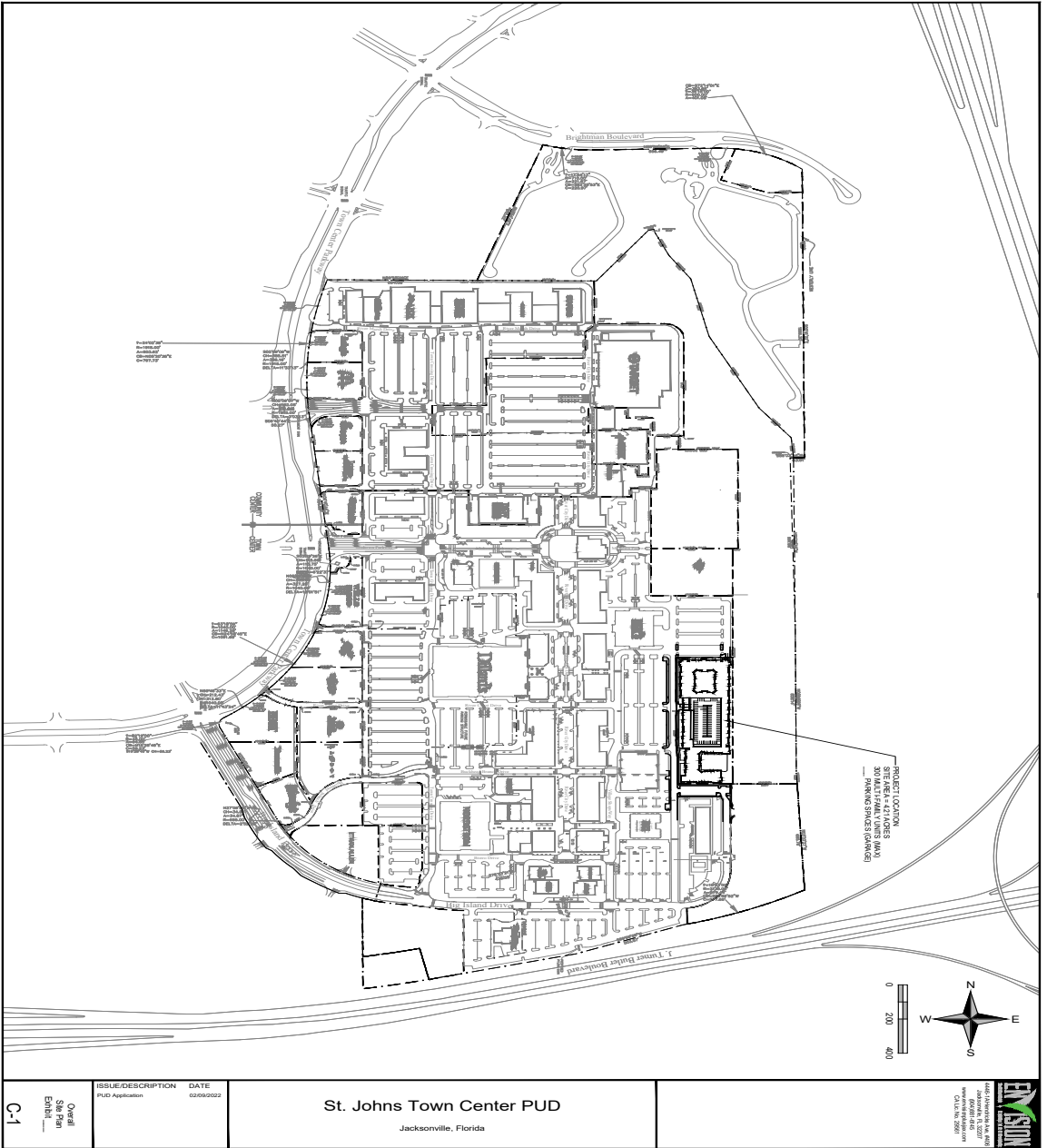


Exhibit 4

SJTC PUD Overall Site Plan 02/09/22



C-1	Overall Site Plan Exhibit	ISSUE/DESCRIPTION PUD Application	DATE 02/09/2022

St. Johns Town Center PUD
Jacksonville, Florida

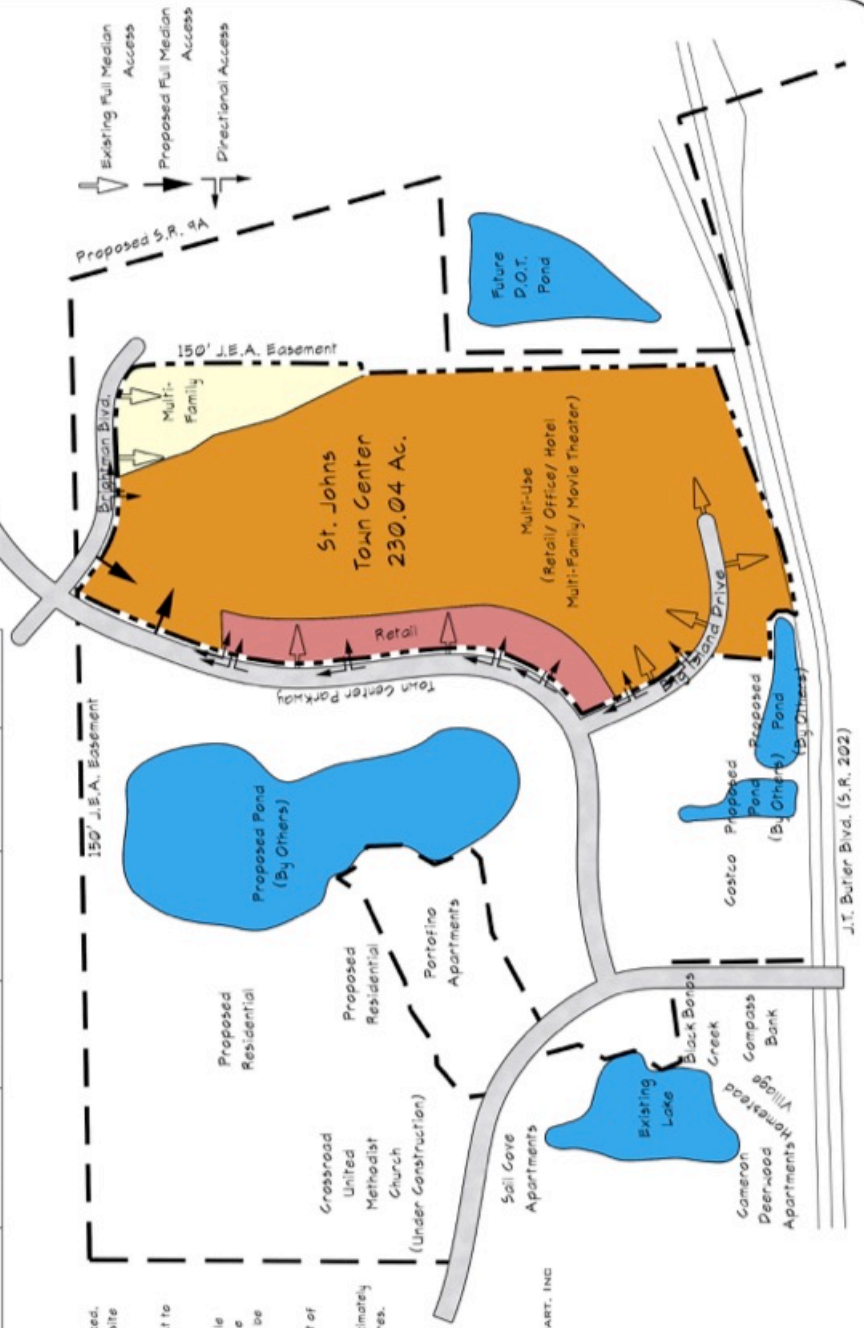


St. Johns Town Center Map 5 Master Development Plan

St. Johns Town Center Development Program

Land Use	Phase 1 2003 - June 30, 2012			Phase 2 July 1, 2012 - January 30, 2032			Total		
	Gross Building Area	Units	Parking Spaces	Gross Building Area	Units	Parking Spaces	Gross Building Area	Units	Parking Spaces
Retail (SF)	1,835,000		0,000	212,400		0,000	2,047,400		0,000
Office (SF)	165,000			47,812		0,000	212,812		0,000
Hotel		250 Rooms			300 D.U.			250 Rooms	
Multi-Family		450 D.U.			500 Seats			750 D.U.	
Movie Theater					200			500 Seats	
									200

- Notes:**
- 1.) Arrows denote major driveway allowing full access which may or may not be signalized. The location of these access points may change as the project proceeds through final site planning and engineering.
 - 2.) Right-of-way access points will be allowed with the number and location subject to the City's Traffic Engineering Division.
 - 3.) The development program is based on gross building area that includes both leasable area and non-leasable areas such as enclosed common areas, service areas, back office uses, storage, and mechanical, electrical and HVAC rooms. Project impact analysis will be based on gross leasable area.
 - 4.) Actual location and size of retention ponds may vary and will be determined at point of final design and permitting.
 - 5.) The multi-family residential parcel at the northeastern end of the site will be approximately 15 acres. The retail site along the western edge of the site will be approximately 30 acres.



GLATTING, JACKSON, KERCHER, ANGLIN, LOPEZ AND RINEHART, INC.

England-Thomas & Miller, Inc.

Approx. Scale in Feet: February 2022