

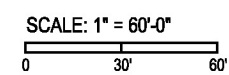


BAYMEADOWS CIRCLE EAST

BAYMEADOWS CIRCLE WEST

BAYMEADOWS ROAD

SUMMARY	
ZONING:	PUD
ACREAGE:	5.8 ACRES
MIN. LOT AREA:	NONE, SHOWN AT 5.8 ACRES
MIN. LOT WIDTH:	NONE, SHOWN AT +550'
MAX. LOT COVERAGE:	NONE
MIN. FRONT YARD:	NONE
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	10'
BUILDING HEIGHT:	60'
<b>BUILDING 1 : 2,500 SF RESTAURANT</b>	
<b>BUILDING 2 : 10,500 SF RESTAURANT/RETAIL</b> 8,000 SF OFFICE	
<b>BUILDING 3 : 7,000 SF RESTAURANT/RETAIL</b>	
<b>BUILDING 4 : 7,000 SF RESTAURANT/RETAIL</b>	
<b>HOTEL : UP TO 120-ROOMS</b>	
<b>PARKING:</b>	
The minimum parking for hotel use shall be one (1) parking space per room. The minimum parking for retail and office uses shall be three (3) spaces per 1,000 square feet of gross building floor area. The minimum parking for restaurants, including establishments that serve beer, wine and liquor beverages for on-premise consumption only shall be one (1) parking space per four (4) seats (to include outdoor seating).	
14,000 SF TOTAL	1 SPACE / 4 SEATS = 107 SPACES (425 SEATS TOTAL)
13,000 SF TOTAL	3 SPACES / 1,000 SF = 39 SPACES
8,000 SF OFFICE	3 SPACES / 1,000 SF = 24 SPACES
HOTEL	1 SPACE / RM = UP TO 120 SPACES
EMPLOYEES	15 SPACES (30 EMPLOYEES AT PEAK HOUR)
305 SPACES REQUIRED / 305 SPACES PROVIDED	



May 10, 2018  
Exhibit 4  
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05.10.2018 RDLA 18037

BAYMEADOWS PARK | JACKSONVILLE, FLORIDA | RENDERED SITE PLAN



JOYCE DEVELOPMENT GROUP, LLC



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