

THE PROMENADE AT LEXINGTON OAKS

5700 POST OAK BLVD, WESLEY CHAPEL, FL 33544



PRO-JECT Realty, LLC - Licensed Real Estate Broker
John Twomey 813-380-3343 john.twomey@pro-ject.com

FOR LEASE NEW RETAIL AND RESTAURANT



**2.12 ACRES TOTAL
UP TO 15,000 SF TO BUILD**

Located in the Lexington Oaks Plaza Commercial Subdivision along the SR-54 hub at the signalized intersection of Old Pasco Rd. and State Road 54 with another signalized intersection just to the west at Lexington Oaks Blvd. and State Road 54.

DEMOGRAPHICS BY DRIVE TIME

	5 MIN	10 MIN	15 MIN
Total POP	10k	38k	109k
Daytime POP	8k	28k	90k
HH Income	\$67k	\$73k	\$71k

LOCATION HAS ITS REWARDS

Easy access off of SR-54 (Wesley Chapel Blvd) and Old Pasco Rd.

C-2 General Commercial Zone

Adjacent to CVS, The Palms Carwash, Winghouse, 7-Eleven, and the Lexington Oaks Golf & Country Club

New **248-unit** apartment complex under construction across the street and another **260-unit** multi-family complex being developed just blocks away.

Wesley Chapel Blvd – **25,000 AADT**
Old Pasco Rd – **14,000 AADT**

THE PROMENADE

CALL US NOW
813-380-3343



2.12 ACRES | UP TO 15,000 SF

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OPPORTUNITY AWAITS

As Wesley Chapel continues to expand, prime commercial real estate is selling quick. Now is the perfect time to enter the market. Don't hesitate. Contact us today for more info.



*State Road 54 to be widened to **6 lanes** beginning **Fall of 2021**

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PRO-JECT Realty, LLC - Licensed Real Estate Broker

We have a proven track record of creating and enhancing value in commercial real estate. Through the application of innovation and leadership, we successfully manage risk and consistently drive higher returns for our clients, partners, and even ourselves.



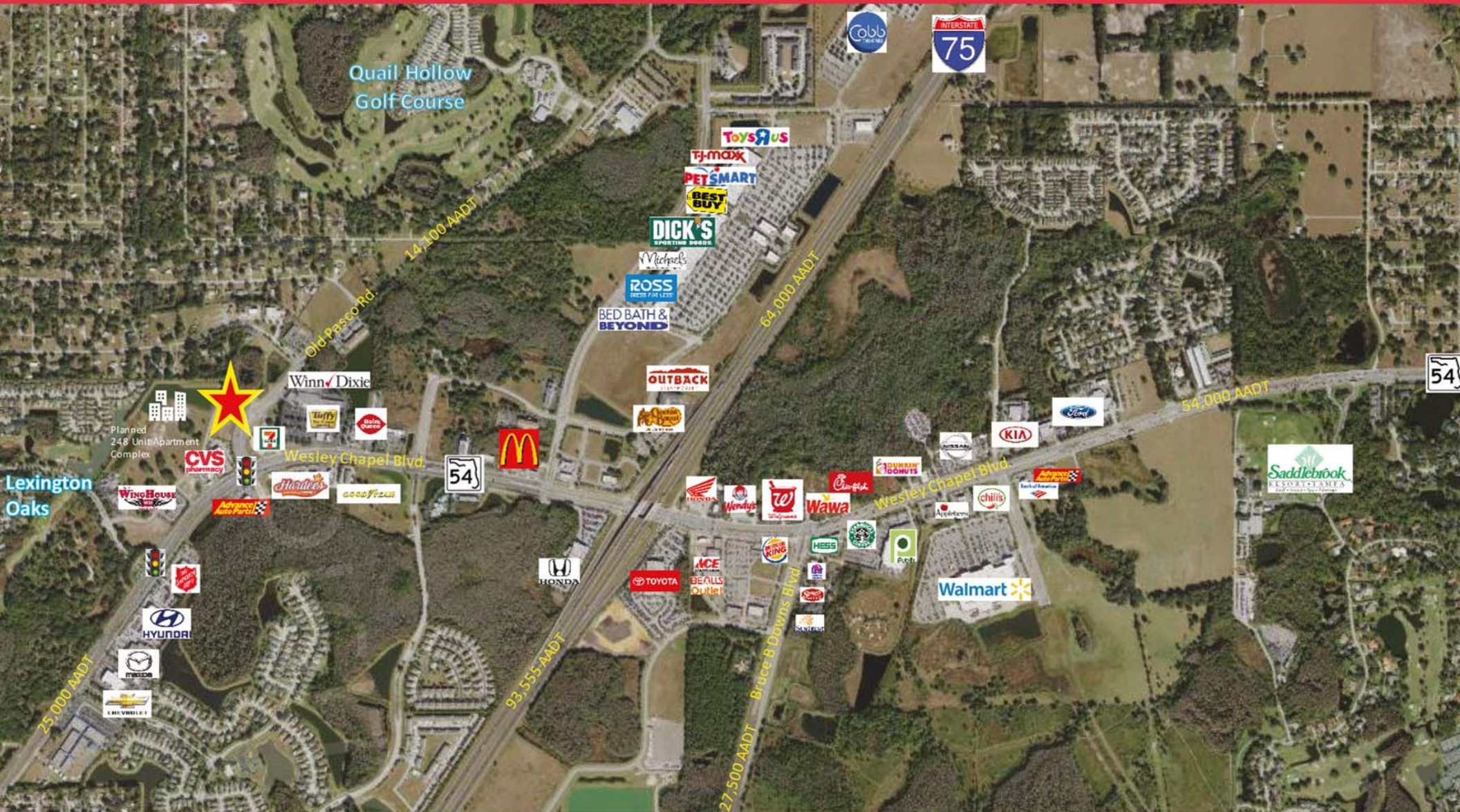
320 W Kennedy Blvd #200
Tampa, FL 33606



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SURROUNDING RETAIL

CALL US NOW
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PROMENADE I



PARCEL 9
SIDE ELEVATION (SOUTH)



PARCEL 9
FRONT ELEVATION (WEST)



PARCEL 9
REAR ELEVATION (EAST)



PARCEL 9
SIDE ELEVATION (NORTH)

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PROMENADE II



PARCEL 10
FRONT ELEVATION (WEST)



PARCEL 10
SIDE ELEVATION (SOUTH)



PARCEL 10
SIDE ELEVATION (NORTH)



PARCEL 10
REAR ELEVATION (EAST)

SITE DATA TABLE

Parcel ID Number:	12-26-19-0000-00400-0000 & 12-26-19-0000-00400-0100	RES-6
Land Use Classification:	C-2 (R25714, 12-12-00)	
Existing Zoning:	C-2 (R25714, 12-12-00)	
Proposed Use:	Retail	
Property Area & Developable Acreage:	0.81 acres (M.D.L.) 1.21 acres (M.D.L.)	
Existing Use:	Variant	
Proposed Building Area:		
Lot 9:	9,500 sq. ft.	
Lot 10:	8,948 sq. ft.	
F.A.R. (Allowed / Proposed):		
Lot 9:	0.27 / 0.18	
Lot 10:	0.27 / 0.17	
Building Construction Type:	Type III, fully sprinklered	
Building Occupancy Classification:	Group M (Mercantile)	
Maximum Building Height Allowed:	30'	
Proposed Building Height:	30'	
Total Impervious Area:		
Lot 9:	26,193 s.f.	
Lot 10:	26,883 s.f.	
Lot 9 Building Setbacks (Required / Provided):		
Front:	30' / 77'	
Side:	0' / 8'	
Rear:	18' / 21'	
Lot 10 Building Setbacks (Required / Provided):		
Front:	30' / 123'	
Side:	0' / 19'	
Rear:	18' / 21'	
Percent Impervious (Existing / Proposed):		
Lot 9:	0% / 72%	
Lot 10:	0% / 70%	
Maximum Lot Coverage (Allowed / Proposed):		
Lot 9:	50% / 10%	
Lot 10:	50% / 17%	
Vehicle Use Area:		
Lot 9:	19,129 s.f.	
Lot 10:	22,995 s.f.	
VUA Landscape Area (Required / Provided):		
Lot 9: (10,129 x 0.10 = 1,013 s.f. Req'd.)	1,013 s.f. / 4,800 s.f.	
Lot 10: (20,595 x 0.10 = 2,060 s.f. Req'd.)	2,060 s.f. / 4,807 s.f.	
5640 Building: Perimeter Landscape Area Req'd = 10% of building footprint = 0.10 x 6,000 s.f. =	600 s.f.	
5640 Building: Perimeter Landscape Area Provided =	1,158 s.f.	
5640 Building: Perimeter Landscape Length Provided = 50% of bldg. perimeter (min. 5 ft wide) = 0.50 x 320' =	160'	
5700 Building: Perimeter Landscape Area Req'd = 10% of building footprint = 0.10 x 8,948 s.f. =	895 s.f.	
5700 Building: Perimeter Landscape Area Provided =	2,880 s.f.	
5700 Building: Perimeter Landscape Length Provided = 50% of bldg. perimeter (min. 5 ft wide) = 0.50 x 420' =	210'	
5700 Building: Perimeter Landscape Length Provided =	210'	
Buffer Required / Provided:		
Post Oak Boulevard:	10 ft. wide Type A	
Old Pasco Road:	15 ft. wide Type D	
South:	10 ft. wide Type A	
Interior (Lot 9 & 10 Common Lot Line):	10 ft. wide Type A / See Alt. Std. Request filed as part of this Application	
Water/Wastewater/Reclaimed Water Service:	Pasco County Utilities	
Fire Service:	Pasco County M.S.T.U.	
Flood Zone:	(Per FEMA FIRM map, Community Panel Number 12101 C 0428 F, revised 6/26/2014)	
Lot 9 Parking:		
Required:	1 space / 300 s.f. GFA x 6,000 s.f. GFA =	20 spaces
Provided:		
Regular spaces =		32 spaces
Compact spaces =		11 spaces
Handicap spaces =		2 spaces
Total Parking Provided =		45 spaces
Lot 10 Bicycle Parking (Required / Provided):	1 space / 1 space	
Lot 10 Parking:		
Required:	1 space / 300 s.f. GFA x 8,948 s.f. GFA =	30 spaces
Provided:		
Regular spaces =		39 spaces
Compact spaces =		11 spaces
Handicap spaces =		3 spaces
Total Parking Provided =		53 spaces
Lot 10 Bicycle Parking (Required / Provided):	1 space / 1 space	

CURVE TABLE				
CURVE	ARC	RADIUS	DELTA	CHORD BEARING
C1 (P & D)	18.27	60.00	84°30'21"	S89°01'18"W
C2 (P & D)	188.00	375.00	84°30'21"	S89°01'18"W
C3 (P & D)	188.00	375.00	84°30'21"	S89°01'18"W
C4 (P & D)	27.45	268.00	84°30'21"	N10°30'21"W
C5 (P & D)	27.45	268.00	84°30'21"	N10°30'21"W

Zoning: MPUD
FLU: PD

Zoning: MPUD
FLU: PD

Zoning: C-2
FLU: MU

Zoning: MPUD
FLU: PD

Zoning: C-2
FLU: RES-6



- GENERAL NOTES:**
- This is a three-phase project. Project phases may be constructed in any combination or sequence.
 - All utility construction shall comply with the Pasco County Standards for Design and Construction of Water and Wastewater Facilities Specifications, latest edition.
 - All on-site water and sewer facilities shall be owned and maintained by the owner-developer.
 - Installation of fuel storage tanks requires review and approval by the Fire Marshal and the issuance of a separate building permit.
 - Approval of the site plan does not constitute approval of the location of the fuel tanks.
 - All proposed signs must be applied for, approved, and permitted on an individual basis apart from any ultimately-approved site plan. Approval of this site plan does not constitute approval of any signage.
 - Handicap parking spaces will be properly signed and striped in accordance with Florida Statute 316, the Manual on Uniform Traffic Control Devices and FDOT Standard Plans Index 711-001 and 700-102.
 - The engineer has designed the pedestrian improvements in accordance with the Americans with Disabilities Act.
 - All site parking spaces, pavement areas, stop bars and signs shall be identified per the Manual on Uniform Traffic Control Devices, latest edition. Parking spaces, directional arrows, and stop bars shall be striped in WHITE. It shall be the owner-developer's responsibility to properly sign and stripe in accordance with applicable standards.
 - The owner-developer acknowledges that this approval does not include any work in the County right-of-way. All right-of-way work shall be a function of an approved Pasco Right-of-Way Use Permit.
 - All site area shall be kept free of any signage, pile-ups, trees, etc. in excess of three-and-a-half (3-1/2) feet in height.
 - No irrigation system or landscaping shall be installed in any County or State right-of-way without issuance of an appropriate Right-of-Way Use Permit.
 - All structures, including buffer walls, retaining walls, signage, etc. require building permits.
 - During construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.
 - The applicant/developers shall immediately notify the County, Tampa Bay Water, and SWFWMD should any noticeable soil slumping or sinkhole formation become evident, and adopt one or more of the following procedures as determined to be appropriate by the County and SWFWMD:
 - If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
 - Take immediate measures to ensure that no surface water drains into the affected areas.
 - Visually inspect the affected area.
 - Excavate and backfill or grout as required to fill the affected area and prevent further subsidence.
 - Use soil reinforcement materials in the backfilling operation, when appropriate.
 - If the affected area is in the vicinity of a water retention area, maintain a minimum distance of two feet from the bottom of the retention pond to the surface of the trench or bank connection.
 - If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.
 - Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Florida Aquifer shall be prohibited.
 - All project improvements shall comply with Pasco County Ground Water requirements.
 - Prior to the start of clearing and grubbing or any soil disturbance, contact Pasco County Stormwater Management at (727) 834-3611 for a soil erosion and sediment control pre-inspection meeting.
 - The contractor shall provide a Stormwater Management Plan, if applicable, to Pasco County Engineering Inspections Department (727) 834-3670 for review prior to erosion control measures pre-inspection meeting.
 - Refer to Sheet A-101, Detail 1 of the architectural plans for vertical elevation of monument sign base relative to finish grades.
 - Light pole locations are approximate and shown for convenience. Contractor shall refer to lighting plans for precise location, electrical needs, etc.
 - The owner/developer acknowledges that the site and its subsequent building permits shall comply with all zoning/MPUD/FLU conditions.
 - If a project site contains an easement, especially a power company easement, a Letter of No Objection is required from the easement holder. By signing and sealing this plan the engineer is attesting that he/she has identified and accurately shown all easements of record on the plans.
 - There are no cultural resources on-site.
 - See architectural plans for site lighting, photometrics and details.
 - This project (Lots 9 & 10) is part of the approved Lexington Oaks Plaza North Common Plan of Development (2PR503-025).

Board of Professional Engineers
Certificate of Authorization
No. 20621

Peninsula
501 Fitzgerald Street
Pensacola, FL 32505
T (904) 444-9490
F (904) 682-1590

Tampa Bay
1371 Lake Joyce Dr.
Largo, FL 34689
T (813) 862-1712
F (888) 413-0306

Revisions

1. 1.4.10. Moved Pasco ADA curb ramp details to 101. C3 revised Pasco landscape details.

2. 3.4.10. Revised per Pasco County staff review comments.

Scale: 1" = 20'

Lexington Oaks Retail

Post Oak Blvd., Wesley Chapel, FL 33544

Site Plan

Sheet No. **C2**

2016.0020/PASCOM C2 - Site Plan
CAD date: 3/10/2019