



# Agenda Item Cover Sheet

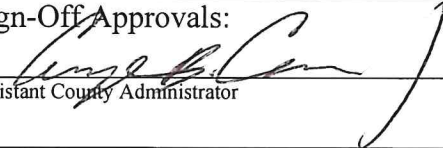
Agenda Item N<sup>o</sup>. \_\_\_\_\_

Meeting Date \_\_\_\_\_

Consent Section

Regular Section

Public Hearing

Subject: Agreement Permitting City of Tampa to Provide Initial Wastewater Service to the Motor Enclave Project as Approved in RZ-PD 20-1148			
Department Name: Water Resources Department			
Contact Person: George B. Cassady		Contact Phone: 813-614-2184	
Sign-Off Approvals:			
		7/28/2023	
Assistant County Administrator	Date	Department Director	Date
Management and Budget – Approved as to Financial Impact Accuracy	Date	County Attorney – Approved as to Legal Sufficiency	Date
Deputy County Administrator	Date		

**Staff's Recommended Board Motion:**  
 Approve and execute the agreement permitting the City of Tampa to provide initial wastewater service to the Motor Enclave project as approved by RZ-PD 20-1148.

**Financial Impact Statement:**  
 There is no immediate financial impact associated with this agreement. At such time as wastewater service is available by the County, the Motor Enclave will be connected to the County's system. At that time, the Motor Enclave will be charged the prevailing wastewater impact fees and the appropriate Accrued Guaranteed Revenue Fee, and shall pay the prevailing wastewater user charge as required by the County.

**Background:**

The Motor Enclave Tampa, LLC (Motor Enclave) is constructing a project under planned development PD 20-1148. The Board of County Commissioners approved the Motor Enclave to be developed in the County's Rural Service Area with potable water and wastewater services per the zoning conditions approved on January 28, 2021 (Exhibit "A" within the attached agreement).

This agreement will allow the City of Tampa to initially provide wastewater collection and treatment to the development until such time as Hillsborough County constructs the necessary improvements to serve the development. Currently, the necessary facilities are not available in the County for the County to provide wastewater service.

The Motor Enclave, in the interest of time and progress, has requested and the City has agreed to provide wastewater service under the terms and conditions of a Commitment for Wastewater Service issued to the Motor Enclave on March 24, 2021 (Exhibit "B" within the attached agreement); an Acceptance of Wastewater Flows issued by the City on July 30, 2021 (Exhibit "C" within the attached agreement); and a statement of Wastewater Capacity Fee required dated May 18, 2021 (Exhibit "D" within the attached agreement).

The purpose of this Agreement is to initially provide wastewater service to Motor Enclave since the City has available wastewater infrastructure and the capacity to provide such service to the Motor Enclave. At the time the County has sufficient infrastructure, the Motor Enclave will be connected to the County's system and charged the prevailing wastewater impact fees and the appropriate Accrued Guaranteed Revenue Fee, and shall pay the prevailing wastewater user charge as required by the County.

List Attachments:

AGREEMENT TO PROVIDE WASTEWATER SERVICE TO MOTOR ENCLAVE PROJECT

**AGREEMENT TO PROVIDE WASTEWATER SERVICE TO  
THE MOTOR ENCLAVE PROJECT**

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between the City of Tampa (City), Hillsborough County (County), and The Motor Enclave Tampa Land Holdings, LLC, The Motor Enclave Tampa, LLC and Motor Enclave Tampa Community Association Inc. (collectively, hereafter “Motor Enclave”).

**WITNESSETH:**

**WHEREAS**, Motor Enclave has proposed to develop a project in the County’s Rural Service area more particularly described in Motor Enclave’s Planned Development numbered PD 20-1148 referenced in the attached County staff report incorporated herein by reference; and

**WHEREAS**, the Board of County Commissioners approved the Motor Enclave to be developed in the County’s Rural Service Area with potable water and wastewater services per the zoning conditions approved on January 28, 2021 (Exhibit “A”) attached hereto and incorporated herein; and

**WHEREAS**, the County has established a point of connection for potable water service and a point of connection for future wastewater service for the Motor Enclave; and

**WHEREAS**, the necessary facilities are not available in the County for the County to provide wastewater service; and

**WHEREAS**, Motor Enclave, in the interest of time and progress, has requested and the City has agreed under the terms and conditions of a Commitment for Wastewater Service issued to the Motor Enclave on March 24, 2021 (Exhibit “B”); an Acceptance of Wastewater Flows issued by the City on July 30, 2021 (Exhibit “C”); a statement of Wastewater Capacity Fee required dated May 18, 2021 (Exhibit “D”), all attached hereto and incorporated herein as Exhibits B, C and D respectively; and

**WHEREAS**, the purpose of this Agreement is to initially provide wastewater service to Motor Enclave since the City has available wastewater infrastructure and the capacity to provide such service to the Motor Enclave; and

**WHEREAS**, the County and City have an interlocal agreement defining the County’s and City’s respective water and wastewater service boundaries in the unincorporated area of Hillsborough County; and

**WHEREAS**, the Motor Enclave is located within the County’s service area for water and wastewater service within unincorporated Hillsborough County; and

**WHEREAS**, the County and City agree that the City will initially provide wastewater service to the Motor Enclave within the County’s wastewater service area; and

**WHEREAS**, the Motor Enclave has provided written confirmation from the Hillsborough County Aviation Authority (Aviation Authority) that they have received all appropriate approvals to connect to the wastewater lines owned and operated by the Aviation Authority through which Motor Enclave shall receive wastewater services from City; and

**WHEREAS**, County has identified the necessary future infrastructure to provide wastewater service to the area near the Motor Enclave as incorporated into the County’s Capital Improvement Program (the “Future Connection”); and

**WHEREAS**, County and City will require wastewater service for Motor Enclave to be disconnected from the City upon the Future Connection being constructed and operational for the County to provide wastewater service.

**NOW THEREFORE**, in consideration of the mutual covenants and provisions contained herein, the parties hereto agree as follows:

- 1) The above referenced recitals are incorporated herein.
- 2) City shall provide wastewater service to the Motor Enclave and has designated a point of connection to which the Motor Enclave will connect.
- 3) Motor Enclave will pay One Hundred Fifty-Five Thousand Five Hundred Fifty-One Dollars (\$155,551) of capacity fees to the City prior to connection for service. The City has issued a Commitment for Wastewater Service (Exhibit “B”) to Motor Enclave indicating the terms and conditions for the provisions of service, including any payments required.
- 4) City and County agree to allow City to initially provide wastewater service to Motor Enclave within County’s service area for wastewater service until the Future Connection has been constructed by County to provide wastewater service to Motor Enclave.
- 5) Upon wastewater service being initiated by the City, Motor Enclave shall pay the prevailing wastewater disposal fees to the City pursuant to the City of Tampa Code and the Commitment for Wastewater Service.
- 6) Upon the determination and notice to the City by the County that the Future Connection is available, the County shall submit plans to the City for review and approval for disconnecting Motor Enclave from the City’s wastewater system. Once approved by the City, the County shall disconnect Motor Enclave from the City’s wastewater system and connect Motor Enclave to the County’s wastewater system. The City shall inspect the County facilities upon disconnection from the City’s wastewater system.



- 7) Motor Enclave, which includes the Motor Enclave Tampa Community Association Inc., pursuant to the terms of its “Declarations of Covenants, Conditions and Restrictions”, shall pay to the County for the County’s provision of wastewater service by way of the Future Connection, the prevailing wastewater impact fees and the appropriate Accrued Guaranteed Revenue Fee, and shall pay the prevailing wastewater user charge as required by the County in a timely manner or be subject to disconnection of services by the County.
- 8) Motor Enclave shall indemnify, hold harmless, and defend the City, County and the Hillsborough County Board of County Commissioners, and the respective agents and employees of the City, County and the Hillsborough County Board of County Commissioners (all of the foregoing, collectively, the “Indemnified Parties”) from and against any and all liabilities, losses, claims, damages, demands, expenses or actions, either at law or in equity, including court costs and attorneys' fees, that may hereafter at any time be made or brought by anyone on account of personal injury, property damage, loss of monies, or other loss, allegedly caused or incurred, in whole or in part, as a result of any negligent, wrongful, or intentional act or omission, or based on any act of fraud or defalcation by Motor Enclave, its agents, subcontractors, assigns, heirs, and employees during performance under this Agreement. The extent of this indemnification shall not be limited in any way as to the amount or types of damages or compensation payable to any of the Indemnified Parties on account of any insurance limits contained in any insurance policy procured or provided in connection with this Agreement. In any and all claims against any of the Indemnified Parties by any employee of Motor Enclave, any subcontractor, heir, assign, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for Motor Enclave or any subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts. The provisions of this paragraph shall survive the termination of this Agreement.
- 9) Motor Enclave shall comply with all applicable City of Tampa Code of Ordinances during the provision of wastewater service by the City to Motor Enclave and the Hillsborough County, Florida – Code of Ordinances and Laws, Part A, Chapter 30, Article II (Hillsborough County Human Rights Ordinance) as amended, which prohibits illegal discrimination on the basis of actual or perceived race, color, sex, age, religion, national origin, disability, marital status, sexual orientation, or gender identity or expression, in employment, public accommodations, real estate transactions and practices, County contracting and procurement activities, and credit extension practices.
- 10) Motor Enclave shall also comply with the requirements of all applicable federal, state and local laws, rules, regulations, ordinances and executive orders prohibiting and/or relating to discrimination, as amended and supplemented. All of the aforementioned laws, rules, regulations, ordinances and executive orders are incorporated herein by reference.

- 11) Motor Enclave shall comply with the requirements of all applicable federal, state and local laws and the rules and regulations promulgated thereunder, including but not limited to, the Health Insurance Portability and Accountability Act (42 USC §1320d) and the regulations promulgated thereunder.
- 12) Notice - Any notices required or permitted to be given hereunder shall be sent by United States certified mail, return receipt requested, or by overnight delivery service or personal delivery with signature verification, to the attention of the following representatives of the parties:

To County: Lisa Rhea, P.E., Director  
Hillsborough County Water Resources Department  
925 E. Twiggs Street  
Tampa, Florida 33602

To City: Eric Weiss, P.E., Director  
City of Tampa Wastewater Department  
2545 Guy N. Verger Boulevard  
Tampa, FL 33605

To Motor Enclave: Brad Oleshansky, CEO  
The Motor Enclave Tampa, LLC  
6500 Motor Enclave Way  
Tampa, FL 33610

Any notice sent in accordance with this paragraph 12 shall be deemed given two days after deposit in the U.S. Mail, if sent certified mail, or upon receipt, if sent by overnight delivery service or personal delivery. The act of refusal by a party of delivery of a notice sent in accordance with this paragraph 12 shall be deemed acceptance of such notice by such party.

- 13) This Agreement may not be assigned nor subcontracted in whole or in part without the prior written consent of the City and County.
- 14) This Agreement, including the exhibits, constitutes the entire Agreement between the parties and shall run with the land identified in Motor Enclave's approved planned development more particularly identified as PD – 20-1148.
- 15) This writing embodies the entire agreement and understanding between the parties hereto and there are no other agreements and/or understandings, oral or written, with respect to the subject matter hereof, that are not merged herein and superseded hereby. This Agreement may only be amended or extended by a written instrument executed by the County, City and Motor Enclave expressly for that purpose.

- 16) Any term, condition, covenant or obligation which requires performance by any party subsequent to termination of this Agreement shall remain enforceable against such party subsequent to such termination.
- 17) This Agreement shall be governed by the laws, rules, and regulations of the State of Florida, and venue shall be in Hillsborough County, Florida.
- 18) In the event any section, sentence, clause, or provision of this Agreement is held to be invalid, illegal or unenforceable by a court having jurisdiction over the matter, the remainder of the Agreement shall not be affected by such determination and shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed in their names by duly authorized officers, attested and their corporate seals affixed hereunto, the day and year first above written.

**ATTEST:**

Cindy Stuart, Clerk of the Circuit Court

**HILLSBOROUGH COUNTY, FLORIDA**

BY: \_\_\_\_\_  
Deputy Clerk

BY: \_\_\_\_\_  
Ken Hagan, Chair

Date: \_\_\_\_\_

Approved as to Form and Legal Sufficiency:

By: \_\_\_\_\_  
Hank Ennis  
Chief Administrative Counsel

**ATTEST:**

BY: \_\_\_\_\_  
City Clerk/Deputy City Clerk

**CITY OF TAMPA, FLORIDA**

BY: \_\_\_\_\_  
Jane Castor, Mayor

Date: \_\_\_\_\_



The Motor Enclave Tampa, LLC

By: [Signature]

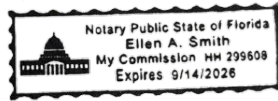
Date: 06/15/23

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 15th day of June, 2023, by Brad Oleshansky / Managing Member for the Motor Enclave Tampa, LLC.

(Name and title of authority)

[Signature]  
Signature of Notary



Ellen A. Smith  
Name of Notary Typed, Printed or Stamped

Personally known  OR has Produced Identification : \_\_\_\_\_  
(Type of Identification)

Motor Enclave Tampa Community Association Inc.

By: [Signature]

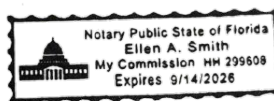
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(Name and title of authority)

[Signature]  
Signature of Notary



Ellen A. Smith  
Name of Notary Typed, Printed or Stamped

Personally known  OR has Produced Identification : \_\_\_\_\_  
(Type of Identification)

Exhibit A

HILLSBOROUGH COUNTY, FLORIDA
ZONING REQUEST: PD to PD
PETITION FILE NUMBER: RZ-PD 20-1148
ZIM HEARING DATE: December 14, 2020
BOCC MEETING DATE: January 28, 2021
This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:
X APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan.
4/21/2021 DATE PATRICIA KEMP CHAIR, BOARD OF COUNTY COMMISSIONERS
4/21/2021 DATE ATTEST: DEPUTY CLERK CINDY STUART CLERK OF THE CIRCUIT COURT
BOARD OF COUNTY COMMISSIONERS HILLSBOROUGH COUNTY FLORIDA DOCUMENT NO. 20-0402

FINAL CONDITIONS OF APPROVAL
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storage uses (e.g. rental of a member owned unit for the purposes of storage) shall be prohibited.
3. 500 square feet security/project entrance administrative building.
4. Community amenity areas to include a pool, putting green and outdoor recreational activities shall be located at least 300 feet from the southern PD boundary line.
C. Parcel C: Restricted to the following:
1. A 30-acre Stabilized Off-Road area. This off-road course shall not be utilized for competition or "head-to-head" motorsports.
2. A 10,000 sq. ft. building/maintenance area to serve as a staging area for the off-road course.
Development standards shall be as indicated on the General Site Plan, unless otherwise specified herein.
Maximum building height: 50 feet/2 stories
Minimum lot size: 600 sq. ft.
Minimum lot width: 15 feet\*
Minimum lot depth: 40 feet\*
Minimum building setbacks: 0 feet\*, with the exception of building setbacks from the perimeter of the PD District, which perimeter building setbacks shall be as shown on the General Site Plan.
\*Minimum lot development standards and subdivision for individually platted garage units.
2.1 The size and extent of the Development Parcels, internal driveways and pond areas shall be as generally shown on the General Site Plan.
2.2 A 135-foot building setbacks shall be maintained along the south PD line as indicated on the General Site Plan.
2.3 Buffer and screening shall be as follows:
a. The site shall be buffered per the 8 buffer zones indicated on the General Site Plan.
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Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted November 25, 2020.

- 1. The site shall be permitted an Automobile Enthusiast Community facility consisting of a maximum of 350 storage garages for vehicles, a 1.5-mile paved performance driving circuit, 50,000 square feet "Multi-Purpose building", and accessory general recreational amenities.
1.1 The facility shall be permitted to host events, subject to the following:
a. Events with an attendance of more than 260 and up to 1,310 vehicles shall be restricted to twice per month, subject to conditions 19 and 20.
b. No events with an attendance of over 1,310 vehicles shall be permitted.
c. The facility operator shall advertise and post in a website, at least seven (7) calendar days prior, the scheduling of all hosted events with an attendance of 260 vehicles or more.
d. Locations of any temporary structures or food services during events shall be restricted to parking areas associated with the Multi-Purpose Building, the vehicle dynamics pad, the off-roading event center and the performance circuit.
e. Use of any outdoor public address system or any amplified outdoor sound or music shall be restricted to daylight hours only and such sound shall be directed internal to the site.
1.2 The project shall consist of three Development Parcels:
A. Parcel A: Consisting of the following:
1. 50,000 square foot "Multi-Purpose building". The building shall be permitted to house meetings and corporate entertainment / events.
a. The multi-purpose building is limited to:
- Storage and display of cars, only used in conjunction with hosted events;
- Classroom and meeting areas for seminars or corporate meetings hosted within the project;
- Entertainment areas for assemblies hosted on-site, including areas that may be utilized for event seating or activities involving indoor automobile or auto-related displays;
- Up to 1,000 sq. ft. of accessory retail uses related to specialty or auto-industry brand promotions and sales during corporate/special events;
- Office administration (garage sales and facility leasing);
- Catering Kitchens and food service support areas for hosted events;

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- A 100-foot buffer along the south/southwest.
• A 50-foot buffer along the west.
• A 10-foot buffer shall be permitted along the southeast PD line, adjacent to the parcel identified with folio# 62684.0100.
b. Unless otherwise specified herein, screening shall per the 8 buffer zones indicated on the General Site Plan. Existing vegetation in lieu of the required screening shall be permitted, subject to Natural Resources review and approval.
c. Location of utility compound buildings may be permitted indicated on the General Site Plan. Required screening shall be maintained in the event these structures are placed within buffer zones 3 or 4.
2.4 Notwithstanding anything shown on the General Site Plan to the contrary, setbacks shall be a minimum of 30 feet for Conservation Areas.
3. An evaluation of the property identified mature trees warranting preservation that may include Grand Oaks. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.
4. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area setbacks. A minimum setback 30 feet must be maintained around these areas which shall be designated on all future plan submittals.
5. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
6. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
7. All project lighting shall be in accordance with Land Development Code Part 6.10.00. All project lighting, including temporary or for areas such as recreational facilities, amenity areas, driveways, entrance features, where new exterior lighting is proposed shall be directed internal to the site.
8. Portions of the site, along the southern and northwest project boundaries are located within a Surface Water Resource Protection Area. No activities as defined in Section 3.05.03 of the LDC shall be permitted. All future developments within those areas shall be reviewed in accordance with LDC Section 3.05.03.

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- Customer reception areas for building or sponsors associated with the facility;
• Areas within or outside the building face to allow for performance circuit observation during driving or display activities; and
• Other accessory uses, restricted to members of the facility, including auto-livery or cleaning services.
All evening events in the Multi-Purpose Building shall be indoors only.
b. The 50,000 s.f. Multi Purpose Building may be used for conducting small and large events, otherwise regulated herein these conditions. Storage accessory to the principal permitted uses shall also be allowed, however, professional services, general office, medical office, retail businesses, or commercial storage uses (e.g. rental of the space for purposes of storage not related to the principal use) shall be prohibited.
2. A "Vehicle Dynamics Pad" for display of automobiles during hosted events. Additionally, this Pad may also serve as:
• Demonstration area for vehicles.
• Open area to accommodate event parking, outdoor display areas or other activities in conjunction with the Multi-Purpose Building.
• Size of the Vehicle Dynamic Pad may vary, as long as the minimum parking spaces required for event parking is maintained.
B. Parcel B: Consisting of the following:
1. An approximately 1.5-mile paved performance driving circuit, with 40' of pavement width. This circuit shall not be used as a racetrack (auto, go-kart, motorcycle, etc.) or any "racing" competition or "head-to-head" motorsports competition. The general layout of the paved performance circuit and associated vehicle runoff areas and stormwater ponds shall be as depicted on the GSP. Use of the performance circuit for driving shall be restricted during daytime only. The track's paved areas used for performance driving shall be setback from the southern PD line as follows:
• West of the project's entrance: 300 feet
• East of the project's entrance: 150 feet
2. Up to 350 "private garages" to be used for vehicle storage, display and recreation or entertainment for facility members. The units may be subdivided into individual garage units and may be sold fee simple. Certain garage units which from the project's 1.5-mile paved performance circuit may also include exterior balconies which face the site's performance circuit. The private garage units would not constitute use as a "dwelling unit" or "residential use" pursuant to Section 12.01 of Hillsborough County Land Development Code. The garages/units shall be for personal use of owners only.
a. The 350 private garages are for personal use of owners only. Professional services, general office, medical office, retail businesses, or commercial

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- 9. The following shall be considered Critical Design Features and shall require PD rezoning modifications pursuant to Sec. 5.03.07.A of the LDC:
9.1. Designation of Falkenburg Road as the only project access (except for a second, emergency-only, project access drive to Eureka Springs Road);
9.2. General configuration and distance from external PD boundaries and relative locations of Development Parcels A, B and C within the site;
9.3. The permitted uses within each Development Parcel;
9.4. The general layout and extents of the Performance Driving Circuit as shown within Development Parcel B. Minor adjustments to the lengths of circuit straightways or to the length or radius of any Circuit curve not causing its location to be closer to the southerly PD boundary shall be permitted;
9.5. General location of Private Garage buildings located between the southerly project boundary and the Performance Circuit. Variations in the number of individual units per garage building shall be permitted;
9.6. The exclusion of development from within those on-site wetland systems denoted on the General Site Plan as "Wetland Conservation Areas;" provided that limited impacts to any edge of any such system may be permitted with administrative approval consistent with Note 9.13 on the site plan and conditions 14 through 17 herein, during permitting by appropriate local, state or federal agencies;
9.7. The width of any landscaped buffer or building setback measured from the external property boundary, as indicated on this General Site Plan;
9.8. Screening required within any landscaped buffer zone indicated on the General Site Plan.
10. Project signage shall be in accordance with Article VII of the Land Development Code
11. The facility operations shall comply with all applicable noise regulations and ordinances.
12. The site shall be subject to the regulations and all required reviews and/or permits approvals for connections to the City of Tampa and/or Hillsborough County public water and wastewater systems. The project may utilize a private well and onsite water treatment system, subject to review and approval by the Florida Health Department.
13. Parcel C is located within a Waste Disposal Site. This property is identified in EPC files as the location of an historic solid waste disposal area known as the Eureka Springs West Old Landfill (OLF), EPC OLF file # 17. Pursuant to Chapter 1-7, Rules of the EPC, §1-7.2021(a), the excavation of solid waste, the modification or development of a solid waste filled area, or the construction of buildings, structures or facilities, utility lines or pipes, parking areas or paved surfaces on or through areas filled with solid waste or areas otherwise impacted by solid waste disposal, requires the obtaining of a Director's Authorization from the EPC prior to the initiation of any site construction, development or redevelopment activities.

# Exhibit A

PETITION NUMBER: RZ-PD 20-1148  
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- FINAL CONDITIONS OF APPROVAL
14. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
  15. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
  16. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
  17. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to changing pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
  18. The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 30' feet Above Mean Sea Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.
  19. As attendance at "small events" (i.e. up to 260 vehicles per event) and "large events" (i.e. more than 260 vehicles but fewer than 1,310 vehicles) are being regulated by maximum number of non-member vehicles which may attend an event, the property owner shall maintain records regarding the event booking, hiring of required law enforcement personnel, event ticket sales and site entry records for a period of one (1) year following each and every event. Such records shall be sent to Hillsborough County for inspection upon request within fourteen (14) days of such request, and shall include a signed affidavit from the operator, or the account or bookkeeper who prepared the report, attesting to its accuracy. For purposes of this condition, non-member vehicles means those vehicles entering the site for purposes of attending a non-member event, and non-member event refers to any event (whether booked by a member or non-member) in which the owner receives additional compensation for utilization of the 50,000 sq. ft. Multi-purpose building. The facility operator shall provide Hillsborough County Code Enforcement a schedule of all events with an attendance of over 260 vehicles or later than seven (7) days prior to such event.
  20. "Large Events" (i.e. more than 260 vehicles in attendance per event) but less or equal to 1,310 vehicles per event shall be permitted at a frequency of no more than two (2) events per one (1) calendar month. For the purposes of this condition, one (1) event shall be defined as an event lasting no more than 24 continuous hours. As such, one (1) event may span over two (2) days, and would only be considered a single event. Single events longer than 24 continuous hours, or two events of less than 24 hours each, within a calendar month, shall be considered as two (2) events. In no case shall back-to-back "large events" exceed a total of 48 hours. Events with attendance of more than 1,310 vehicles are prohibited.

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- FINAL CONDITIONS OF APPROVAL
- A. the "Main Project Access" and the "Emergency Access Only" as shown on the approved PD General Site Plan; and
  - B. to any point(s) of connection for utility service to the PD.
34. Each shared private easement may be non-exclusive and provide for common access or services to multiple units.
  35. There shall be no limit on the number of lots / units allowed access or service by each shared private easement.
  36. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
  37. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

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DATE TYPED: March 17, 2021

- FINAL CONDITIONS OF APPROVAL
21. Prior to or concurrent with plat/site/construction plan review, the developer shall perform, and provide to Hillsborough County for its review and approval, an analysis of pavement cores along Falkenberg Rd. (between the southern PD boundary and Sligh Ave.). Such cores testing shall occur either at 400-foot intervals, or a maximum of 5 cores to be distributed as required by the County. Such testing shall evaluate the structural integrity of existing pavement of the roadway. The applicant shall utilize the information obtained from such core testing to develop recommendations for improvements to such roadway segment, if any, to increase the structural integrity of the roadway. Such recommendations will be reviewed by Hillsborough County, who will have the final decision-making authority with regards to interpretation of the test data and any improvements which may be required. The developer shall make all improvements to the roadway structure/sub-base deemed necessary by Hillsborough County. Developer obligations under this condition shall be discharged upon acceptance of the required Falkenberg Rd. improvements for maintenance by Hillsborough County.
  22. The developer shall construct an eastbound to southbound left turn lane on Sligh Ave. onto Falkenberg Rd.
  23. If PD 20-1148 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 6, 2020, Revision No. 1) which was found approvable by the County Engineer (on December 7, 2020). Approval of this Administrative Variance will waive the westbound to northbound right turn lane on Sligh Ave. onto Falkenberg Rd. which was required pursuant to Section 6.04.04.D. of the LDC. Approval of such variance is predicated on the provision of law enforcement officers as required by condition 24, below.
  24. In lieu of the required right-turn lane, the property owner shall hire a minimum of one (1) law enforcement officer to direct traffic into and out of site during "large events" (i.e. those with attendance of more than 260 vehicles but fewer than 1,310 vehicles). Such law enforcement officers shall be present for the duration of event. A minimum of one (1) officer shall be stationed at the intersection of Sligh Ave. and Falkenberg Rd. before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site.
  25. This condition, together with conditions 1.2.A.1b, 1.2.B.2a, 19, 20, 22, and 24, above, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.
  26. If PD 20-1148 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated December 6, 2020, Revision No. 1) which was found approvable by the County Engineer (on December 7, 2020). Approval of this Administrative Variance will waive the Sligh Ave./Eureka Springs Rd. substandard road improvements required by Section 6.04.03.1. of the LDC.
  27. If PD 20-1148 is approved, the County Engineer will approve a Design Exception (dated December 6, 2020, Revision No. 5) which was found approvable by the County Engineer (on December 7, 2020), for the Falkenberg Rd. substandard road improvements. As Falkenberg Rd. is a substandard local roadway, the developer will be required to make certain improvements to Falkenberg Rd. between the project access and Sligh Ave., consistent with the Design Exception. Specifically, the developer shall:
    - a. Widen the pavement (to the west) as necessary, such that there are two, minimum 10-foot wide travel lanes;

Page 7 of 9

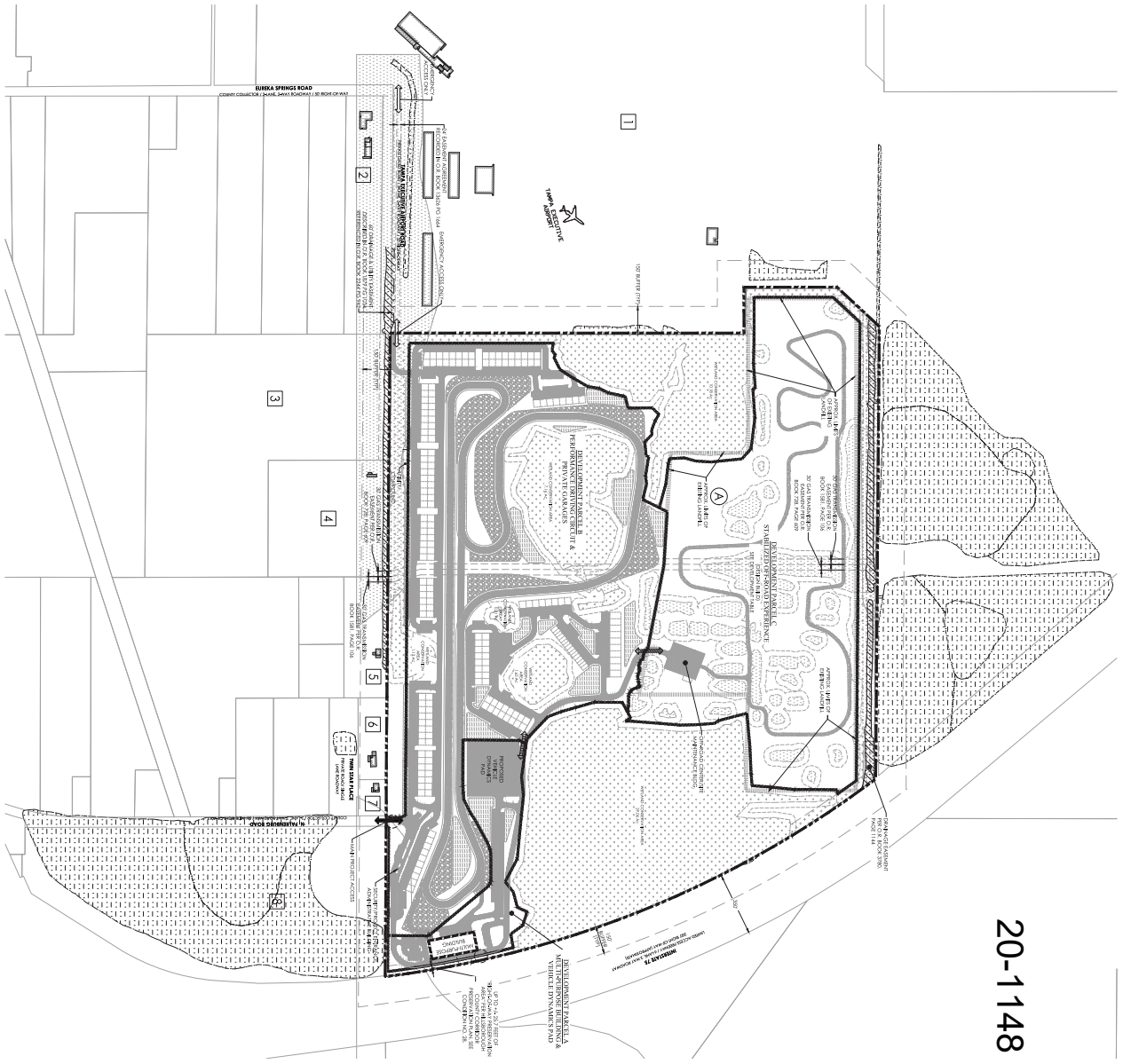
PETITION NUMBER: RZ-PD 20-1148  
MEETING DATE: January 28, 2021  
DATE TYPED: March 17, 2021

- FINAL CONDITIONS OF APPROVAL
- b. Extend the road base 6 inches on both sides of the roadway;
  - c. Provide +/- 6-foot wide shoulders, 1 foot of which shall be paved and the remaining +/- 5 feet of which shall consist of unpaved shoulders or other safety measures as detailed in the Design Exception; and,
  - d. Regrade the roadway as necessary to positively direct roadway drainage.
28. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 25.7 feet of right-of-way in accordance with the I-75 North Corridor Parcel 062529-0000 Impact map prepared by the Florida Department of Transportation (FDOT), dated 9/10/2020. Only those interim uses allowed by the Hillsborough county LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
  29. Concurrent with each plat/site/construction plan submittal for a discrete project phase, the developer shall submit a warrant study to determine whether a 3-way stop at the intersection of Sligh Ave. and Eureka Springs Rd. is warranted. If found to be warranted, the developer shall construct all improvements required to convert the existing intersection into a 3-way stop controlled intersection.
  30. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the developer shall be required to provide any internal ADA accessible sidewalk network that may be required pursuant to the Department of Justice's 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design and Section 6.03.02 of the LDC. Nothing herein shall be construed as preventing the developer from proposing (or the County from accepting) alternative facilitation measures that may be appropriate within the site and consistent with the standards and regulations reference hereinabove.
  31. Parking shall be provided as shown within the "Required Parking Ratios" table within the PD site plan. In addition to required parking serving the multi-purpose building, the property owner shall be required to shut down those portions of the Vehicle Dynamics Pad, Performance Driving Circuit, and other areas of the site as necessary to accommodate all event parking within the project. Nothing herein shall be construed to require the property owner to cease use of Private Garages during events.
  32. All internal driveways over which ingress/egress easements are granted shall be considered Shared Access Facilities.
  33. Vehicular and pedestrian access and access for services provided within the PD District shall be provided to each platted lot by shared private driveway and/or other easement(s) providing such access and service rights along one or a combination of such shared private easements:
    - 33.1 To each such lot / unit; and
    - 33.2 For use by providers of law enforcement, fire and medical emergency services, mail and package delivery services, solid waste/sanitation services, public utilities providing service within this PD District, private utilities to the extent authorized by the Developer, and for use by other governmental and quasi-governmental entities for ingress and egress in the performance of their official duties providing for a continuous path of travel or service connection from such platted lot/unit to both:

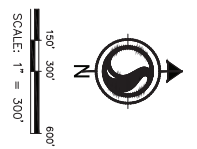
Page 8 of 9







20-1148



**Parcels within the Project Site:**

Parcel	Label	Use of Building	Zoning	Future Land Use
1	A	N/A - Agriculture / Pasture	Agricultural Band	Residential 1

**Parcels within 150 Feet of the Project Site:**

Parcel	Label	Use of Building	Zoning	Future Land Use
1	6262-0000	Tennis Clubhouse / Apartment	Special Public Interest - Apartment	Public/Quasi Public
2	6263-0022	Motocross Control	Agricultural Band	Residential 1
3	6263-0030	Agricultural Pasture	Agricultural Band	Residential 1
4	6262-0000	Mobile Home	Agricultural Band	Residential 1
5	6262-0000	Single Family Residential	Agricultural Band	Residential 1
6	6262-0000	Single Family Residential	Agricultural Band	Residential 1
7	6262-0100	Single Family Residential	Agricultural Band	Residential 1
8	6264-0100	N/A - Commercial / Office / Retail / Other	Agricultural Band	Residential 1

RECEIVED  
MAD  
Development Services  
Department



Stantec Consulting Services Inc.  
7775 Horizon Blvd Blvd, Suite 602  
Toronto, Ontario M3J 5K6  
Tel: 813 222 5300  
Fax: 813 222 5100  
Certificate of Accreditation #2713  
R.T.C. # LC-C000170

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**Legend**

- PROPOSED PLANNED DEVELOPMENT BOUNDARY
- FUTURE DEVELOPMENT PARCEL BOUNDARY
- 150' BUFFER
- EXTERNAL PARCELS
- EMERGENCY ACCESS ONLY
- EXTERNAL VEHICULAR AND PEDESTRIAN ACCESS
- INTERNAL ACCESS (SEE CONDITIONS OF APPROVAL)
- APPROXIMATE LOCATION OF PROJECT SIGNAGE
- INTERNAL PARCEL LABELS
- EXTERNAL PARCEL LABELS
- EXISTING BUILDING
- PRIVATE GARAGE BUILDINGS (SEE CONDITIONS OF APPROVAL)
- RUNOFF STORAGE WATER POND
- INTERNAL SHARVE EMBANKMENT/PARKING (SEE CONDITIONS OF APPROVAL)
- PERFORMANCE CIRCUIT BREAKER AREAS
- CONCEPTUAL CIRCUIT BREAKER AREAS
- ONE-HOUR EMERGENCY COUSERS (SEE CONDITIONS OF APPROVAL)
- WETLAND CONSERVATION AREA WITH 30' SETBACK (PER SITE ASSESSMENT); ACKRADS SHOWN ARE APPROXIMATE
- OTHER SURFACE WATERS/OTHER WETLAND AREAS WITH 30' SETBACK (PER SITE ASSESSMENT)
- SURFACE WATER RESOURCE PROTECTION AREA
- OFF-SITE WETLANDS PER NATIONAL WETLAND INVENTORY
- DITCHES/OTHER WATER COURSES

NO.	DESCRIPTION	DATE	BY	SCALE
1	REVISION FOR CORRECTION	01/14/21	AL	1" = 300'
2	REVISION FOR CORRECTION	01/14/21	AL	1" = 300'
3	REVISION FOR CORRECTION	01/14/21	AL	1" = 300'

**Client/Project**  
MOTOR ENCLAVE TAMPA LLC  
THE MOTOR ENCLAVE TAMPA - PLANNED DEVELOPMENT REZONING  
Tampa, Florida

**Title**  
PLANNED DEVELOPMENT REZONING GENERAL SITE PLAN

**Project No.** 215615191  
**Scale** 1" = 300'  
**Drawing No.** Street  
**GSP-2** 2 of 2  
**Revision** 1







# City of Tampa

*Jane Castor, Mayor*

## Wastewater Department

**Eric A. Weiss, P.E., Director**

2545 Guy N. Verger Boulevard  
Tampa, FL 33605

Office: (813) 274-8070

Fax: (813) 274-8448

March 24, 2021

Stantec

Ken M Jernigan

777 S. Harbour Island Blvd., suite 600

Tampa, FL 33602

Re: UTL-21-0001039, ***Commitment for Wastewater Service***, Proposed Motor Enclave that will include 350 Car Condominiums for storage and a 400 Seat Event Center with a performance track, located at 7014 Williams Rd, (New Construction: Private sewer system, private pump station, private force main, private offsite force main to connect to City's existing 4-inch force main system) Folio Number: 62529.0000, Atlas IDs: D-19 & D-20, Flow: 43,000 GPD (ADF)

Dear Mr. Jernigan:

Your application for wastewater service for the above referenced project has been approved. This letter shall serve as our commitment to accept the wastewater flows to be generated by your project.

Please be advised that this commitment letter is not a design approval letter and does not authorize the construction and/or installation of the proposed wastewater facilities submitted with the Utility Application. A design approval will be issued only after a design review fee has been rendered and the construction plans have been reviewed and approved by the wastewater engineering staff.

Wastewater service can be provided by the install new onsite wastewater facilities, which would include: Private sewer system, private pump station, and private force main system that will connect to proposed offsite private force main. The offsite private force main with connect to the City's existing 4-inch force main system via a proposed plug valve near the east-side of the Maple Lane Bridge that will discharges to COT's existing 4-inch force main as indicated by the plans submitted with the application. It is your responsibility to determine if the proposed connections are feasible.

The following conditions apply to this commitment:

1. The entire wastewater collection/transmission system shall be designed and constructed by and at the expense of the owner/developer. Plans for the project must be submitted and approved by the Wastewater Department's Planning Section prior to construction. These plans must be signed and sealed by an Engineer licensed in the State of Florida. Please email a PDF of the construction plans to [Cheryl.King@TampaGov.Net](mailto:Cheryl.King@TampaGov.Net).
2. All wastewater facilities constructed on private property will be owned and maintained by the property owner.
3. There is a \$425.00 fee for the review of the plans and the inspection of the construction.

4. There may be a wastewater capacity fee for this project. The capacity fee is based on the number and size of the water meter(s) used to measure the “domestic use” quantity of water to the premises. Once the Wastewater Department has received a copy of the commitment for water service from the Water Department that establishes the water meter requirements for the project, we will determine if a capacity fee is due and the amount of the capacity fee. We will also determine whether a credit is available for existing or previous meters. A letter that summarizes our findings on the capacity fee requirements for the project will be provided.

If we determine that a capacity fee is not due, Wastewater Department holds on the building permit will be released. If a capacity fee is due, Wastewater Department holds on the building permit will not be released until the capacity fee is paid in full. Payment of the capacity fee should be made online at [ACA.TampaGov.Net](http://ACA.TampaGov.Net). Please contact the Planning Section at (813) 274-8065.

5. All wastewater facilities constructed within the right-of-way or publicly dedicated utility easement must be designed and constructed in accordance with Wastewater Department Standards. The standards and the requirements for the construction plans are listed in our Technical Standards Guideline for Construction of Wastewater Facilities.
6. In accordance with City of Tampa Code of Ordinances, no water shall be discharged into the City’s wastewater collection/ transmission system without being metered and billed. Wastewater charges are typically based upon potable water usage by reading the potable water meter provided to the premises of that customer. Any water proposed to be discharged into the City’s wastewater collection/ transmission system that would not be accounted for in the reading of the potable water meter must be independently metered and billed. This includes, but is not limited to, air conditioning condensate, well water, storm water, surface water, ground water, roof run-off, subsurface drainage, and etc. The interior plumbing and exterior piping design must address these issues and preclude the deliberate introduction of these or any other types of un-metered water. For more information on meters for this type of discharge, please contact our Planning Section at (813) 274-8052.
7. Leakage tests of all proposed wastewater facilities must be performed. This includes an infiltration/exfiltration test of all gravity sewers and a pressure test of all force mains. A copy of the passing test results, certified by the engineer of record or any recognized testing laboratory, must be submitted for our files prior to the release of Wastewater Department holds on the certificate of occupancy.
8. The hop tap connection to our force main shall be performed by the owner’s/developer’s contractor(s) and witness by the Wastewater Department. The hot tap connection shall not be performed until the construction plans have been submitted and approved by the Department.
9. Since there are capacity limitations in our system serving this area, the flow from the development will be restricted to Maximum Flow Rate **100 GPM** under maximum Total Dynamic Head (TDH) conditions. Maximum TDH conditions occur when all pump stations connected to the force main system are “on”. The maximum TDH at the point of connection for this project, expressed in hydraulic grade line, is **165.90** feet. The pressure at the point of connection is **62.35** PSI and the elevation at the point of connection is **22.00** feet (approximate).

Pumps selected for the proposed lift station cannot exceed the flow rate specified above when operating under maximum TDH conditions. This flow rate can be exceeded when operating under lower head conditions (i.e. when other pump stations connected to the force main system are off). The TDH at the pump is determined by subtracting the elevation of the pump from the TDH at the point of connection and adding the frictional losses across the discharge piping and lift station fittings.

In addition, please be advised that the City's wastewater system continually undergoes changes. This could result in a change of head pressure in the force main to which your house is connected. Consequently, there is always the possibility that the pumps installed at this time may need to be replaced in the future.

10. In addition to our approval, please be advised that the proposed wastewater collection / transmission system may require approval by the Environmental Protection Commission (EPC) of Hillsborough County. These permit applications are completed by the Engineer of Record and are signed by the Wastewater Department. A copy of the EPC permit application with the most up to date City of Tampa Wastewater Department information has been attached for your use. Please note the Wastewater Department will not provide the required signature for the EPC permit application until the capacity fee (if application) is paid in full. Additionally, a signature will not be provided by the Wastewater Department on the EPC Certificate of Completion until all applicable close-out documents and requirements have been submitted and approved. For more information regarding submittal requirements and application fees, please contact EPC at (813) 627-2600 or visit their website at [www.epchc.org](http://www.epchc.org).
11. This project involves construction within the Hillsborough County right-of-way. This commitment is contingent on your obtaining the necessary permits to construct the proposed facilities within the County's right-of-way. The construction plans for the project must be approved by the Wastewater Department, before the permit can be submitted. For more information regarding submittal requirements and application fees, please contact Hillsborough County Development Service at (813) 272-5600 or email: [rowpermits@hillsboroughcounty.org](mailto:rowpermits@hillsboroughcounty.org).
12. If there will be any restaurants or food service establishments onsite, a grease trap is required to prevent floatable oils, fat, and grease from entering the City's wastewater system. The proposed grease trap shall meet all the requirements of the *City of Tampa's Municipal Code, Chapter 26 - Utilities Article VII, Grease Management, Section 26-306, Grease Traps and Interceptors*. The grease trap will be located on the property and will be owned and maintained by the property owner. This commitment is contingent on obtaining all necessary permits to install the proposed grease trap. For more information on grease trap requirements, please contact the City of Tampa's Development & Growth Management Department, Plumbing Inspections at (813) 274-3100.
13. Upon completion of the construction, one (1) sets of paper as-built drawings and one (1) data disc containing the AutoCad file of the as built drawings and a PDF version of the signed and sealed as built drawings shall be submitted to the Wastewater Department Planning Section for review and approval. These drawings shall consist of the original approved plans marked with all changes made during rehabilitation. The plans shall be signed, sealed, and dated by the Engineer of Record as being "as-built" or "record drawing". **Please be aware that all required as built documents must be reviewed and approved by the Wastewater Department prior to the released of the Certificate of Occupancy.**

Modifications to your project causing an increase in wastewater flow could void this commitment. Any changes should be submitted for our review. This commitment for service is valid for one (1) year from the date of this letter.

An extension may be obtained by submitting a written request for an extension at least two (2) weeks prior to the expiration date of this commitment.

If a request for an extension has not been submitted and approved prior to the expiration date, the commitment will be void and a new application for service must be submitted.

If you have any questions, please contact me at (813) 274-7342 or [Cheryl.King@tampagov.net](mailto:Cheryl.King@tampagov.net).

Sincerely,



Cheryl M. King, EI  
Wastewater Planning Engineer II

cc: Brad Oleshansky, The Motor Enclave Tampa LLC  
Chad Bailey, PE, Hillsborough County  
Sarah Tsang, PE, COT Water Department  
Service Request File



# City of Tampa

*Jane Castor, Mayor*

## Wastewater Department

**Eric A. Weiss, P.E., Director**

2545 Guy N. Verger Boulevard  
Tampa, FL 33605

Office: (813) 274-8070

Fax: (813) 274-8448

July 30, 2021

Ken M. Jernigan  
Stantec  
777 S. Harbour Island Blvd., suite 600  
Tampa, FL 33602

Re: UTL-21-0001039, *Acceptance of Wastewater Flows*, Proposed Motor Enclave that will include 350 Car Condominiums for storage and a 400 Seat Event Center with a performance track, located at 7014 Williams Rd, (New Construction: Private sewer system, private pump station, private force main, private offsite force main to connect to City's existing 4-inch force main system) Folio Number: 62529.0000, Atlas IDs: D-19 & D-20, Flow: 43,000 GPD (ADF)

Dear Mr. Jernigan:

The Wastewater Department has examined the proposed onsite wastewater facilities, which include private gravity sewer main, private pump station, private 4-inch force main. In addition, the Wastewater Department examined the 4-inch offsite force main that will be owned and maintained by Hillsborough County as well as the tie-in connection of the proposed 4-inch offsite force main and the existing 3-inch force main before the bypass canal. Since the proposed offsite 4-inch force main will owned and maintained by Hillsborough County and will tie-in into the existing 3-inch force main maintained by Hillsborough County, the Wastewater Department has no objection to the anticipated wastewater flows discharging into the existing 4-inch force main owned and maintained by the City of Tampa Wastewater Department. It is the Wastewater Department's understanding that the technical review of the proposed onsite wastewater facilities (i.e., private gravity sewer main, private pump station, private 4-inch force main) and the 4-inch offsite force main will be performed by Hillsborough County Engineering Staff.

Please consider the following advisements prior to discharging wastewater from this project to City's wastewater system:

- Per the *City of Tampa's Municipal Code, Chapter 26 - Utilities Article VII, Grease Management Section 26-306, Grease Traps and Interceptors*, grease traps are required for all Food Service Establishments (FSE) to prevent floatable oils, fat, and grease from entering the City's wastewater system.
- Per *City of Tampa's Municipal Code Chapter 26 - Utilities, Article III, Section 26-128, Technical Standards Adopted*, if any proposed or future onsite facilities that has a potential source for petrochemical residue, the installation of an oil/water separator is required. The oil/water separator must provide sufficient treatment prior entering the City's wastewater system.



Upon approval of the project by Hillsborough County Engineering Staff, the City of Tampa Wastewater Department would like to receive the following items for our records:

- Approved Construction Plans for the onsite wastewater facilities which include private gravity sewer main, private pump station, private 4-inch force main.
- Approved Construction Plans for the 4-inch offsite force main that will be owned and maintained by Hillsborough County.
- As-built plans for the onsite wastewater facilities which include private gravity sewer main, private pump station, private 4-inch force main.
- As-built plans for the 4-inch offsite force main that will be owned and maintained by Hillsborough County.
- Pump station start-up inspection report for the private pump station.

Prior to discharging wastewater flows into the City's 4-inch force main, the following shall be required:

**Wastewater Capacity fee of \$155,551.00 shall be paid in full before the Wastewater Certificate of Occupancy hold can be released.**

If you have any questions or concerns regarding this letter, please contact me at (813) 274-7342 or [cheryl.king@tampagov.net](mailto:cheryl.king@tampagov.net).

Sincerely,



Cheryl M. King, EI

Wastewater Planning Engineer II

cc: John McCary, PE, Hillsborough County  
Brad Oleshansky, The Motor Enclave Tampa LLC  
Ben Prewitt, PE, Stantec  
David Kemper PE, Stantec  
Scott Sutek, Davis Tucker Group  
Timothy R. Palmer, PE, Wade Trim  
Thomas Wilson, PE, Wade Trim  
Service Request File



# City of Tampa

*Jane Castor, Mayor*

## Wastewater Department

**Eric A. Weiss, P.E., Director**

2545 Guy N. Verger Boulevard  
Tampa, FL 33605

Office: (813) 274-8070

Fax: (813) 274-8448

May 18, 2021

Stantec

Ken M. Jernigan

777 S. Harbour Island Blvd., Suite 600

Tampa, FL 33602

Re: UTL-21-0001039, **Wastewater Capacity Fee**, Proposed Motor Enclave that will include 350 Car Condominiums for storage and a 400 Seat Event Center with a performance track, located at 7014 Williams Rd, (New Construction: Private sewer system, private pump station, private force main, private offsite force main to connect to City's existing 4-inch force main system) Folio Number: 62529.0000, Atlas IDs: D-19 & D-20, Flow: 43,000 GPD (ADF)

Dear Mr. Jernigan:

As indicated in our Wastewater Commitment letter dated March 24, 2021, a wastewater capacity fee may be due for the proposed project. The capacity fee is based on the number and size of the water meter(s) used to measure the "domestic use" quantity of water to the premises. The Hillsborough County Development Services Department has determined that a 3-inch meter is required for the proposed construction.

The capacity fee for the new meter is based on the previous capacity fee schedule due the utility application for this project was submitted before the March 1, 2021. The capacity fee is calculated as follows:

Capacity fee for new 3-inch meter (Southeast District)	<b>\$155,551.00</b>
	<hr/>
<b>Capacity fee due</b>	<b>\$155,551.00</b>

The wastewater capacity fee must be paid in full. Payment of the capacity fee should be made by visiting the City's online permitting website at [ACA.TampaGov.Net](http://ACA.TampaGov.Net).

For questions regarding this letter, please contact Cheryl King at (813) 274-7342 or Jeff Hilton at (813) 274-7844.

Sincerely,



Cheryl M. King, EI  
Wastewater Planning Engineer II

cc: Brad Oleshansky, The Motor Enclave Tampa LLC  
David Kemper, PE, Stantec  
Chad Bailey, PE, Hillsborough County  
Doris Loughlin, Hillsborough County  
George Goodwin, Hillsborough County  
John McCary, Hillsborough County  
Sarah Tsang, PE, COT Water Department  
Service Request File

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