

**Special Use-Alcoholic Beverage Permit  
with Waivers Application:**

**SU-AB 24-0275**

**LUHO Hearing Date:**

**February 26, 2024**

**Requested Classification:**

**4-COP**

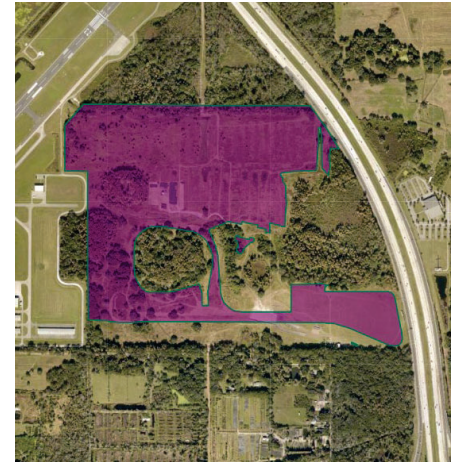


**Hillsborough  
County Florida**

**Development Services Department**

**1.0 APPLICATION SUMMARY**

Applicant: The Motor Enclave Tampa Land Holdings  
 Zoning: PD  
 FLU Category: P/QP, R-1, LI-P  
 Service Area: Rural  
 Community Plan Area: East Lake/Orient Park  
 Overlay: None  
 Special District: None  
 Use: Automobile Enthusiast Community Facility  
 Total Wet Zone Area Requested: 1,275,223 Sq. Ft.  
 Inside Area Requested: 22,700 Sq. Ft.  
 Outside Area Requested: 1,252,523 Sq. Ft.  
 Location: 6500 Motor Enclave Way, Tampa; Folio: 62554.0426



**Introduction Summary:**

The applicant, Motor Enclave Tampa, LLC., requests a 4-COP Special Use Alcoholic Beverage Permit to allow for sale of beer, wine, and liquor for sale and consumption on and off the permitted premises (package sales). A Distance separation waiver is sought for the proposed automobile enthusiast community facility, Motor Enclave, as the proposed wet zone area is within 500 feet of a community use, the New Life Tabernacle Church property.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	No
Distance to Residentially Zoned Property Shall be 250 Feet	Yes
No More than 3 Approved Alcoholic Beverage uses within 1,000 feet	Yes

**Development Services Recommendation:**

Approvable, Subject to Conditions

Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A
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**2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS**

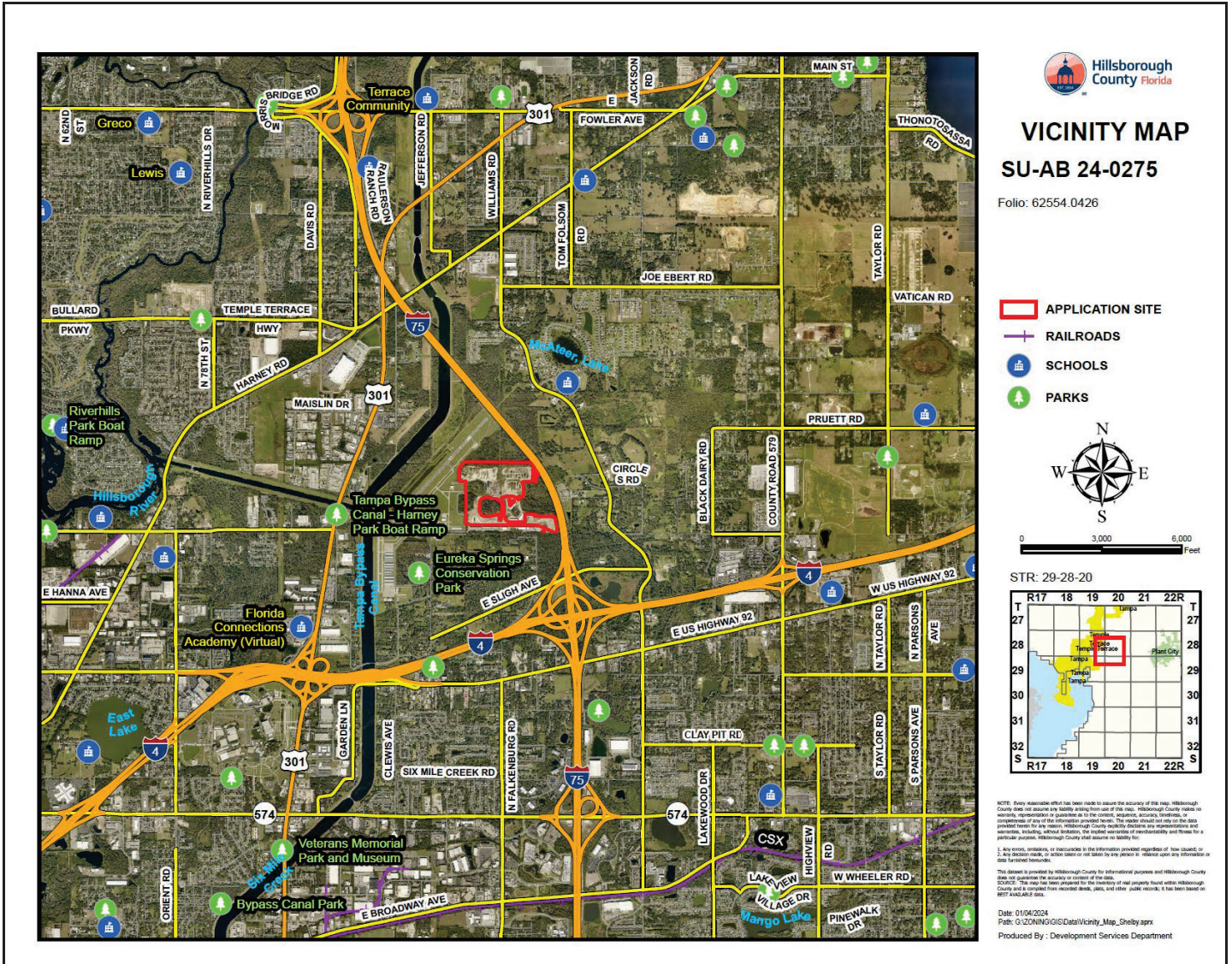
Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to certain community uses	500 feet	91 feet	409 feet

**Applicant's Justification:**

- While the distance separation waiver is measured to the property line of the community use, the church building itself is located 908 feet away from the proposed wet zone area, well over 500 feet.
- The proposed wet zone area and the community are separated by Interstate-75.
- The area of the church property closest to the eastern boundary of the wet zone area contains a stormwater retention pond and cellular tower.
- The wet zone area is naturally buffered from any and all uses to the east by the presence of an interstate highway with six travel lanes, two protective shoulders, a grassed median, and four lanes of on/off ramps. Each of these features is separated by a fence, wall, or guard rail.
- It is impossible (not to mention illegal) for a pedestrian to walk in a straight line from Motor Enclave Tampa to New Life Tabernacle Church.
- The driving distance between the proposed wet zone area and the church is 2.5 miles.

### 3.0 LAND USE MAP SET AND SUMMARY DATA

#### 3.1 Vicinity Map

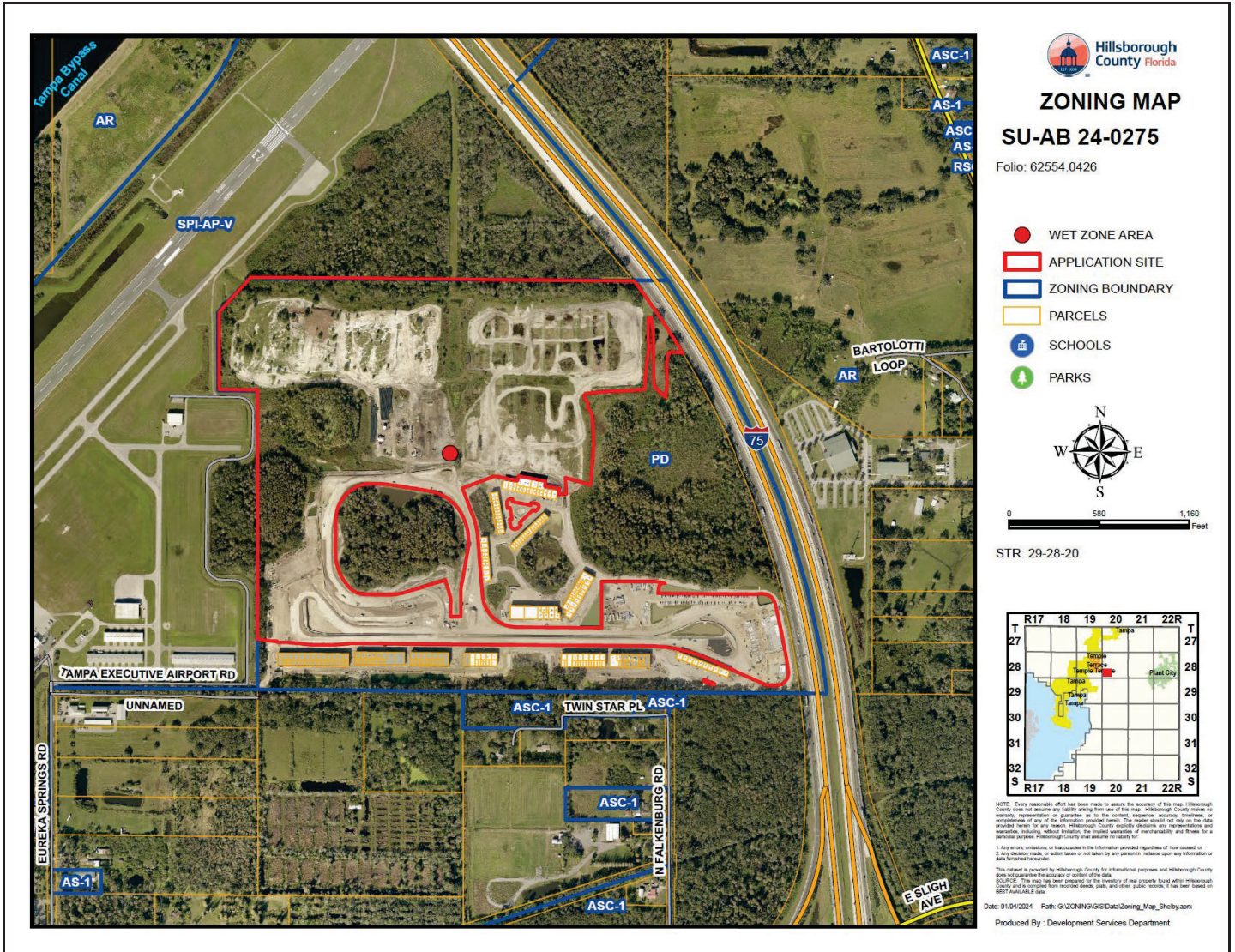


#### Context of Surrounding Area:

The subject parcel is located west of Interstate 75 and north of where it connects to Interstate 4 in an area which is comprised of AR, ASC-1, SPI-AP-V, IPD-1, and PD zoning districts. Wrapping the subject property from the north around to the east is a parcel under the use of the Aviation Authority. To the south there is single-family residential, pasture, and vacant acreage uses. West of the subject property, across Interstate 75, the properties are under the uses pasture and churches.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

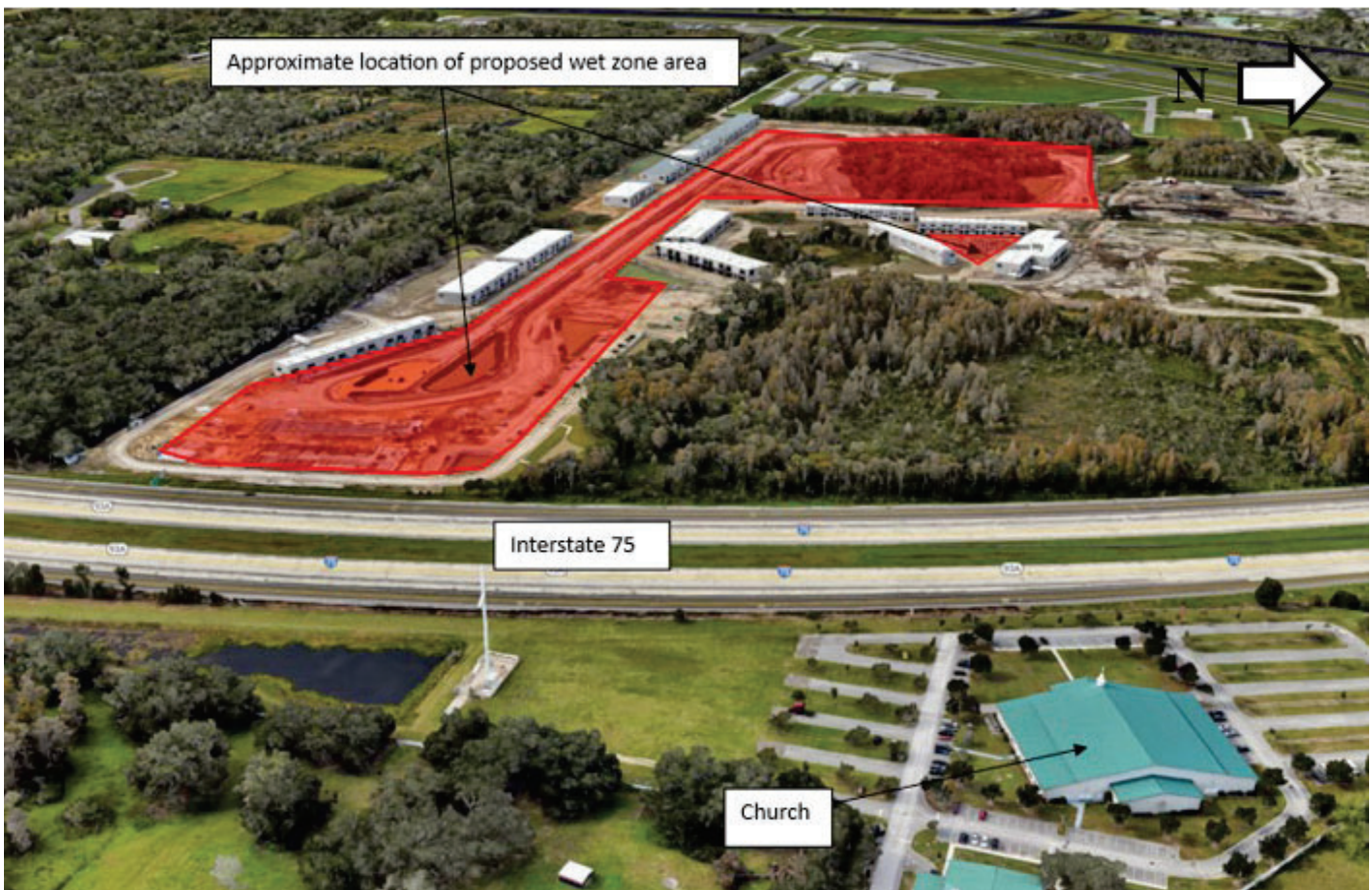
Location:	Zoning:	Land Use:
North	ASC-1, SPI-AP-V, IPD-1, AR, PD	AVIATION AUTHORITY
South	AR, ASC-1	PASTURE, SINGLE FAMILY RESIDENTIAL, VACANT ACREAGE
East	AR	CHURCHES, PASTURE
West	ASC-1, SPI-AP-V, IPD-1, AR, PD	AVIATION AUTHORITY

#### 4.0 Staff Findings

LDC Section 6.11.11.E.3 provides for approval of separation waivers where there are “special or unique circumstances where the alcoholic beverage use applied for does not have significant impacts on surrounding land uses and certain circumstances negate the necessity for the specified distance requirements.”

The proposed wet zoning is located north of where Interstate 75 meets Interstate 4 and west of the community use that triggered the distance separation waiver request. The subject property is separated from the community use by Interstate 75, which has approximately 350 feet of right of way width. The Interstate cannot be crossed by pedestrians or vehicles and would require an approximately 2.6-mile drive to be able to move from the wet zone area to the community use. The Southern portion of the church’s property, closest to the wet zone area, has a large stormwater retention pond and wireless communication tower and is therefore not utilized for church activities. The church building itself is located much further than 500 feet from the proposed wet zone area. Additionally, the majority of the proposed wet zone area is screened and buffered from the church by a large wetland area on the eastern portion of the subject site, as well as the interstate highway.

For the reasons discussed above, staff finds that the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance requirements is negated.




**5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)**

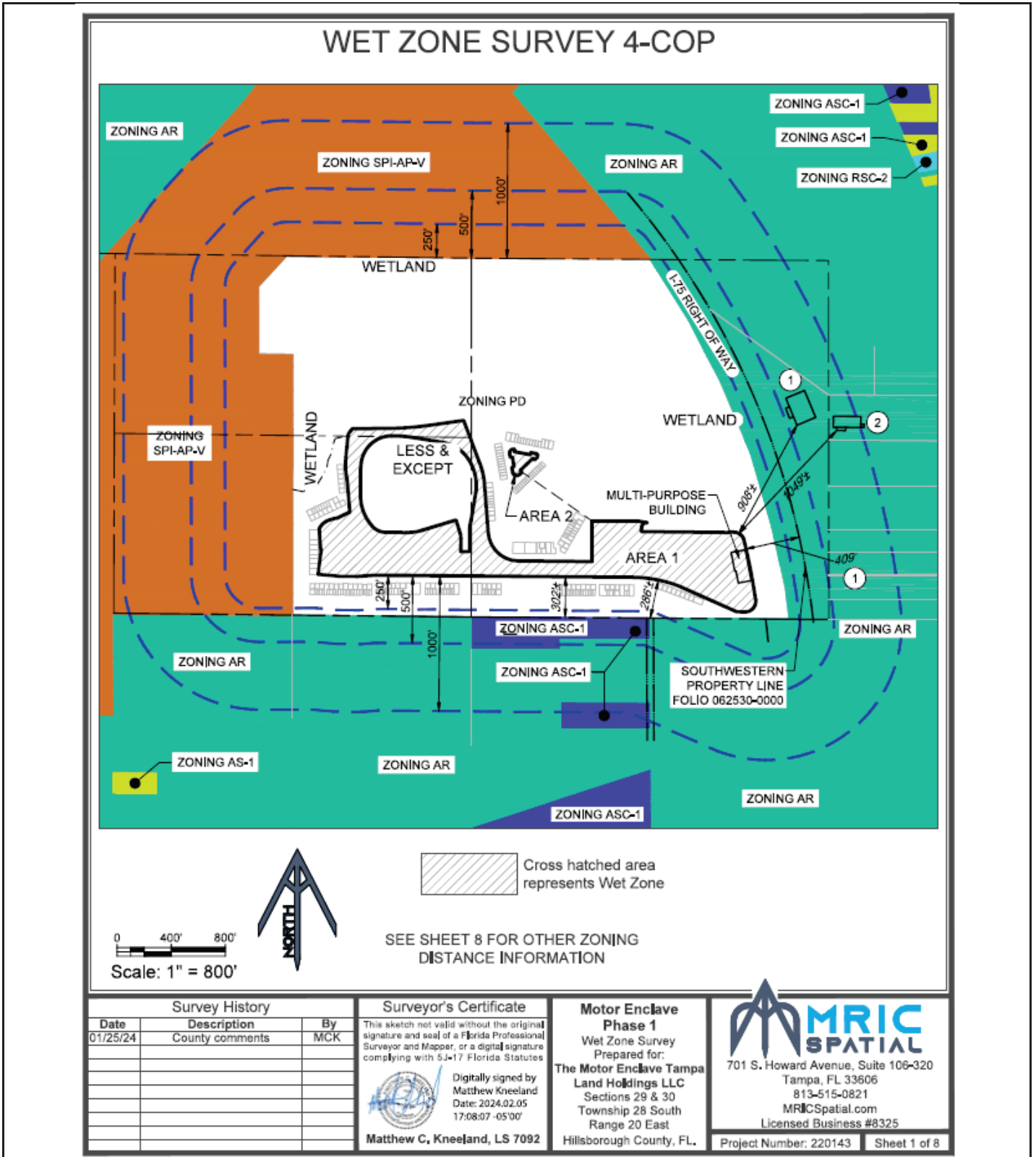
Staff finds the proposed 4-COP Alcoholic Beverage Permit to be **APPROVABLE, SUBJECT TO CONDITIONS**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 1,275,223 square feet, as shown on the wet zone survey received February 06, 2024.

**Proposed Condition:**

1. Use of Area 2 as shown on the wet zone survey shall be restricted to owners of the storage units, members of the facility, and their guests only, as required by PD 20-1148.

<p><b>Zoning Administrator Sign Off:</b></p>	 Colleen Marshall Thu Feb 8 2024 09:54:38
<p><b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b></p> <p>Approval of this special use petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

6.0 PROPOSED WET ZONE SURVEY



6.0 PROPOSED WET ZONE SURVEY (Page 2)

## WET ZONE SURVEY 4-COP

**DESCRIPTION:**

**AREA 1**

TRACTS A, B, a portion of TRACT E, & all of TRACT G, of MOTOR ENCLAVE PHASE 1, according to the plat thereof, as recorded in Plat Book 144, Pages 259 through 283 inclusive, of the Public Records of Hillsborough County, Florida, lying in Sections 29 & 30, Township 28 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

**COMMENCE** at the Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of said Section 30, thence N, 31°55'42" E., 355.60 feet; to the Southwesterly corner aforesaid TRACT A for a **POINT OF BEGINNING**; thence N, 07°32'47" E., 174.95 feet; thence 10.49 feet in a Northerly direction along a non-tangent curve turning to the left, having a central angle of 08°10'14", with a radius of 73.59 feet, having a chord bearing of N, 07°29'43" W, and a chord distance of 10.49 feet; thence 39.66 feet in a Northerly direction along a non-tangent curve turning to the right, having a central angle of 07°16'53", with a radius of 312.10 feet, having a chord bearing of N, 07°29'10" W, and a chord distance of 39.64 feet; thence N, 03°50'43" W., 113.41 feet; thence 102.74 feet in a Northeasterly direction along a non-tangent curve turning to the right, having a central angle of 46°01'00", with a radius of 127.92 feet, having a chord bearing of N, 49°06'42" E, and a chord distance of 100.00 feet; thence N, 74°31'47" E., 47.57 feet; thence S, 40°05'35" E., 3.98 feet; thence N, 64°43'22" E., 113.85 feet; thence N, 04°59'41" W., 176.11 feet; thence 95.57 feet in a Northerly direction along a non-tangent curve turning to the left, having a central angle of 03°33'48", with a radius of 1536.64 feet, having a chord bearing of N, 07°26'42" W, and a chord distance of 95.55 feet; thence 132.49 feet in a Northerly direction along a non-tangent curve turning to the right, having a central angle of 13°03'58", with a radius of 580.99 feet, having a chord bearing of N, 00°59'39" W, and a chord distance of 132.21 feet; thence 154.26 feet in a Northerly direction along a non-tangent curve turning to the left, having a central angle of 01°36'02", with a radius of 5522.28 feet, having a chord bearing of N, 05°32'00" E, and a chord distance of 154.26 feet; thence 42.21 feet in a Northeasterly direction along a non-tangent curve turning to the right, having a central angle of 36°51'11", with a radius of 65.62 feet, having a chord bearing of N, 23°16'37" E, and a chord distance of 41.48 feet; thence N, 41°42'13" E., 27.92 feet; thence N, 89°21'55" E., 262.04 feet; thence 306.90 feet in a Easterly direction along a non-tangent curve turning to the left, having a central angle of 07°58'05", with a radius of 2206.84 feet, having a chord bearing of N, 85°45'48" E, and a chord distance of 306.65 feet; thence N, 81°46'46" E., 255.92 feet; thence S, 20°26'11" E., 153.11 feet; thence S, 20°26'11" E., 165.26 feet; thence 173.48 feet in a Southerly direction along a non-tangent curve turning to the right, having a central angle of 18°53'41", with a radius of 526.06 feet, having a chord bearing of S, 13°58'04" E, and a chord distance of 172.70 feet; thence S, 04°31'09" E., 366.75 feet; thence 333.83 feet in a Southeasterly direction along a non-tangent curve turning to the left, having a central angle of 85°00'32", with a radius of 225.00 feet, having a chord bearing of S, 47°01'21" E, and a chord distance of 304.04 feet; thence S, 89°31'36" E., 544.78 feet; thence N, 00°00'00" E., 298.96 feet; thence N, 90°00'00" E., 333.11 feet; thence N, 90°00'00" E., 9.66 feet; thence S, 79°08'33" E., 64.43 feet; thence 53.27 feet in a Southwesterly direction along a tangent curve turning to the left, having a central angle of 92°29'50", with a radius of 33.00 feet, having a chord bearing of S, 54°36'32" W, and a chord distance of 47.67 feet; thence S, 08°21'37" W., 19.85 feet; thence 8.46 feet in a Southerly direction along a tangent curve turning to the left, having a central angle of 08°21'37", with a radius of 58.00 feet, having a chord bearing of S, 04°10'49" W, and a chord distance of 8.46 feet; thence S, 00°00'00" E., 10.19 feet; thence S, 89°27'34" E., 643.66 feet; thence 9.64 feet in a Easterly direction along a non-tangent curve turning to the right, having a central angle of 42°29'14", with a radius of 13.00 feet, having a chord bearing of N, 70°04'58" E, and a chord distance of 9.42 feet; thence S, 88°59'00" E., 31.63 feet; thence 88.22 feet in a Southeasterly direction along a tangent curve turning to the right, having a central angle of 64°48'04", with a radius of 78.00 feet, having a chord bearing of S, 56°34'58" E, and a chord distance of 83.59 feet; thence S, 22°55'47" E., 16.31 feet; thence 324.83 feet in a Southerly direction along a non-tangent curve turning to the right, having a central angle of 03°23'15", with a radius of 5494.06 feet, having a chord bearing of S, 11°35'21" E, and a chord distance of 324.78 feet; thence S, 09°34'22" E., 62.28 feet; thence S, 08°56'45" E., 58.09 feet; thence 137.14 feet in a Southwesterly direction along a non-tangent curve turning to the right, having a central angle of 99°02'45", with a radius of 79.33 feet, having a chord bearing of S, 40°52'46" W, and a chord distance of 120.69 feet; thence N, 89°35'51" W., 57.88 feet; thence N, 66°09'15" W., 451.90 feet; thence 370.40 feet in a Westerly direction along a non-tangent curve turning to the left, having a central angle of 21°39'51", with a radius of 979.60 feet, having a chord bearing of N, 78°41'41" W, and a chord distance of 368.20 feet; thence N, 89°31'37" W., 1910.72 feet; thence S, 85°36'38" W., 117.96 feet; thence N, 89°31'37" W., 133.03 feet; thence N, 84°44'03" W., 162.38 feet; to the **POINT OF BEGINNING**

**TOGETHER WITH AREA 2:**

A tract of land located in Section 29, Township 28 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

**COMMENCING** at a Northwest corner of TRACT A, aforesaid plat of MOTOR ENCLAVE PHASE 1, thence N, 55017600'16" W., 632.95 feet to the **POINT OF BEGINNING**, thence S, 46°17'33" W., 28.59 feet; thence 60.64 feet in a Westerly direction along a tangent curve turning to the right, having a central angle of 124°04'43", with a radius of 28.00 feet, having a chord bearing of N, 71°40'06" W, and a chord distance of 49.46 feet; thence N, 09°37'45" W., 40.35 feet; thence N, 80°22'15" E., 16.67 feet; thence N, 09°37'45" W., 73.34 feet; thence S, 80°22'15" W., 16.67 feet; thence N, 09°37'45" W., 28.09 feet; thence 54.08 feet in a Northeasterly direction along a tangent curve turning to the right, having a central angle of 110°39'33", with a radius of 28.00 feet, having a chord bearing of N, 45°42'02" E, and a chord distance of 46.06 feet; thence S, 78°58'12" E., 6.27 feet; thence S, 11°01'48" W., 16.67 feet; thence S, 78°58'12" E., 120.34 feet; thence N, 11°01'48" E., 16.67 feet; thence S, 78°58'12" E., 36.53 feet; thence 39.35 feet in a Southerly direction along a tangent curve turning to the right, having a central angle of 125°15'45", with a radius of 18.00 feet, having a chord bearing of S, 16°20'20" E, and a chord distance of 31.97 feet; thence S, 46°17'33" W., 25.86 feet; thence N, 43°42'27" W., 16.67 feet; thence S, 46°17'33" W., 127.34 feet; thence S, 43°42'27" E., 16.67 feet to the **POINT OF BEGINNING**.

The Description hereon is not valid without the accompanying sketch shown on Sheet 4

Survey History			Surveyor's Certificate	Motor Enclave Phase 1	 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325	
Date	Description	By	See Sheet 1 for Surveyor's Certificate	Wet Zone Survey Prepared for: The Motor Enclave Tampa Land Holdings LLC Sections 29 & 30 Township 28 South Range 20 East Hillsborough County, FL.		
	CONTINUED ON SHEET 3 OF 7					



6.0 PROPOSED WET ZONE SURVEY (Page 3)

WET ZONE SURVEY 4-COP

DESCRIPTION CONTINUED:

LESS & EXCEPT

A tract of land located in Section 29 & 30, Township 28 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:


COMMENCE at the Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of said Section 30, thence N, 31°55'42" E., 355.60 feet; to the Southwesterly corner aforesaid TRACT A, aforesaid plat of MOTOR ENCLAVE PHASE 1; thence N, 48°33'27" E., 535.70 feet to the POINT OF BEGINNING, thence 247.89 feet in a Northerly direction along a non-tangent curve turning to the right, having a central angle of 42°31'43", with a radius of 333.96 feet, having a chord bearing of N, 21°12'35" W, and a chord distance of 242.24 feet; thence N, 00°03'16" E., 168.81 feet; thence 76.34 feet in a Northerly direction along a tangent curve turning to the right, having a central angle of 07°56'58", with a radius of 550.19 feet, having a chord bearing of N, 04°01'46" E, and a chord distance of 76.28 feet; thence 326.09 feet in a Northeasterly direction along a compound curve turning to the right, having a central angle of 81°21'11", with a radius of 229.66 feet, having a chord bearing of N, 48°40'50" E, and a chord distance of 299.38 feet; thence 145.33 feet in a Easterly direction along a compound curve turning to the right, having a central angle of 09°53'31", with a radius of 841.78 feet, having a chord bearing of S, 85°41'49" E, and a chord distance of 145.15 feet; thence S, 80°45'04" E., 231.85 feet; thence 233.01 feet in a Southeasterly direction along a tangent curve turning to the right, having a central angle of 46°44'32", with a radius of 285.52 feet, having a chord bearing of S, 57°22'48" E, and a chord distance of 226.80 feet; thence 205.61 feet in a Southerly direction along a compound curve turning to the right, having a central angle of 32°59'24", with a radius of 357.09 feet, having a chord bearing of S, 17°30'50" E, and a chord distance of 202.78 feet; thence 58.30 feet in a Southerly direction along a non-tangent curve turning to the right, having a central angle of 11°09'54", with a radius of 299.19 feet, having a chord bearing of S, 04°01'06" W, and a chord distance of 58.21 feet; thence S, 09°36'03" W., 197.01 feet; thence 14.86 feet in a Southerly direction along a tangent curve turning to the right, having a central angle of 05°35'26", with a radius of 152.30 feet, having a chord bearing of S, 12°23'46" W, and a chord distance of 14.85 feet; thence 66.67 feet in a Southerly direction along a reverse tangent curve turning to the left, having a central angle of 15°03'42", with a radius of 261.22 feet, having a chord bearing of S, 07°39'38" W, and a chord distance of 66.47 feet; thence S, 00°07'47" W., 158.19 feet; thence N, 89°52'13" W., 64.46 feet; thence 99.28 feet in a Northerly direction along a non-tangent curve turning to the right, having a central angle of 03°14'47", with a radius of 1752.21 feet, having a chord bearing of N, 00°06'54" E, and a chord distance of 99.27 feet; thence 33.86 feet in a Northerly direction along a reverse tangent curve turning to the left, having a central angle of 18°39'21", with a radius of 103.95 feet, having a chord bearing of N, 07°35'23" W, and a chord distance of 33.70 feet; thence N, 16°55'04" W., 106.79 feet; thence S, 73°04'56" W., 265.19 feet; thence 113.52 feet in a Westerly direction along a tangent curve turning to the right, having a central angle of 17°23'27", with a radius of 374.00 feet, having a chord bearing of S, 81°46'40" W, and a chord distance of 113.08 feet; thence N, 89°31'37" W., 151.47 feet; thence 114.51 feet in a Northwesterly direction along a tangent curve turning to the right, having a central angle of 47°03'10", with a radius of 139.44 feet, having a chord bearing of N, 66°00'02" W, and a chord distance of 111.32 feet to the POINT OF BEGINNING.

Containing 29.28 acres more or less.

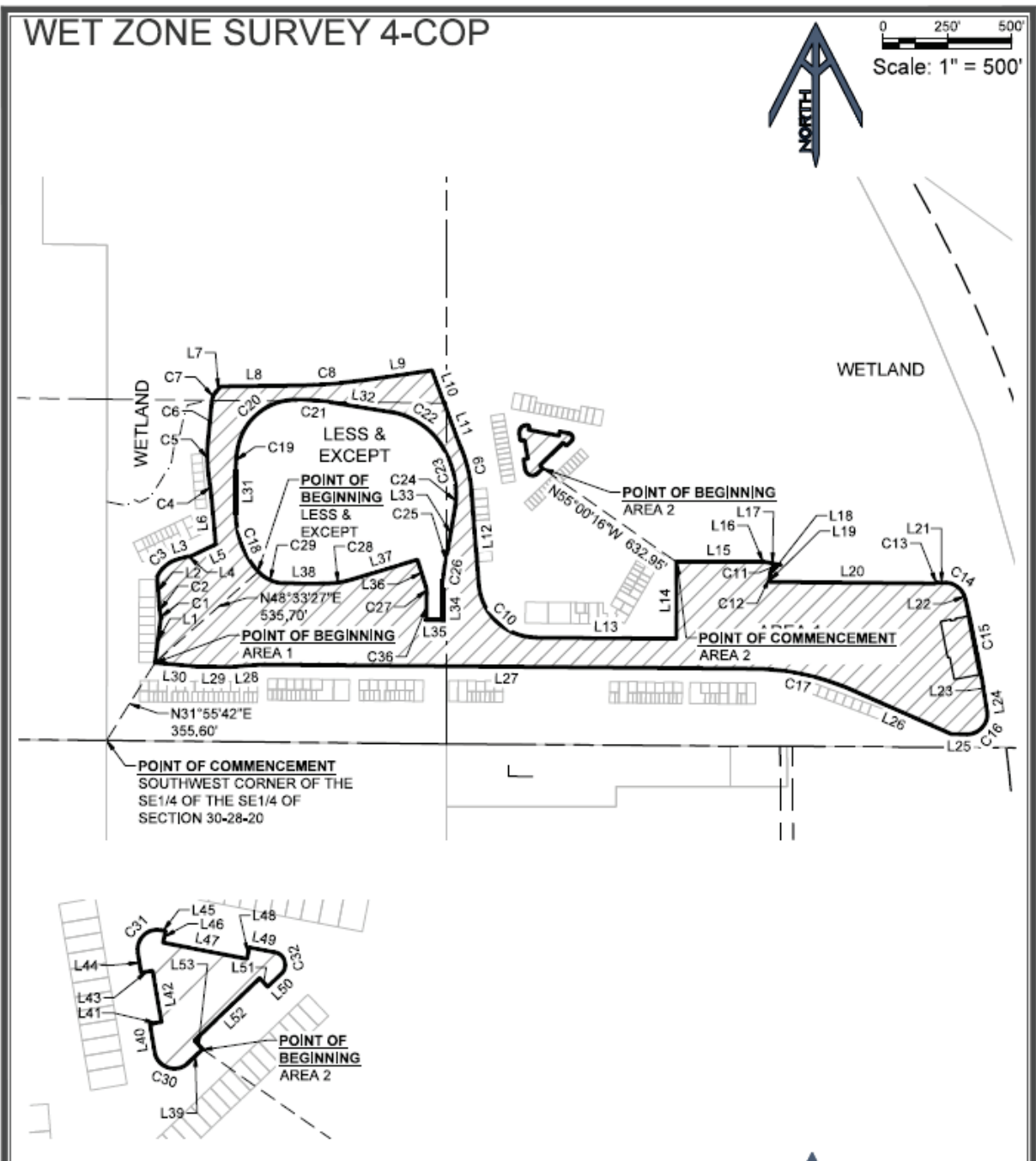
CERTIFICATION:


This is to certify that a visual inspection has been made of all property for the following existing community uses: church/synagogues, schools, child care centers, public libraries, community recreational facilities and parks within 500- straight-line distance from the proposed site. A visual inspection of the apparent proposed special use permitted site from residentially zoned property has been made and is indicated in a straight-line distance as required for the specific alcoholic beverage permit classification. In the case where an Alcoholic Beverage Permit classification requires that certain types of existing alcoholic beverage uses within a 1,000-foot, straight-line distance from the proposed site be indicated as defined in the Land Development Code, a visual inspection has been made and the findings are indicated on the survey.

The Description hereon is not valid without the accompanying sketch shown on Sheet 4

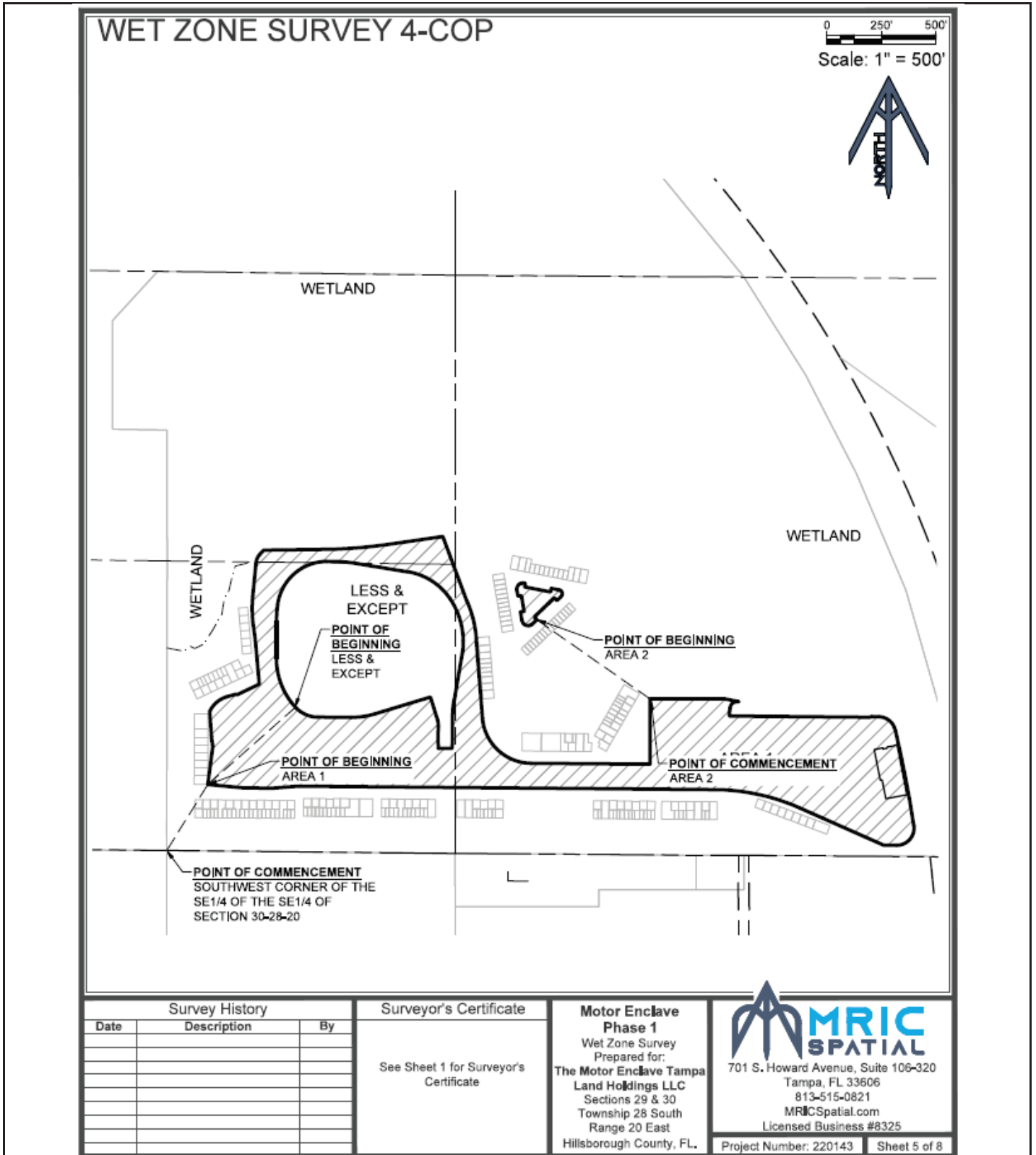
Survey History			Surveyor's Certificate	Motor Enclave Phase 1 Wet Zone Survey Prepared for: The Motor Enclave Tampa Land Holdings LLC Sections 29 & 30 Township 28 South Range 20 East Hillsborough County, FL.	 MRIC SPATIAL 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325
Date	Description	By			
			See Sheet 1 for Surveyor's Certificate		Project Number: 220143   Sheet 3 of 8

6.0 PROPOSED WET ZONE SURVEY (Page 4)



Survey History			Surveyor's Certificate	Motor Enclave Phase 1 Wet Zone Survey Prepared for: The Motor Enclave Tampa Land Holdings LLC Sections 29 & 30 Township 28 South Range 20 East Hillsborough County, FL.	 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325
Date	Description	By			
			See Sheet 1 for Surveyor's Certificate	Project Number: 220143	Sheet 4 of 8

6.0 PROPOSED WET ZONE SURVEY (Page 5)



Survey History		
Date	Description	By

Surveyor's Certificate

See Sheet 1 for Surveyor's Certificate

**Motor Enclave Phase 1**  
 Wet Zone Survey  
 Prepared for:  
**The Motor Enclave Tampa Land Holdings LLC**  
 Sections 29 & 30  
 Township 28 South  
 Range 20 East  
 Hillsborough County, FL.



701 S. Howard Avenue, Suite 106-320  
 Tampa, FL 33606  
 813-515-0821  
 MRICSpatial.com  
 Licensed Business #8325

Project Number: 220143 | Sheet 5 of 8

6.0 PROPOSED WET ZONE SURVEY (Page 6)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N07°32'47"E	174.95'
L2	N03°50'43"W	113.41'
L3	N74°31'47"E	47.57'
L4	S40°05'35"E	3.98'
L5	N64°43'22"E	113.85'
L6	N04°59'41"W	176.11'
L7	N41°42'13"E	27.92'
L8	N89°21'55"E	262.04'
L9	N81°46'46"E	255.92'
L10	S20°26'11"E	153.11'
L11	S20°26'11"E	165.26'
L12	S04°31'09"E	366.75'
L13	S89°31'36"E	544.78'
L14	N00°00'00"E	298.96'
L15	N90°00'00"E	333.11'
L16	N90°00'00"E	9.66'
L17	S79°08'33"E	64.43'
L18	S08°21'37"W	19.86'
L19	S00°00'00"E	10.19'
L20	S89°27'34"E	643.66'
L21	S88°59'00"E	31.63'
L22	S22°55'47"E	16.31'
L23	S09°34'22"E	62.28'
L24	S08°56'45"E	58.09'
L25	N89°35'51"W	57.88'
L26	N66°09'15"W	451.90'
L27	N89°31'37"W	1910.72'
L28	S85°36'38"W	117.96'
L29	N89°31'37"W	133.03'
L30	N84°44'03"W	162.38'
L31	N00°03'16"E	168.81'
L32	S80°45'04"E	231.86'
L33	S09°36'03"W	197.01'
L34	S00°07'47"W	158.19'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L35	N89°52'13"W	64.46'
L36	N16°56'04"W	106.79'
L37	S73°04'56"W	265.19'
L38	N89°31'37"W	151.47'
L39	S46°17'33"W	28.59'
L40	N09°37'45"W	40.35'
L41	N80°22'15"E	16.67'
L42	N09°37'45"W	73.34'
L43	S80°22'15"W	16.67'
L44	N09°37'45"W	28.09'
L45	S78°58'12"E	6.27'
L46	S11°01'48"W	16.67'
L47	S78°58'12"E	120.34'
L48	N11°01'48"E	16.67'
L49	S78°58'12"E	36.53'
L50	S46°17'33"W	25.86'
L51	N43°42'27"W	16.67'
L52	S46°17'33"W	127.34'
L53	S43°42'27"E	16.67'

Survey History		
Date	Description	By

Surveyor's Certificate

See Sheet 1 for Surveyor's Certificate

**Motor Enclave Phase 1**  
 Wet Zone Survey  
 Prepared for:  
**The Motor Enclave Tampa Land Holdings LLC**  
 Sections 29 & 30  
 Township 28 South  
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Project Number: 220143 | Sheet 6 of 8

6.0 PROPOSED WET ZONE SURVEY (Page 7)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	10.49'	73.59'	008°10'14"	N07°29'43"W	10.49'
C2	39.66'	312.10'	007°16'53"	N07°29'10"W	39.64'
C3	102.74'	127.92'	046°01'00"	N49°06'42"E	100.00'
C4	95.57'	1536.64'	003°33'48"	N07°26'42"W	95.55'
C5	132.49'	580.99'	013°03'58"	N00°59'39"W	132.21'
C6	154.26'	5522.28'	001°36'02"	N05°32'00"E	154.26'
C7	42.21'	65.62'	036°51'11"	N23°16'37"E	41.48'
C8	306.90'	2206.84'	007°58'05"	N85°45'48"E	306.65'
C9	173.48'	526.06'	018°53'41"	S13°58'04"E	172.70'
C10	333.83'	225.00'	085°00'32"	S47°01'21"E	304.04'
C11	53.27'	33.00'	092°29'50"	S54°36'32"W	47.67'
C12	8.46'	58.00'	008°21'37"	S04°10'49"W	8.46'
C13	9.64'	13.00'	042°29'14"	N70°04'58"E	9.42'
C14	88.22'	78.00'	064°48'04"	S56°34'58"E	83.59'
C15	324.83'	5494.06'	003°23'15"	S11°35'21"E	324.78'
C16	137.14'	79.33'	099°02'45"	S40°52'46"W	120.69'
C17	370.40'	979.60'	021°39'51"	N78°41'41"W	368.20'
C18	247.89'	333.96'	042°31'43"	N21°12'35"W	242.24'
C19	76.34'	550.19'	007°56'58"	N04°01'46"E	76.28'
C20	326.09'	229.66'	081°21'11"	N48°40'50"E	299.38'
C21	145.33'	841.78'	009°53'31"	S85°41'49"E	145.15'
C22	233.01'	285.62'	046°44'32"	S57°22'48"E	226.60'
C23	205.61'	357.09'	032°59'24"	S17°30'50"E	202.78'
C24	58.30'	299.19'	011°09'54"	S04°01'06"W	58.21'
C25	14.86'	152.30'	005°35'26"	S12°23'46"W	14.85'
C26	68.67'	261.22'	015°03'42"	S07°39'38"W	68.47'
C27	33.85'	103.95'	018°39'21"	N07°35'23"W	33.70'
C28	113.52'	374.00'	017°23'27"	S81°46'40"W	113.08'
C29	114.51'	139.44'	047°03'10"	N66°00'02"W	111.32'
C30	60.64'	28.00'	124°04'43"	N71°40'06"W	49.46'
C31	54.08'	28.00'	110°39'33"	N45°42'02"E	46.06'
C32	39.35'	18.00'	125°15'45"	S16°20'20"E	31.97'
C36	99.28'	1752.21'	003°14'47"	N00°06'54"E	99.27'

Survey History		
Date	Description	By

Surveyor's Certificate

See Sheet 1 for Surveyor's Certificate

**Motor Enclave Phase 1**  
 Wet Zone Survey  
 Prepared for:  
**The Motor Enclave Tampa Land Holdings LLC**  
 Sections 29 & 30  
 Township 28 South  
 Range 20 East  
 Hillsborough County, FL.



701 S. Howard Avenue, Suite 106-320  
 Tampa, FL 33606  
 813-515-0821  
 MRICSpatial.com  
 Licensed Business #8325

Project Number: 220143 | Sheet 7 of 8

**6.0 PROPOSED WET ZONE SURVEY (Page 8)**

## WET ZONE SURVEY 4-COP

### Measurement Table and Notes

- 1** New Life Tabernacle United  
 6912 Williams Rd, Seffner, FL 33584  
 Zoned "AR"  
 908 feet to building  
 409' from multi-purpose building to southwestern property line.
- 2** NLT Academy  
 6912 Williams Rd, Seffner, FL 33584  
 Zoned "AR"  
 1049 feet

WET ZONE AREA


EVENT CENTER FLOOR AREA : 22,700 S.F. ±  
 POOL BUILDING/BAR AREA: 982 S.F. ±  
 OUTDOOR EVENT SPACE AREA: 1,251,541 S.F. ±  
 TOTAL WET ZONE AREA: 1,275,223 S.F. ±

Notes:

The minimum distance between the area to be wet-zoned and any residentially zoned property boundary line is 286 feet.

There is a zoning lot containing a community use (schools, child care centers, public libraries, community recreational facilities, churches, synagogues and parks) within 500 feet of the area to be wet-zoned.

- Site Name--**
- Site Address--**
- Site Zoning--**
- Straight Line Distance--**

Survey History			Surveyor's Certificate	Motor Enclave Phase 1	 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325
Date	Description	By	See Sheet 1 for Surveyor's Certificate	Prepared for:	
				The Motor Enclave Tampa Land Holdings LLC Sections 29 & 30 Township 28 South Range 20 East Hillsborough County, FL.	



# Additional / Revised Information Sheet

Office Use Only		
Application Number:	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: SU-AB24-0275 Applicant's Name: The Motor Endave Tampa LLC  
 Reviewing Planner's Name: Carolanne Peddle Date: 1/29/24

Application Type:

Planned Development (PD)  
  Minor Modification/Personal Appearance (PRS)  
  Standard Rezoning (RZ)  
 Variance (VAR)  
  Development of Regional Impact (DRI)  
  Major Modification (MM)  
 Special Use (SU)  
  Conditional Use (CU)  
  Other \_\_\_\_\_

Current Hearing Date (if applicable): 02/26/2024

### Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project?     Yes     No  
 If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project?     Yes     No  
 If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**  
[ZoningIntake-DSD@hcfgov.net](mailto:ZoningIntake-DSD@hcfgov.net)

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcfgov.net](mailto:ZoningIntake-DSD@hcfgov.net).

***I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.***

  
 \_\_\_\_\_  
 Signature

1/29/24  
 \_\_\_\_\_  
 Date



**Hillsborough  
County Florida**  
Development Services

# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

**Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?**    Yes    No

I hereby confirm that the material submitted with application \_\_\_\_\_

Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature:  \_\_\_\_\_  
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_





# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
----------	----------------

- 1  **Cover Letter\*\*** If adding or removing land from the project site, the final list of folios must be included
- 2  **Revised Application Form\*\***
- 3  **Copy of Current Deed\*** Must be provided for any new folio(s) being added
- 4  **Affidavit to Authorize Agent\*** (If Applicable) Must be provided for any new folio(s) being added
- 5  **Sunbiz Form\*** (If Applicable) Must be provided for any new folio(s) being added
- 6  **Property Information Sheet\*\***
- 7  **Legal Description of the Subject Site\*\***
- 8  **Close Proximity Property Owners List\*\***
- 9  **Site Plan\*\*** All changes on the site plan must be listed in detail in the Cover Letter.
- 10  **Survey**
- 11  **Wet Zone Survey**
- 12  **General Development Plan**
- 13  **Project Description/Written Statement**
- 14  **Design Exception and Administrative Variance requests/approvals**
- 15  **Variance Criteria Response**
- 16  **Copy of Code Enforcement or Building Violation**
- 17  **Transportation Analysis**
- 18  **Sign-off form**
- 19  **Other Documents** (please describe):

Certified Site Plan for 15-0473.

\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

\*\*Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

**P. Colin Rice**  
*Attorney*

crice@olderlundylaw.com  
Tampa (813) 254-8998



January 29, 2024

Hillsborough County Zoning Intake  
Attn: Carolanne Peddle  
Zoning Intake  
Hillsborough County  
601 E. Kennedy Blvd.  
Tampa, FL 33602  
ZoningIntake-DSD@HillsboroughCounty.org

SU-AB 24-0275

Cover Letter – Revised Submittal

Dear Development Services:

Please find the following documents enclosed:

1.  Revised Information Sheet;
2.  Identification of Sensitive/Protected Information and Acknowledgment of Public Records;
3.  Supplemental Narrative;
4.  Revised Wet Zoning Survey;
5.  Revised Site Plan;
6.  Certified Site Plan for Zoning Approval No. 15-0473.

The Revised Site Plan includes the following changes:

1.  Property lines added;
2.  Depict distance from multi-purpose building to property line of Folio 062530-0000 (containing community use structure);
3.  Wet Zone Survey Measurement Table and Notes amended to indicate there is a zoning lot containing a community use within 500 feet of the area to be wet-zoned;
4.  All garage units excluded from wet-zoned area;
5.  All wetland areas excluded from wet-zoned area.

Respectfully,

//s// Colin Rice

P. Colin Rice  
Older Lundy Koch & Martino

**P. Colin Rice**  
*Attorney*

crice@olderlundylaw.com  
Tampa (813) 254-8998



January 29, 2024

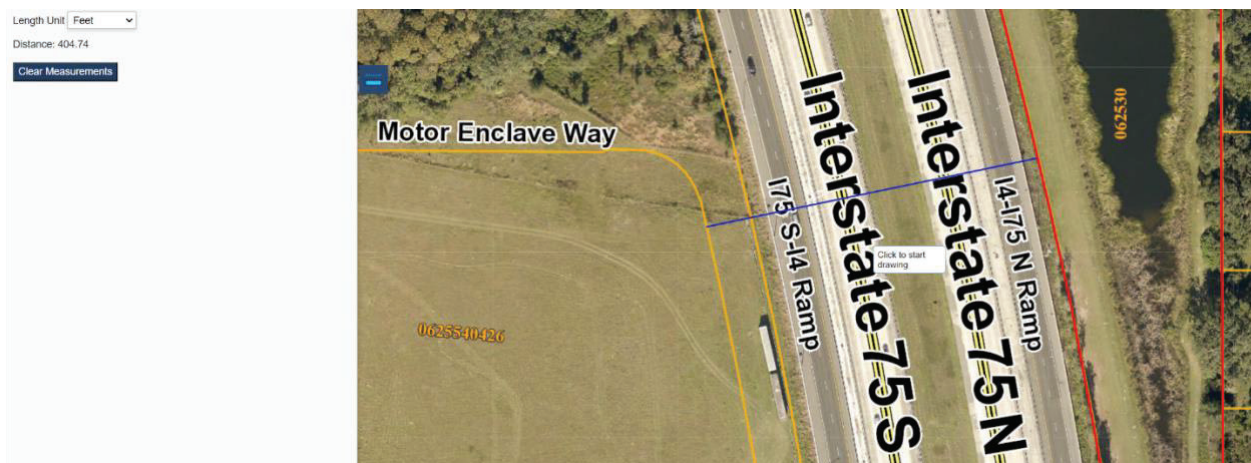
Hillsborough County Zoning Intake  
Attn: Carolanne Peddle  
Zoning Intake  
Hillsborough County  
601 E. Kennedy Blvd.  
Tampa, FL 33602  
ZoningIntake-DSD@HillsboroughCounty.org

SU-AB 24-0275

Supplemental Narrative

Our firm represents The Motor Enclave Tampa Land Holdings LLC and The Motor Enclave Tampa, LLC. Please accept this supplemental narrative providing additional explanation about the special and unique circumstances associated with this request such that the specified distance requirement is negated.

This request would not require any distance separation waiver apart from the proximity of the multi-purpose building to the southwestern-most property line of Folio 062530-0000, which is 409 feet away at its closest point (See also Revised Wet Zoning Survey):



**Tampa Office**  
1000 West Cass St.  
Tampa, FL 33606

**Clearwater Office**  
200 N. Garden Ave., Ste. A  
Clearwater, FL 33755

**Wesley Chapel Office**  
24714 State Road 54  
Lutz, FL 33559

**Trinity Office**  
2947 Defuniak St.  
Trinity, FL 34655

**24-0275**

**P. Colin Rice**  
*Attorney*

crice@olderlundylaw.com  
Tampa (813) 254-8998

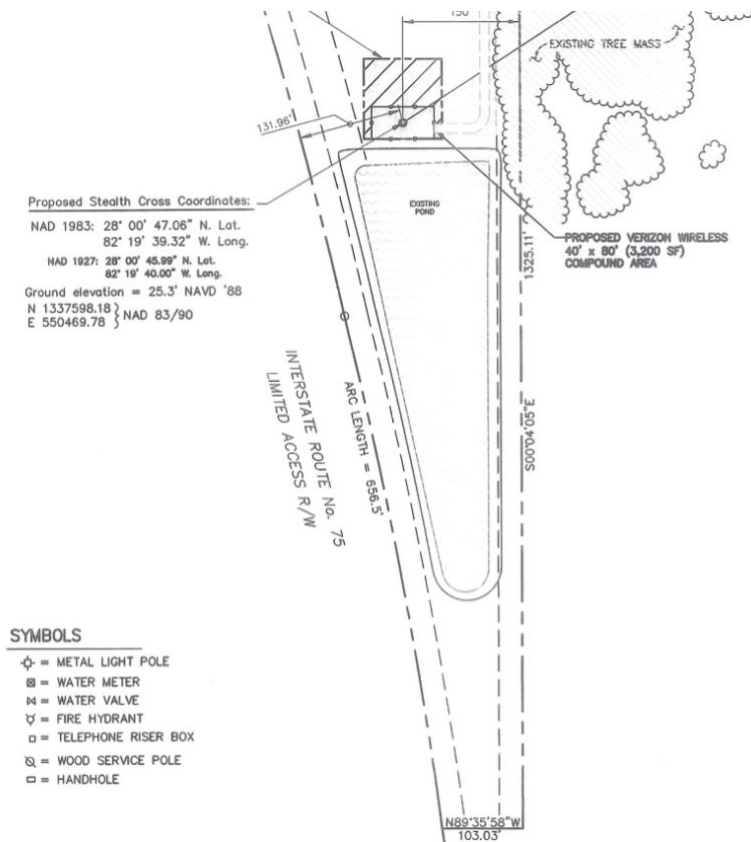


The specific use at issue in this instance is the New Life Tabernacle United Church located at 6912 Williams Rd., Seffner, FL. It must be noted that Part 12.01.00 of Article XII (“Definitions”) limits the definition of “church/synagogue” to ***buildings***, not parcels (emphasis added):

“**Church/Synagogue:** Tax exempt *buildings* used for non-profit purposes by a recognized and legally established sect for purpose of worship, including *buildings* utilized for religious education, such as Bible study classes, when operated by such church/synagogue.”

Under this reading of the applicable land development regulations, the Church structure is 908 away from the nearest area proposed for wet-zoning.

Nonetheless, the zoning lot comprised of Folio 062530-0000 extends in linear fashion along the eastern border of Interstate-75 and the portion within 500’ of the proposed wet zoning serves as home to a stormwater retention pond and cellular tower consistent with Zoning Approval 15-0473 (Full Zoning Approval Submitted herewith):



Tampa Office  
1000 West Cass St.  
Tampa, FL 33606

Clearwater Office  
200 N. Garden Ave., Ste. A  
Clearwater, FL 33755

Wesley Chapel Office  
24714 State Road 54  
Lutz, FL 33559

Trinity Office  
2947 Defuniak St.  
Trinity, FL 34655

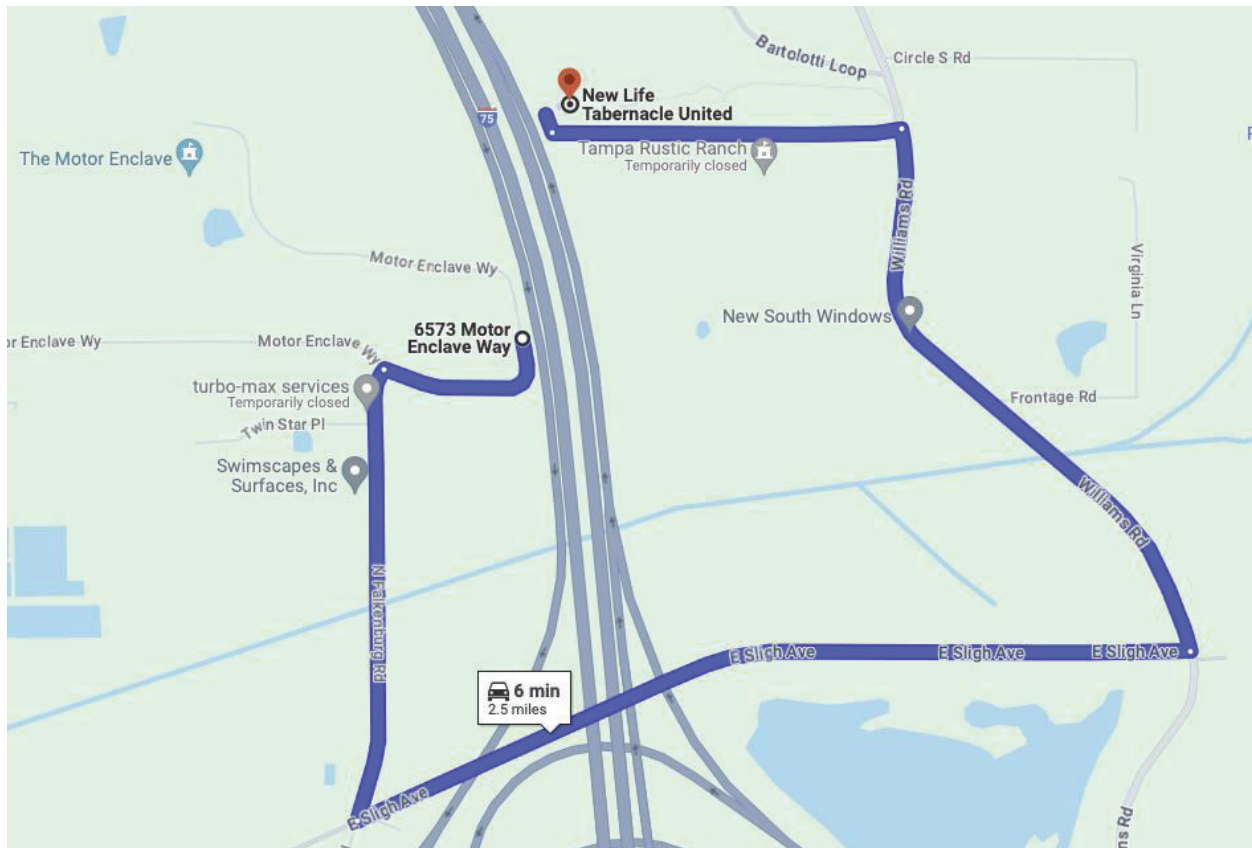
**P. Colin Rice**  
*Attorney*

crice@olderlundylaw.com  
Tampa (813) 254-8998



The distance separation requirements are intended to safeguard against negative impacts on surrounding land uses. The Land Use Hearing Officer is empowered to consider whether certain unique circumstances exist such that the necessity for the specified distance requirement is negated. See Sec. 6.11.11(E)(3), Land Development Code.

The proposed wet zoning is naturally buffered from any and all uses to the east by the presence of an interstate highway, which, directly adjacent to the subject site, features: six travel lanes; two protective shoulders; a grassed-median; and four lanes of on/off ramps. Each of these aforementioned features is separated by some form of fence, wall or guard rail. It is literally impossible (not to mention illegal) for a pedestrian to walk in a straight line from Motor Enclave Tampa to New Life Tabernacle United Church. If one were to walk/drive from Motor Enclave to the Church, it would take approximately 6 minutes and 2.5 actual miles of travel:



**Tampa Office**  
1000 West Cass St.  
Tampa, FL 33606

**Clearwater Office**  
200 N. Garden Ave., Ste. A  
Clearwater, FL 33755

**Wesley Chapel Office**  
24714 State Road 54  
Lutz, FL 33559

**Trinity Office**  
2947 Defuniak St.  
Trinity, FL 34655

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*Attorney*

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Tampa (813) 254-8998



The Land Development Code clearly does not contemplate that the type of spatial relationship between Motor Enclave and the Church uses are situated in such a fashion as to introduce any actual incompatible impacts. The church is functionally miles away and will be in no way adversely impacted by the proposed wet-zoning. Applicant respectfully requests that this lone waiver be granted.

Respectfully,

//s// Colin Rice  
P. Colin Rice  
Older Lundy Koch & Martino

This instrument prepared by:

Ted R. Tamargo, Esquire  
Buchanan Ingersoll & Rooney PC  
401 E. Jackson Street, Suite 2400  
Tampa, Florida 33602

[Space Above This Line for Recording Data]

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 15<sup>th</sup> day of April, 2021, by **EAST SIDE DAIRY INC.**, a Florida corporation ("**Grantor**"), whose address is 10825 Bartolotti Loop, Seffner, FL 33584, and delivered to **THE MOTOR ENCLAVE TAMPA LAND HOLDINGS LLC**, a Florida limited liability company ("**Grantee**"), whose address is 30665 Northwestern Highway, Suite 200, Farmington Hills, Michigan 48334. (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations and other entities.)

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, transfer and convey unto Grantee forever, the following described land in Hillsborough County, Florida (the "**Property**"):

See **Exhibit "A"** attached hereto and incorporated herein by reference.

A portion of Tax Parcel/Folio No: 62529-0000

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

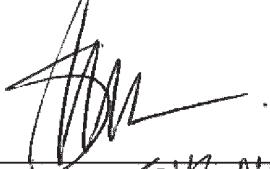
SUBJECT TO those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"), but this statement is not intended to and shall not be construed to reimpose any such matters.

Grantor hereby covenants with Grantee that, except for the Permitted Exceptions, at the time of the delivery of this Deed, the Property was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title to the Property against the lawful claims and demands of all persons whomsoever lawfully claiming by, through or under Grantor herein, but against none other.

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

WITNESSES:

EAST SIDE DAIRY INC.,  
a Florida corporation

  
Print Name: Suzanne Lam

By:   
Richard E. Bartolotti, President

  
Print Name: Brandon Evans

STATE OF CALIFORNIA )  
 )ss.  
COUNTY OF SAN DIEGO

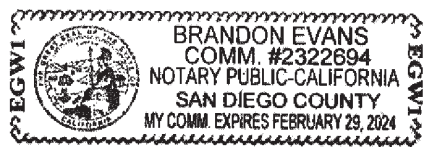
On 4-13-2021 before me, Brandon Evans, Notary Public  
(insert name and title of the officer)

personally appeared Richard E Bartolotti,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument  
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





**EXHIBIT "A"**

(Legal Description)

The North 1/2 of the Southeast ¼ AND the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 28 South, Range 20 East, Hillsborough County, Florida, LESS AND EXCEPT that part of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 28 South, Range 20 East, Hillsborough County, Florida, more particularly described as follows: Commence at the Southeast corner of Section 30, Township 28 South, Range 20 East, thence run North 89°22'15" West, (bearings based on Florida Department of Transportation Right-of-Way Map Section 10075-2416 Transverse Mercator (sic) West Zone of Florida), a distance of 1320.71 feet; thence North 00°03'23" East, a distance of 1326.28 feet to the POINT OF BEGINNING; run thence North 89°19'44" West, a distance of 1320.64 feet; thence North 00°07'37" East, a distance of 1327.61 feet; thence South 89°16'37" East, a distance of 1274.50 feet; thence South 42°34'37" West, a distance of 305.26 feet; thence South 00°07'37" West, a distance of 499.16 feet; thence South 89°18'10" East, a distance of 250.00 feet; thence South 00°00'45" West, a distance of 600.00 feet to the POINT OF BEGINNING.

AND

That part of the Southwest 1/4 of Section 29, Township 28 South, Range 20 East, Hillsborough County, Florida, lying Southwesterly of the Westerly right of way of State Road 93-A (I-75).

**EXHIBIT "B"**

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Easements as set forth in Order of Taking recorded in Official Records Book 728, Page 609.
3. Easements in favor of Florida Gas Transmission Company, as set forth in instrument recorded in Official Records Book 1581, Page 106.
4. Drainage Easement as set forth in Order of Taking recorded in Official Records Book 3780, Page 1144.
5. Ordinance No. 523 as recorded in Official Records Book 4401, Page 809.
6. Communication Easement in favor of Verizon Florida LLC recorded in Official Records Book 21214, Page 470.
7. Matters disclosed by Survey prepared by Stantec Consulting Services Inc., dated 4/14/21, under Project #215615848, as follows: various types of fencing with various heights meandering on, inside and outside all boundary lines of the subject property.

Note: All recording references above are to the Public Records of Hillsborough County, Florida.



# Property/Applicant/Owner Information Form

### Official Use Only

Application No: \_\_\_\_\_ Intake Date: \_\_\_\_\_  
 Hearing(s) and type: Date: \_\_\_\_\_ Type: \_\_\_\_\_ Receipt Number: \_\_\_\_\_  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: \_\_\_\_\_

### Property Information

Address: 6500 Motor Enclave Way, Building E City/State/Zip: Tampa, FL 33610  
 TWN-RN-SEC: 29-28-20 Folio(s): 62554-0426 Zoning: PD 20-1148 Future Land Use: LI-P Property Size: 29.28 acres

### Property Owner Information

Name: The Motor Enclave Tampa Land Holdings LLC Daytime Phone 877-836-2528  
 Address: 6500 Motor Enclave Way, Unit 517 City/State/Zip: Tampa, FL 33610  
 Email: info@themotorenclave.com Fax Number \_\_\_\_\_


### Applicant Information

Name: The Motor Enclave Tampa LLC Daytime Phone 877-836-2528  
 Address: 6500 Motor Enclave Way, Unit 517 City/State/Zip: Tampa, FL 33610  
 Email: info@themotorenclave.com Fax Number \_\_\_\_\_

### Applicant's Representative (if different than above)

Name: P. Colin Rice, David B. Singer; Older, Lundy, Koch & Martino Daytime Phone 813-254-8998  
 Address: 1000 W. Cass Street City/State/Zip: Tampa, FL 33606  
 Email: crice@olderlundylaw.com; dsinger@olderlundylaw.com Fax Number 813-839-4411

**I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.**

  
 \_\_\_\_\_  
 Signature of the Applicant

P. Colin Rice (Agent)  
 \_\_\_\_\_  
 Type or print name

**I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.**

\_\_\_\_\_  
 Signature of the Owner(s) – (All parties on the deed must sign)

\_\_\_\_\_  
 Type or print name

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