

# \$100 million Motor Enclave, with garage condos and a performance track, gets green light from Hillsborough County

Commercial Real Estate

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The Motor Enclave, a \$100 million development that includes garage condominiums and a performance track, is set to begin construction on farmland near Tampa Executive Airport after receiving its final approval from Hillsborough County.

Commissioners on Thursday evening unanimously approved the Motor Enclave, a phased development to be built over five years that includes the condos, performance track, an off-road track and 35,000-square-foot corporate events center. With the approval in place, Michigan developer Brad Oleshansky will now close on 200 acres that was previously the East Side Dairy, owned by the Bartolotti family.

Construction should begin in April; it's set to open in June 2022. Construction Services Inc., helmed by Tampa performance car enthusiast Fred Lay, has been chosen as the general contractor. Dave Kemper is leading civil engineering for Stantec on the project, with Adam Carnegie and Alexia Rotberg serving as the land use planners. Philip Erbland of S&ME is the geotechnical and environmental engineer. Architect Ken VanTine of Inform Studio designed the project. Frank Hearn of Mechanik Nuccio Hearn & Wester is the environmental attorney, and former Hillsborough County commissioner Mark Sharpe is handling community relations.

Scott Sutek of Davis Tucker Group has been hired as construction supervisor and owner's representative.

"This is going to be an incredible project here in Hillsborough County," said David Singer, a partner with Shumaker Loop & Kendrick LLC who represents Oleshansky. "It is well-planned, impeccably designed and its proximity to the Tampa Executive Airport will make our community a destination for auto enthusiasts from around the country. The wow factor of the Tampa Motor Enclave is going to be very impressive."

