



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #254 - SARASOTA BRADENTON INTERNATIONAL AIRPORT MANATEE & SARASOTA COUNTIES AND CITY OF SARASOTA

On June 13, 2005, the Manatee County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Ordinance No. 05-35. The Ordinance reflects an amendment adopted by the County on May 24, 2005.

#### BACKGROUND

On January 11, 2005, the Manatee County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Ordinance No. 04-34, a Development Order adopted on December 14, 2004. The “amended and restated” Development Order authorizes: modification and alteration of the phasing schedule; addition of 16.86 acres to the project to consist of a variety of uses; and recognition of a Land Use Equivalency Matrix for outparcel development. The summary of the project, the associated entitlements and Development Order requirements are highlighted below.

The project is situated on 1,123.45 airport-owned acres. Although inaccurately identified in the Development Order, 794.01 of these acres are located in Manatee County, 234.16 acres in Sarasota County and 95.28 in the City of Sarasota. All but one of the six “outparcels” are located within Manatee County. The entire DRI site is located east of U.S. 41, west of U.S. 301/Washington Boulevard, north of University Parkway and generally south of Tallevast Road. The Manatee County portion (TBRPC jurisdiction), is generally bounded on the north by Tallevast Road; on the east by S.R. 683 (a.k.a 15<sup>th</sup> Street East) and Outparcels #1 and #2; on the west by U.S. 41 (a.k.a. Tamiami Trail); and by the Sarasota County line on the south. *Exhibit 1* depicts the overall Master Development Plan.

Outparcels 5 & 6 were formerly part of the Airport proper with no assigned entitlements. Among other objectives, the Development Order now assigns specific entitlements to these parcels.

#### PHASING SCHEDULE

LOCATION	LAND USE	EXISTING	PHASE 1 (12/31/2009)	PHASE 2* (12/31/2015)	TOTAL
OUTPARCEL # 1 (Manatee County)	Golf Driving Range (Acres)	19.03	0	0	19.03
	Golf Pro Shop (Sq. Ft.)	1,200	0	0	1,200
	Commercial/Warehouse (Sq. Ft.)	32,980	0	0	32,980
OUTPARCEL # 2 (Manatee County)	Light Industrial (Sq. Ft.)	50,000	160,000	0	210,000
	Warehouse (Sq. Ft.)	108,530	0	0	108,530
	Manufacturing (Sq. Ft.)	9,917	0	0	9,917
	Heavy Comm. - Tire Store (Sq. Ft.)	7,144	0	0	7,144
	General Comm./Veh. Repair (Sq. Ft.)	16,000	0	0	16,000

LOCATION	LAND USE	EXISTING	PHASE 1 (12/31/2009)	PHASE 2* (12/31/2015)	TOTAL
<b>OUTPARCEL # 3 (Manatee County)</b>	Office (Sq. Ft.)	0	15,000	0	15,000
	Quality Restaurant (Sq. Ft.)	0	7,000	0	7,000
	Fast Food (Sq. Ft.)	0	3,000	0	3,000
<b>OUTPARCEL # 4 (Manatee County)</b>	Hotel (Rooms)	0	200	0	200
	Office (Sq. Ft.)	0	5,000	20,000	25,000
	Auto Sales (Sq. Ft.)	0	25,000	0	25,000
<b>OUTPARCEL # 5 (Sarasota County)</b>	General Office (Sq. Ft.)	0	200,000	0	200,000
	Hotel (Rooms)	0	200	0	200
	Quality Restaurant (Seats)	0	150	0	150
<b>OUTPARCEL #6 (Manatee County)</b>	Light Industrial (Sq. Ft.)	0	50,000	0	50,000
<b>AIRPORT PARCEL  (Manatee &amp; Sarasota Counties)</b>	Runway 14/32 (L.F.)	7,003	2,500	0	9,503
	Noise Barrier Berms	COMPLETED	0	0	COMPLETED
	Terminal Expansion (Sq. Ft.)	305,000	0	175,000	480,000
	Enplanements/Commercial (#)	561,506	368,494	344,000	1,274,000
	General Aviation Operations (#)	88,000	114,536	53,737	256,273
	Gen. Aviation Facs.(Hangar Spaces)	208	237	0	445
	Parking Garage (Spaces)	0	0	800	800
	Airport Maintenance Facility (Sq. Ft.)	0	62,000	0	62,000

\* - Phase 2 entitlements are conceptually approved only. Specific approval is contingent upon further Chapter 380.06 transportation analysis.

## DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized “elimination of the location requirements for General Aviation Hangars within the Airport Parcel and the Fixed Base Operators.”

## DISCUSSION

Council staff reviewed a Notice of Proposed Change application and determined that the requested modification pertained to location requirements concerning particular aviation facilities imposed by the local government (i.e. Manatee County). Since the location of these amenities will remain within the Airport Parcel, as previously analyzed, no *Notice of Proposed Change Report* was prepared or adopted by TBRPC.

## RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council’s *Final Report* adopted on February 19, 2004.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Manatee County for DRI #254 - Sarasota-Bradenton International Airport S/D.

