



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #254 - SARASOTA-BRADENTON INTERNATIONAL AIRPORT S/D MANATEE COUNTY / SARASOTA COUNTY / CITY OF SARASOTA RY 2007-08

On November 18, 1986, the Florida Land and Water Adjudicatory Commission granted a Development Order for a new 173-acre terminal complex and other improvements at the existing, 1,102-acre airport facility located in southwestern Manatee County, northwestern Sarasota County and the City of Sarasota (DRI #124). The aircraft runways and portions of Airside B and the aircraft parking aprons are located in Manatee County.

The Manatee County Development Order has been amended only once on July 26, 1990, to authorize construction of an additional passenger gate. The Manatee County Development Order expired on April 8, 1996.

The following identifies the extent of approved development for DRI #124:

Runway Expansion (Linear Feet)	Terminal (Sq. Ft.)	Vehicle Parking (Spaces)	Airside Gates (#)	Aircraft Parking Aprons (Acres)
12,009	200,000	1,200	12	30

On December 15, 1999, Manatee County adopted Resolution No. 99-50 as a Substantial Deviation Development Order (DRI #230). The Resolution authorized a 2,500 linear foot expansion of Runway #14-32, additional aircraft hangars and additional commercial and office entitlements in Phase 1 with a buildout date of December 31, 2005. Phases 2 and 3 have conceptual approval to include additional commercial, office, industrial and hotel development, a 175,000 sq. ft. terminal expansion and a 800-space parking garage. Specific Phase 2 and 3 approval is contingent upon further Chapter 380.06, F.S. transportation analysis and verification of acceptable Noise Abatement measures and performance standards. The Development Order was set to expire on December 31, 2015.

The following identifies the extent of approved development associated with DRI #230:

PHASE #	LAND USE	AIRPORT PROPER	OUTPARCEL #1	OUTPARCEL #2	OUTPARCEL #3	OUTPARCEL #4
P D A	General Aviation T-Hangars	123 (Net Increase)				
	Gen. Aviation Corp. Hangars	21 (Net Increase)				
	Picnic Shelter Replacement	Not to Exceed 10,000 Sq. Ft.				
	Wash Facilities for Equipment/Vehicles	As Approved by Manatee County				
	Signage	As Approved by Manatee County				
	Industrial				70,000 Sq. Ft. 10,200 Sq. Ft.	

PHASE #	LAND USE	AIRPORT PROPER	OUTPARCEL #1	OUTPARCEL #2	OUTPARCEL #3	OUTPARCEL #4
1	Runway Extension	2,500 Linear Ft.				
	Terminal Expansion	175,000 Sq. Ft.				
	Parking Garage	800 Spaces				
	Golf - Par 3 Course		19.4 Acres			
	Golf Pro Shop		1,200 Sq. Ft.			
	Specialty Retail (1)		32,980 Sq. Ft.			
	Industrial (2)			9,800 Sq. Ft.		
	Manufacturing (3)			9,917 Sq. Ft.		
	Warehouse/5 Facs. (4)			108,530 Sq. Ft.		
	Tire Store (5)			7,144 Sq. Ft.		
	Auto Care Ctr./Truck Repair			16,000 Sq. Ft.		
	Fast Food Restaurant				3,000 Sq. Ft.	
	Quality Restaurant				7,000 Sq. Ft.	
	Office				15,000 Sq. Ft.	
2 ⁽⁶⁾	Hotel					200 Rooms
	Car Sales					25,000 Sq. Ft.
	Office					5,000 Sq. Ft.
3 ⁽⁶⁾	Industrial			84,000 Sq. Ft.		
	Office					20,000 Sq. Ft.

NOTES:

- (1) Silk Warehouse, 32,980 sq. ft. of Vested retail space.
- (2) Net Result of 90,000 Sq. Ft. of Industrial space less the two PDA entitlements (70,000 and 10,200 Sq. Ft.)
- (3) Dynasty Boats, 9,917 sq. ft. of Vested Manufacturing Space.
- (4) Represents a Cumulative Total of 108,530 sq. ft. of Vested Warehouse space (35,700 sq. ft./Airport Mall; 28,258 sq. ft./County Line Investments; 9,843 sq. ft./Sassaman Self-Storage; 16,572 sq. ft./Sassaman Self Storage; and 18,157 sq.ft./Security First Storage).
- (5) Treadco, 7,144 sq. ft. of Vested Auto Care Center space.
- (6) Phases 2 & 3 are approved in concept only. Specific approval will be contingent upon further Chapter 380.06, F.S. transportation analysis and verification of Noise Abatement measures performance.

On December 14, 2004, Manatee County approved Ordinance No. 04-34 as a Substantial Deviation to the prior Airport Developments of Regional Impact (DRI #254). The Development Order therefore modifies (and supercedes) all prior Development Order authorizations for the airport. With an identical buildout year, the Ordinance authorized additional outparcel development and increases in airport operations and enplanements. While the prior phases were somewhat consolidated, Phase 2 remains conceptually approved.

The following identifies the extent of approved development associated with DRI #254:

LOCATION	LAND USE	CURRENT	PHASE 1 (12/31/2012)	PHASE 2* (12/31/2018)	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

LOCATION	LAND USE	CURRENT	PHASE 1 (12/31/2012)	PHASE 2* (12/31/2018)	TOTAL
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
OUTPARCEL # 3 (Manatee County)	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
OUTPARCEL # 4 (Manatee County)	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
OUTPARCEL # 5 (Sarasota County)	General Office (Sq. Ft.)	0	200,000	0	200,000
	Hotel (Rooms)	0	200	0	200
	Quality Restaurant (Seats)	0	150	0	150
OUTPARCEL #6 (Manatee County)	Light Industrial (Sq. Ft.)	0	50,000	0	50,000
AIRPORT PARCEL (Manatee & Sarasota Counties)	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.)	32,232	62,000	0	62,000

* - Specific approval of Phase 2 is contingent upon further 380.06 analysis of transportation, air quality and affordable housing as well as verification of adequate waste-water treatment and water supply capacity in accordance with Conditions 5.B(3), 5.C(4) and 5.P(9), 5.I(7) and 5.J(7), respectively.

On May 24, 2005, Manatee County amended the Development Order (Ordinance No. 05-35) to eliminate the “location requirements for General Aviation Hangars within the Airport Parcel and the Fixed Base Operators.” The Development Order was subsequently amended through the adoption of Ordinance No. 07-130 by Manatee County to extend the buildout and Development Order expiration dates associated with Manatee County DRIs by additional three year periods. The Development Order now expires on December 31, 2018.

PROJECT STATUS

Development this Reporting Year: construction of the airfield electrical and airport perimeter road relocation (Phase 2) were both completed during the reporting period.

Cumulative Development: the developer has constructed: Taxiways Alpha, Delta, Hotel, India and Juliet and overlaid Taxiway Bravo and T-Hangar taxilanes. The developer has identified the status of the following objectives: the east airfield drainage is 30% complete, the Inter-Modal Transit Station & Ticketing is 50% complete, and Taxiway Alpha overlay is 20% complete.

The following representations constitute additional development activity associated with the Airport:

APPROVED LOCATION	ENTITLEMENT(S)
PDA (MANATEE CO.)	80 of the additional 144 General Aviation hangars have been completed. The picnic shelter and signage are existing.
Within Airport (MANATEE & SARASOTA COs.)	A 2,500 linear foot Runway Expansion (#14/32) has been completed. Commercial Enplanements - 682,903 (in CY 2006) General Aviation Operations - 133,170 (in CY 2006)
Outparcel #1 (MANATEE CO.)	A 1,200 sq. ft. Golf Pro Shop has been completed. The 19.4-acre Par 3 golf course & 32,980 sq. ft. Specialty Retail site (Silk Warehouse) are existing.
Outparcel #2 (MANATEE CO.)	A 50,000 sq. ft. Honeywell/Baker Electronics facility, a vacant 9,917 sq. ft. manufacturing facility (formerly Dynasty Boats), five warehouse facilities totalling 108,530 sq. ft., a vacant 7,144 sq. ft. Tire Store (formerly Treadco), and a 16,000 sq. ft. Auto Care/Truck Repair Center (Sunstate) have all been completed.
Outparcel #3 (MANATEE CO.)	NONE
Outparcel #4 (MANATEE CO.)	NONE
Outparcel #5 (SARASOTA CO.)	NONE
Outparcel #6 (MANATEE CO.)	NONE

Projected Development (may be initiated and/or completed): design East Airfield Drainage Improvements; design & potentially construct Taxiway Golf, secure service road relocation & widening (Phase 3A), Taxiway Alpha overlay, check-in baggage & FIDS, and/or RW 4/22 Overlay[all non-ADA projects]. No specific ADA-related projects have been identified for the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Results of the required bi-annual traffic monitoring [Condition 5.B(2)] were last submitted in conjunction with the RY 2006-07 Annual Report. The results of that monitoring (conducted on May 23, 2007) revealed that the project was generating 606 (236 Inbound/370 Outbound) of the 2,971 P.M. peak hour trips approved for the project. In addition, the Developer has reported that 778,606 enplanements occurred during the reporting period. The frequency of traffic monitoring shall be increased to annual once 930,000 annual enplanements have been surpassed.

2. The Developer shall designate an energy officer to encourage all tenants and businesses to: explore energy alternatives; allow energy audits to be conducted; install water heater timers and establish a maximum temperature of 130° F.; promote energy conservation & recycling; and reduce energy demand during non-business hours [Conditions 5.L(1) & 5.L(2)]. The status of this Condition shall be described in all future Annual Reports.
3. The SMAA shall expeditiously continue to seek approval from FAA of the 270° radial turn for planes departing on Runway 32. In the event the approval is not received prior to the start of Phase 2, construction of the expansion of the terminal building and parking garage shall not be authorized until either: the 270° radial turn departure procedure is approved and operational; or the SMAA can demonstrate to Manatee County that they have exerted good faith in their continued effort to gain approval of such turn [Condition 5.N(3)]. The status of this Condition shall be described in all future Annual Reports.
4. Condition 5.N(4)a.-j., 5.N(5) and 5.N(6) identify the noise abatement measures which must be implemented. These measures, including flight patterns, flight restrictions and authorized hours of operation for various aspects of the project, were addressed within the Annual Report.

DEVELOPER OF RECORD

Sarasota Manatee Airport Authority, 6000 Airport Circle, Sarasota, FL 34243, is the firm responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Manatee County Development Order. Manatee County, Sarasota County and the City of Sarasota are responsible for ensuring compliance with the terms and conditions of their respective Development Orders.