



ARS

Annual Report Summary

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DRI #254 - SARASOTA-BRADENTON INTERNATIONAL AIRPORT S/D MANATEE COUNTY / SARASOTA COUNTY / CITY OF SARASOTA RY 2009-10

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 initial Manatee County Development Order had been amended only once on July 26, 1990, to authorize construction of an additional passenger gate. In all, development of a 12,009 linear foot Runway extension; 200,000 sq. ft. terminal building; 1,200 Parking spaces, 13 Airside gates and 30 Aircraft Parking aprons were all approved under the initial Manatee County Development Order which expired on April 8, 1996.

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, with a Phase 1 buildout date of December 31, 2005. Phases 2 and 3, which were conceptually approved only, would add additional commercial, office, industrial and hotel development, a 175,000 sq. ft. terminal expansion and a 800-space parking garage. The Development Order was set to expire on December 31, 2015.

On December 14, 2004, Manatee County approved Ordinance No. 04-34 as another Substantial Deviation Development Order (DRI #254) to the prior DRI #230. This Development Order modified (and superceded) all prior versions of the Development Order for the airport. With a December 31, 2012 buildout date and a December 31, 2018 expiration date, inclusive of a three-year extension granted by Ordinance No. 07-130 for all existing Manatee County DRIs, the project is authorized for additional outparcel development and increases in airport operations and enplanements. Phase 2 remains conceptually approved and subject to further transportation, air quality and affordable housing analysis in accordance with Subsection 380.06, F.S.

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

LOCATION	LAND USE	CURRENT/ EXISTING	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/ EXISTING	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./Auto Rpr. (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 Maint. 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 utility capacities in accordance with Conditions 5.B(3), 5.C(4) and 5.P(9), 5.I(7) and 5.J(7).

The latest SDDO has been amended only once, on May 24, 2005 (Ordinance No. 05-35), to eliminate the “location requirements for General Aviation Hangars within the Airport Parcel and the Fixed Base Operators.” The Phase buildout and Development Order expiration dates were subsequently extended by three years through Manatee County’s adoption of Ordinance No. 07-130, applicable to all existing Manatee County DRIs. The Development Order now expires on December 31, 2018.

PROJECT STATUS

Development this Reporting Year: it appears that the following have all been accomplished - Master Plan and Airport Layout Plan Update; design & construct Taxiway Alpha Overlay; design & construct Runway 4-22 Overlay; design & construct Airfield Perimeter Road relocation & widening; design & construct Taxiway Foxtrot rehabilitation; and design & construct Service Road Relocation & Widening/Phase 3.

Cumulative Development: constructed Taxiways Alpha, Delta, Hotel, India and Juliet; and overlaid Taxiways Alpha, Bravo and Foxtrot and Runway 14-32 as well as the T-Hangar taxilanes. The developer has identified the status of the following on-going initiatives: the east airfield drainage is 40% complete, the Inter-Modal Transit Station & Ticketing is 60% complete, and Taxiway Alpha overlay is 95% 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 - 758,722 (in CY 2008) General Aviation Operations - 101,098 (in CY 2008)
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 totaling 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: design & construct Air Traffic Control Tower; design east airfield drainage improvements; design & construct 14/32 exits; design & construct Terminal public space; design Ticketing Check-In Baggage & FIDS; design & construct Service Road/Phase 5; design curbside improvements; and construct Taxiway Bravo relocation.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Results of the required biennial traffic monitoring [Condition 5.B(2)] were submitted in conjunction with the RY 2008-09 Annual Report. The results of that monitoring (conducted on June 16-19, 2009) revealed that the project was generating 771 (236 Inbound/370 Outbound) of the 2,971 p.m. peak hour trips approved for the project. In addition, the Developer reported that 758,722 enplanements occurred during the reporting period. The frequency of traffic monitoring shall be increased to annual once 930,000 annual enplanements have been surpassed. It is anticipated that the Developer will conduct and submit traffic monitoring in conjunction with the RY 2010-11 Annual Report.
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.