ARS

Annual Report Summary

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DRI #254 - SARASOTA-BRADENTON INTERNATIONAL AIRPORT S/D
MANATEE COUNTY / SARASOTA COUNTY / CITY OF SARASOTA
RY 2011-12

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 This Development Order modified (and superceded) all prior versions of the Development Order for the airport.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		COMP-LETED	0	0	COMP-LETED
	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: completed the design and construction of the "*Taxiway Bravo South Relocate & Widen*," the "*Runway Exit Connector Taxiway J*" and initiated the design and construction of "*Runway 14 Safety Area Restoration and Service Road paving, Airfield Lighting and Airfield Signs.*"

Cumulative Development: among other accomplishments: constructed Taxiways Alpha, Delta, Hotel, India and Juliet; overlaid Taxiways Alpha, Bravo and Foxtrot and Runways 4-22 & 14-32 (and exits) as well as the T-Hangar taxilanes, and Air Traffic Control Tower; completed the *Master Plan* and *Airport Layout Plan* updates; and completed the relocation of Airfield Perimeter Road, Service Road (through Phase 5), and Taxiway Bravo. The developer has identified the status of the following on-going initiatives: the "*East Airfield Drainage*" remains 40% complete, the "*Inter-Modal Transit Station & Ticketing*" remains 60% complete, and construction of "*Runway 14 Safety Area Restoration and Service Road paving, Airfield Lighting and Airfield Signs*" has been initiated and identified to be 50% complete.

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

APPROVED LOCATION	COMPLETED/EXISTING ENTITLEMENT(S)
PDA **(MANATEE CO.)**	80 of the additional 144 General Aviation hangars, picnic shelter and signage.
Within Airport **(MANATEE & SARASOTA COs.)**	A 2,500 linear foot Runway Expansion (#14/32). Commercial Enplanements - 658,929 (in CY 2011) General Aviation Operations - 79,197 (in CY 2011)
Outparcel #1 **(MANATEE CO.)**	1,200 sq. ft. Golf Pro Shop, 19.03-acre golf driving range & 32,980 sq. ft. Specialty Retail site (Silk Warehouse).
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)
Outparcel #3 **(MANATEE CO.)**	NONE
Outparcel #4 **(MANATEE CO.)**	NONE, although the future Air Traffic Control Tower remains in the "design phase"
Outparcel #5 **(SARASOTA CO.)**	108 Hotel Rooms.
Outparcel #6 **(MANATEE CO.)**	NONE

Projected Development: development anticipated for the next reporting period has not been identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Results of the required biennial traffic monitoring [Condition 5.B(2)] were submitted in conjunction with the RY 2010-11 Annual Report. The results of that monitoring (conducted on May 8-12, 2011) revealed that the project was generating 635 of the 2,971 p.m. peak hour trips approved for the project. In addition, the Developer reported that 671,293 enplanements occurred during the reporting period. The frequency of traffic monitoring shall be increased to annual once 930,000 annual enplanements have been surpassed. Traffic monitoring shall next be conducted and submitted in association with the RY 2012-13 Annual Report.

2. SMAA has designated their Engineering Assistant (Rick Solomon) to coordinate with their Consultant (Enviro Audit) to conduct annual audits of all tenants. SMAA utilizes Best Management Practices to promote energy conservation & recycling. The Terminal has an energy management system that controls the HVAC system & lighting during non-business hours. In addition, Hampton Inn, located at the Airport main entrance, is/was the first Commercial establishment in Sarasota and Manatee County to be a Leed Certified Silver building. The Developer shall continue to report the energy conservation measures being implemented in all Annual Reports in accordance with Conditions 5.L(1) & 5.L(2).

3. The Federal Aviation Authority approved the 270º radial turn for planes departing on Runway 32 on June 6, 2006 in accordance with Condition 5.N(3).

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.