



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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**DRI #230 - SARASOTA-BRADENTON INTERNATIONAL AIRPORT S/D  
 MANATEE COUNTY / SARASOTA COUNTY / CITY OF SARASOTA  
 RY 2002-03**

On November 18, 1986, the Florida Land and Water Adjudicatory Commission granted a Development Order to the Sarasota-Manatee Airport Authority 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 Sarasota County Development Order has been amended three times (1986, 1987 and 1989).

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 I with a buildout date of December 31, 2005. Phases II and III 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 II and III 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 expires on December 31, 2015.

On February 26, 2003, the applicant submitted a Substantial Deviation Application for Development Approval. The applicant requests the following summary of modifications proposed for the Development Order. The proposal is currently being reviewed under DRI #254.

- consolidation of Phases 1 and 2 with an identified buildout date of December 31, 2009;
- and additional entitlements proposed within the airport parcel as well as four outparcels.

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

PHASE #	LAND USE	AIRPORT PROPER	OUTPARCEL #1	OUTPARCEL #2	OUTPARCEL #3	OUTPARCEL #4

<b>P D A</b>	General Aviation T-Hangars (PDA)	123 (Net Increase)				
	Gen. Aviation Corp. Hangars (PDA)	21 (Net Increase)				
	Picnic Shelter Replacement (PDA)	Not to Exceed 10,000 Sq. Ft.				
	Wash Facilities for Equipment/Vehicles (PDA)	As Approved by Manatee County				
	Signage (PDA)	As Approved by Manatee County				
	Industrial (PDA Amend. #1) (PDA Amend. #2)				70,000 Sq. Ft. 10,200 Sq. Ft.	
<b>1</b>	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 Facilities (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.	
<b>2<sup>(6)</sup></b>	<i>Hotel</i>					200 Rooms
	<i>Car Sales</i>					25,000 Sq. Ft.
	<i>Office</i>					5,000 Sq. Ft.
<b>3<sup>(6)</sup></b>	<i>Industrial</i>			84,000 Sq. Ft.		
	<i>Office</i>					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.

## **PROJECT STATUS**

***Development this Reporting Year:*** the developer has reported that the Runway 14/32 extension and Taxiway Alpha have been completed during the reporting year.

***Cumulative Development:*** In addition to the aforementioned development, the developer has formerly indicated that the following representations constitute the development activity within the modified project.

<b>APPROVED LOCATION</b>	<b>ENTITLEMENT(S)</b>
PDA	Eighty of the additional 144 General Aviation hangars have been completed. The picnic shelter and signage are existing. The wash facility for vehicles/equipment remains proposed.
Within Airport	A 2,500 linear foot Runway Expansion has been completed. The 175,000 sq. ft. terminal expansion and the 800-space parking garage remain proposed.
Outparcel #1	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	A 50,000 sq.ft. Honeywell/Baker Electronics facility has been completed. A 9,917 sq. ft. manufacturing site (Dynasty Boats), five warehouse facilities totalling 108,530 sq. ft., a 7,144 sq.ft. Tire Store (Treadco), a 16,000 sq. ft. Auto Care/Truck Repair Center (Sunstate) are all existing. A total of 174,000 sq. ft. Light Industrial site remains proposed.
Outparcel #3	a 3,000 sq. ft. fast-food restaurant, a 7,000 sq. ft. quality restaurant and 15,000 sq. ft. of office space all remain proposed.

***Projected Development:*** in addition to the continued pursuit of Substantial Deviation ADA approval, the developer intends to: continue land acquisition under the Noise Program, design and construct north half of Taxiway Delta, design and construct Delta connectors, overlay T-Hangar taxilanes, design and construct Taxiways Hotel and India.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer has submitted the Biennial Traffic Monitoring Study under separate cover with this RY 2002-03 Annual Report in accordance with Condition B(2). The next analysis is expected with the RY 2004-05 Annual Report. The project was approved for 1,117 p.m. peak hour trips through Phase I development.
2. The developer has confirmed that the required additional southbound lane of U.S. 41 to DeSoto Road has previously been completed.
3. The required annual stormwater monitoring was conducted on June 9, 2003 and included in the annual report. Monitoring results indicate that all Airport Ponds appear to be functioning properly. The proposed maintenance regiment includes removing undesirable vegetation with herbicide in Pond A, remove hydrilla and apply chemical spray in Pond B, and remove both hyacinth and hydrilla in Pond D.
4. The "Aircraft Activity and Noise Monitoring Program" was included within the Annual

Report. Noise exposure contours for 2002 indicate that 2.00 square miles are within the 65 Ldn contour area. In addition, the number of citizen complaints has been reduced over the last six years. The complaints received during 2002 (127) were significantly less than the number of calls registered in 2001 (274), 2000 (381), 1999 (549), 1998 (931) or 1997 (1,262).

5. The developer has concluded acquisition of properties with the 75+ Day-Night Level (DNL) contour area under the Land Acquisition and Assistance Program. A total of 112 parcels have been acquired since the Program's initiation in the Fourth Quarter of 1991 at an expense of \$9.1 million. The Airport Authority is currently implementing the Fee Simple Acquisition Program (FSAP) in the 65+ DNL in the Whitfield Estates and Tri-Par Estates communities. All houses have been resold with the exception of one in Whitfield Estates, which is used as a meetinghouse for residents participating in the Noise Insulation Program. No additional homes have been acquired within Manatee or Sarasota under the FSAP. The developer has additionally implemented a *Sound Insulation Program* (SIP) for installation of acoustical noise insulating products in eligible conventional homes. This program includes acoustic windows and doors, attic insulation, caulking and sealing, gable vent modification, and air conditioning. A total of 148 homes were sound insulated during 2001 and 2002. The developer anticipates completing the installation of sound insulation measures with 91 additional homes during 2003.

The project appears to be in compliance with all other conditions at this time.

#### **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 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.