



DOAR

Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 / FAX (727) 570-5118
www.tbrpc.org

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

On June 6, 2017, Manatee County rendered Ordinance No. 17-07 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on April 6, 2017. On October 12, 2017, Manatee County rendered Ordinance No. 17-07 *Corrective Document*, as adopted by the Board of County Commissioners on September 18, 2017.

BACKGROUND

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.

On December 15, 1999, the Manatee County Board of County Commissioners 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.

On December 14, 2004, the Manatee County Board of County Commissioners approved Ordinance No. 04-34 as yet 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 This Development Order modified (and superceded) all prior versions of the Development Order for the airport and granted additional outparcel development and increased airport operations and authorized enplanements. The Phase 1 buildout date was subsequently and cumulatively extended to April 30, 2016 in accordance with various legislative approvals and Executive Order enactments. The buildout dates associated with Outparcel development and various airport-related amenities was extended for *specifically-approved* Phase 1 and *conceptually-approved* Phase 2 entitlements.

The latest SDDO was previously 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.*”

As revised by current Amendment, the following constitutes the currently-approved phasing schedule for the project:

LOCATION	LAND USE	ACRES	CURRENT/ EXISTING	PHASE 1 (6/18/2018)	PHASE 2* (6/26/2022)	TOTAL
OUTPARCEL # 1 (Manatee County)	Golf Driving Range (Acres)	19.40	19.03	0	0	19.03
	Golf Pro Shop (Sq. Ft.)		1,200	0	0	1,200
	Commercial/Warehouse (Sq. Ft.)	1.86	32,980	0	0	32,980
OUTPARCEL # 2 (Manatee County)	Light Industrial (Sq. Ft.)	32.00	50,000	160,000	0	210,000
	Warehouse (Sq. Ft.)	14.90	108,530	0	0	108,530
	Manufacturing (Sq. Ft.)	1.00	9,917	0	0	9,917
	Heavy Comm./Tire Store (Sq. Ft.)	1.40	7,144	0	0	7,144
	Gen. Comm./Auto Repair (Sq. Ft.)	1.50	16,000	0	0	16,000
OUTPARCEL # 3 (Manatee County)	Office (Sq. Ft.)	3.49	0	14,100	0	14,100
	Quality Restaurant (Sq. Ft.)	1.57	0	7,000	0	7,000
	Fast Food (Sq. Ft.)	1.86	0	3,000	0	3,000
	140' Cell Phone Tower(Linear Ft.)	0.08	0	140	0	140
OUTPARCEL # 4 (Manatee County)	Hotel (Rooms)	5.33	0	200	0	200
	Office (Sq. Ft.)	2.55	0	5,000	20,000	25,000
	Auto Sales (Sq. Ft.)	3.19	0	25,000	0	25,000
OUTPARCEL # 5 (Sarasota County)	General Office (Sq. Ft.)	4.34	0	200,000	0	200,000
	Hotel (Rooms)	3.50	0	200	0	200
	Quality Restaurant (Seats)		0	150	0	150
OUTPARCEL #6 (Manatee County)	Light Industrial (Sq. Ft.)	16.86	0	50,000	0	50,000
AIRPORT PARCEL (Manatee & Sarasota Counties)	Runway 14/32 (L.F.)	1,123.45 (902.40 in Manatee County)	9,503	2,500	0	9,503
	Noise Barrier Berms		COMPLETED	0	0	COM- PLETED
	Terminal Expansion (Sq. Ft.)		305,000	0	175,000	480,000
	Enplanements/Commercial (#)		611,907	930,000	344,000	1,274,000
	General Aviation Operations (#)		89,070	202,536	53,737	256,273
	Gen. Aviation Facilities (Hangars)		208	237	0	445
	Parking Garage (Spaces)		0	0	800	800
	Airport Maint. Facility (Sq. Ft.)		32,232	29,768	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).

DEVELOPMENT ORDER AMENDMENT

The Ordinance granted approval to construct a 140' Personal Wireless Service Facility (i.e. cell phone tower) in exchange for a corresponding reduction of 900 sq. ft. of Office space (to 14,100 sq. ft.) in Phase 1 on Outparcel #3.

In addition, the Development Order recognized Manatee County's granting of buildout date and Development Order expiration date extensions in accordance with various Executive Orders enacted by the Governor in 2016 and 2017. As currently approved, the buildout date associated with *specifically-approved* Phase 1 was extended to June 18, 2018. Phase 1 applies to specific entitlements associated with Outparcels #2, #3, #4, #5, #6 and certain aviation-related amenities (see above Table). The buildout date associated with *conceptually-approved* Phase 2 was extended to June 26, 2022. Albeit specific approval of Phase 2 will be contingent upon further analyses specified in the Development Order, Phase 2 applies solely to 20,000 sq. ft. of Office space within Outparcel #4 and select airport-related amenities. The Development Order expiration date was additionally extended to August 27, 2022.

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. Alternatively, by adopting the above-referenced Amendment, Manatee County had determined that "*the proposed change(s) is/are similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.*" Subsequently, Manatee County administratively incorporated the modifications into the Development Order.

FINDING

This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S. By issuance of this Report, the Tampa Bay Regional Planning Council hereby finds that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the Notice of Proposed Change process.

GENERAL LOCATION MAP

