



# ARS

## Annual Report Summary

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**DRI #254 - SARASOTA-BRADENTON INTERNATIONAL AIRPORT S/D  
MANATEE COUNTY / SARASOTA COUNTY / CITY OF SARASOTA  
RY 2018-19**

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 This Development Order modified (and superceded) all prior versions of the Development Order for the airport and granted additional outparcel development and increased airport operations and authorized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 latest SDDO has been amended twice, most recently on September 18, 2017 (Ordinance No. 17-07). The amendments have cumulative authorized: the elimination of the locational requirements associated with General Aviation Hangars within the Airport Parcel and the Fixed Base Operators, construction of 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 and extensions of the buildout and Development Order expiration dates on account of various Executive Orders enacted by the Governor in 2016 and 2017.

Subject to submittal/approval of further transportation, air quality and affordable housing analyses, the buildout dates associated with specifically-approved Phase 1 is/was currently June 18, 2018, the conceptually-approved Phase 2/Outparcels 1, 2, 4, 5, 6 & the Airport Parcel is April 28, 2022 and the conceptually-approved Phase 2/Outparcel 3 is April 29, 2019. The Development Order presently expires on August 27, 2022. However, as reflected in the Table below, further buildout extensions associated with specifically-approved Phase 1 (to August 13, 2019), conceptually-approved Phase 2/Outparcels 1, 2, 4, 5, 6 & the Airport Parcel (to August 21, 2023) and

conceptually-approved Phase 2/Outparcel #3 (to August 14, 2020) have all been requested in conjunction with “State of Emergency conditions (experienced) during the reporting period” and are currently being considered for approval by respective local governments.

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

LOCATION	LAND USE	CURRENT/ EXISTING	PHASE 1 (6/18/2018) <sup>2</sup>	PHASE 2 <sup>1</sup> (6/26/2022) <sup>2</sup>	TOTAL
<b>OUTPARCEL # 1 (Manatee County)</b>	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
<b>OUTPARCEL # 2 (Manatee County)</b>	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 Commercial/Tire Store (Sq. Ft.)	7,144	0	0	7,144
	General Commercial/Auto Repair (Sq. Ft.)	16,000	0	0	16,000
<b>OUTPARCEL # 3 (Manatee County)</b>	Office (Sq. Ft.)	0	14,100	0 <sup>2</sup>	14,100
	Quality Restaurant (Sq. Ft.)	0	7,000	0 <sup>2</sup>	7,000
	Fast Food (Sq. Ft.)	0	3,000	0 <sup>2</sup>	3,000
	Cell Phone Tower (Linear Ft.)	0	140	0	140
<b>OUTPARCEL # 4 (Manatee County)</b>	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
<b>OUTPARCEL # 5 (Sarasota County/ City of Sarasota)</b>	General Office (Sq. Ft.)	0	171,250 <sup>3</sup>	0	171,250
	Hotel (Rooms)	0	192 <sup>3</sup>	0	192
	Quality Restaurant (Seats)	0	150	0	150
<b>OUTPARCEL #6 (Manatee County)</b>	Light Industrial (Sq. Ft.)	0	50,000	0	50,000
<b>AIRPORT PARCEL  (Manatee &amp; Sarasota Counties)</b>	Runway 14/32 (L.F.)	9,503	2,500	0	9,503
	Noise Barrier Berms	COMPLETED	0	0	COMPLETED
	Terminal Expansion (Sq. Ft.)	305,000	0	175,000	480,000
	Commercial Enplanements (#)	593,830	930,000	344,000	1,274,000
	General Aviation Operations (#)	89,070	202,536	53,737	256,273
	General Aviation Facilities (Hangar Spaces)	228	217	0	445
	Parking Garage (Spaces)	0	0	800	800
	Airport Maintenance Facility (Sq. Ft.)	32,232	62,000	0	62,000

**FOOTNOTES:**

1. 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).

2. Extensions of the Phase 1, the Phase 2/Outparcels #2, #4, #5, #6 & Airport Aviation-Related Development AND the Phase 2/Outparcel #3 buildout dates (to 11/21/21, 11/29/25 & 11/22/22, respectively) are requested in accordance with “*State of Emergency conditions during the reporting period*” declared by the Governor through Executive Orders and are subject to concurrence and verification by the corresponding governments of this Development Order.
3. Recognized General Office & Hotel entitlements were revised for Phase 1/Outparcel 5 in accordance with City of Sarasota Ordinance No. 19-5280

**PROJECT STATUS**

***Development this Reporting Year:***

- A 74,322 sq. ft. Restaurant Depot (Warehouse) facility was completed within Outparcel #2 during the reporting year. The facility is located at 1361 W. University Parkway.
- development of 132 additional Hotel rooms commenced in May 2018 at 965 University Parkway (Outparcel #5) but has not completed. It is anticipated that completion will occur in RY 2019-20.

The following airport-related improvements/initiatives were completed during RY 2018-19:

- “*Gateway Enhancement Project/Phase 1*”;
- “*Power Distribution Upgrade & Loading Bridge Replacement*”;
- “*Runway Incursion Mitigation*”;
- “*T-Hangar Replacement Project J4, J5, J7 & J8*”;
- “*Ticket Wing Office Modifications/Design*”;
- “*ARFF Station Rehabilitation/Design*”; and
- completion status of “*Employee Lot Rehabilitation*” increased by an estimated 20% (to 50%).

The following constitute the status of various other ongoing airport-related improvements/initiatives identified as of RY 2018-19:

- “*North Quad Development/Design*” was identified to remain about 50% complete;
- “*Runway 14 Evaluation & Reconstruction*” is an estimated 80% complete;
- “*Fuel Farm Expansion/Design*” is an estimated 40% complete;
- “*Taxiway Bravo North Rehabilitation/Design*” is an estimated 15% complete;
- “*Parking Lot Expansion Project/Design*” is an estimated 15% complete; and
- “*Waypoint Sign Project/Design*” is an estimated 0% complete.

***Cumulative Development:*** among other accomplishments: constructed Taxiways Alpha, Delta, Hotel, India (now called “Echo”) 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 and installation of Airfield Lighting and Airfield Signs.

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.

APPROVED LOCATION	COMPLETED/EXISTING ENTITLEMENT(S)
Within Airport (MANATEE & SARASOTA COs.)	A 2,500 linear foot Runway Expansion (#14/32). Commercial Enplanements - 688,090 (in CY 2018) General Aviation Operations - 94,496 (in CY 2018)
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. <i>Honeywell/Baker Electronics</i> facility, four warehouse facilities totaling 100, 530 sq. ft., a 16,000 sq. ft. Auto Care/Truck Repair Center (Sunstate) & a 74,322 sq. ft. <i>Restaurant Depot</i> warehouse facility.
Outparcel #3 (MANATEE CO.)	A 140' Cell Phone Tower
Outparcel #4 (MANATEE CO.)	A 17,600 sq. ft. Air Traffic Control Tower
Outparcel #5 (SARASOTA CO./ CITY OF SARASOTA)	108 Hotel Rooms. Development of an additional 132 Hotel Rooms commenced at 965 University Parkway in RY 2018-19 with completion anticipated in RY 2019-20.
Outparcel #6 (MANATEE CO.)	NONE

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

#### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. In accordance with Condition 5.b.(2), the Developer is obligated to conduct biennial traffic monitoring. Monitoring was last conducted on May 23 - June 18, 2019 with the results submitted in conjunction with the RY 2018-19 Annual Report. The results revealed that the project was generating 1,100 of the 2,791 p.m. peak hour trips approved for the project (i.e. 39.41%), inclusive of the 1.104 seasonal adjustment factor. The frequency of traffic monitoring shall be increased to annual if and when 930,000 annual Commercial Enplanements are achieved. It was reported that 688,090 Commercial Enplanements occurred in 2018. Traffic monitoring shall next be conducted and submitted in association with the RY 2020-21 Annual Report.
2. SMAA previously designated their Engineering Assistant to coordinate with their Consultant (Enviro Audit) to conduct annual audits of all tenants. SMAA utilizes Best Management Practices to promote energy conservation & recycling. In accordance with Conditions 5.L(1) & 5.L(2), it was previously identified that the airport terminal has an energy management system that controls the HVAC system & lighting during non-business hours and that the 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.
3. The Federal Aviation Authority approved the 270° radial turn for planes departing on Runway 32 on June 6, 2006 in accordance with Condition 5.N(3).
4. Conditions 5.N(4)a.-j., 5.N(5) and 5.N(6) identify the noise abatement measures/requirements which must be implemented. These measures, including flight patterns, flight restrictions and authorized hours of operation for various aspects of the project, were all addressed within the Annual Report.

**DEVELOPER OF RECORD**

Sarasota Manatee Airport Authority, Attention: Fredrick Piccolo, President/CEO, 6000 Airport Circle, Sarasota, FL 34243, is the entity 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 each responsible for ensuring compliance with the terms and conditions of their respective Development Orders and for that portion of the project lying within their jurisdiction.