

DECEMBER 9, 1999

The Board of County Commissioners, Manatee County, Florida, met in SPECIAL SESSION at the Manatee Civic Center, One Haben Boulevard, Palmetto, Florida, Thursday, December 9, 1999, at 9:00 a.m.

Present was Commissioner:
Joe McClash, Second Vice-Chairman

Absent were Commissioners:
Stan Stephens, Chairman
Gwendolyn Y. Brown, First Vice-Chairman
Jonathan Bruce, Third Vice-Chairman
Patricia M. Glass
Lari Ann Harris
Amy Stein

Also present was Susan G. Romine, Board Records Supervisor, representing R. B. Shore, Clerk of Circuit Court

SARASOTA BRADENTON AIRPORT

Mr. McClash announced that, due to lack of a quorum, the following public hearings would be continued to December 15, 1999, at 9:00 a.m., or as soon thereafter as may be heard (Notice of rescheduling in the *Bradenton Herald* 12/2/99).

Public hearing (Notice in the *Bradenton Herald* 10/8/99) was opened to consider

ORDINANCE 99-49 - SARASOTA BRADENTON AIRPORT PLAN AMENDMENT

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING MANATEE COUNTY ORDINANCE 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP (MAPS 22A AND 22B) FROM P/SP-1 TO ROR FUTURE LAND USE CATEGORY FOR CERTAIN LAND CONSISTING OF 13.61 ACRES LOCATED WITHIN OUTPARCEL 4 AT THE SARASOTA BRADENTON INTERNATIONAL AIRPORT, LOCATED AT 8281 THROUGH 8301 NORTH TAMiami TRAIL (U.S. 41) WITHIN SECTION 36 OF TOWNSHIP 35 SOUTH RANGE 17 EAST; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(PA-99-19; Property Owner - **Sarasota Manatee Airport Authority.**)

Public hearing (Notice in the *Bradenton Herald* 9/1/99) was opened to consider

PDMU-99-07(Z)(G) SARASOTA BRADENTON AIRPORT EXPANSION

Request: Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to Zoning within the unincorporated area of Manatee County; providing for the rezoning of certain lands, comprising three outparcels on 79.10 acres, as follows:

1. A rezone of Outparcel 1 (21.31 acres) from **NCS, LM, and HC** to **PDMU**;
2. A rezone of Outparcel 2 (50.79 acres) from **LM and A-1** to **PDMU**; and
3. A rezone of Outparcel 3 (7.00 acres) from **GC/AI** to **PDMU/AI**;

and a General Development Plan (GDP) for airport-related development, including a runway expansion, terminal expansion, a parking structure, noise barriers, and related utility and infrastructure improvements; and development on airport outparcels 1, 2, 3, and 4, to include a variety of recreational, general and heavy commercial, warehouse, light industrial, research office park, food service, automotive service, office, hotel, and airport-related retail sales uses, the specific uses proposed for each parcel are listed below. The total area covered by the GDP is approximately 771 acres in Manatee County, with approximately 96.45 acres in the four outparcels (additional acreage not included in the Manatee County GDP is located in Sarasota County).

1. **Airport** - A 2,500-foot extension to Runway 14/32 (1,150 feet on the southeast end and 1,350 feet on the northwest end, two noise barriers for the northern extension of the runway, a 175,000 square-foot terminal expansion (up to nine additional air carrier or commuter gates), a parking garage for 800

- vehicles, and utility and infrastructure improvements to serve the airport and all outparcels. The runway extension also includes associated taxiways, runway approaches, runway and taxiway safety areas, navigational aides, and ancillary facilities.
2. **Outparcel 1** - A new golf driving range, a Par-3 golf course, a 1,200 square-foot accessory pro-shop (recreational use), and an existing 33,380 square-foot commercial and warehouse building. Outparcel 1 is located at the northeastern corner of the airport, on the east side of 15th Street East (7741 through 7881 15th Street East) and approximately 220 feet south of Tallevast Road on approximately 21.32 acres.
 3. **Outparcel 2** - Up to 315,000 square feet of general commercial, heavy commercial, research and office park space, light industrial, and warehouse uses. Five structures of approximately 125,000 square feet are present on-site and will be incorporated into the GDP. Existing structures are used for retail sales, automotive-related retail sales, storage, warehousing, and light industrial use. Outparcel 2 is located at the southeastern corner of the airport, on the east side of 15th Street East and north of University Parkway West (8237 through 8451 15th Street East and 1349 through 1361 University Parkway West), immediately west of the railroad, along the Manatee/Sarasota County line on approximately 50.79 acres.
 4. **Outparcel 3** - Up to 25,000 square feet of general commercial use, airport-related retail, warehouse, office, and restaurant uses. Outparcel 3 is located between the west side of the airport and U.S. 41, in the 8100 block of North Tamiami Trail on approximately 7 acres.
 5. **Outparcel 4** - Up to 50,000 square feet of professional office, automotive sales, fast food restaurant, and an existing 7,000 square-foot quality restaurant, in addition to a 200-room hotel. Outparcel 4 is located between the west side of the airport and U.S. 41 (8281 through 8301 North Tamiami Trail) on approximately 17.35 acres.

Public hearing (Notice in the *Bradenton Herald* 9/1/99) was opened to consider

ORDINANCE 99-50 - SARASOTA BRADENTON AIRPORT (DRI 15)

APPROVAL OF A SUBSTANTIAL DEVIATION TO AN EXISTING DEVELOPMENT OF REGIONAL IMPACT (DRI) TO ALLOW:

1. The following items approved under a 1995 Preliminary Development Agreement and already constructed or allowed to be constructed subject to future DRI review
 - 144 new sheltered aviation spaces consisting of 123 new general aviation "T" hangar spaces, corporate hangars for 21 aircraft, and elimination of 25 existing tie-down spaces.
 - 10,000 square-foot picnic shelter to replace an existing shelter.
 - Washing facilities for equipment and vehicles.
 - Signs.
2. New development and expansion of airport facilities consisting of:
 - A 2,500-foot extension to Runway 14/32 (1,150 feet to the southeast end and 1,350 feet at the northwest end), including associated taxiways, runway approaches, runway and taxiway safety areas, navigational aides, and ancillary facilities.
 - Two noise barriers for the northern extension of Runway 14/32.
 - A 175,000 square-foot terminal expansion with up to 9 additional air carrier or commuter gates.
 - A parking garage for 800 vehicles.
 - Utility and infrastructure improvements to serve the airport and outparcel expansion.

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(Continued)

3. New development on four outparcels, as follows:

Outparcel 1

- A Par-3 golf course, driving range, including a 1,200 square-foot pro shop.
- Commercial or warehouse development in an existing 33,380 square-foot structure.

Outparcel 2

Not to exceed an aggregate total of 315,000 square feet of the following uses, including 125,000 square feet of existing structures:

- 100,000 - Light Industrial
- 120,000 - Warehouse
- 100,000 - Heavy Commercial
- 80,000 - Research/Office Park
- 60,000 - General Commercial

Outparcel 3

Not to exceed an aggregate total of 25,000 square feet of the following uses:

- 20,000 Office
- 3,000 Convenience Market, Gas Pumps
- 3,000 Fast Food Restaurant
- 22,000 Airport Related Retail or Warehousing
- 7,000 Quality Restaurant

Outparcel 4

- Hotel - 200 Rooms
- 40,000 - Professional Office
- 25,000 - Automotive Sales
- 7,000 - Quality Restaurant (Existing)
- 3,000 - Fast Food Restaurant

The Sarasota Bradenton International Airport proper is located north of University Parkway and the Manatee/Sarasota County line, south of Tallevast Road, east of U.S. 41, and west of 15th Street East in unincorporated Manatee County. The outparcels are located at the perimeter of the airport proper as noted herein (approximately 1,122.31 acres, including the outparcels [approximately 96.45 acres] in Manatee and Sarasota Counties, the total acreage in Manatee County is approximately 771 acres).

MEETING ADJOURNED

There being no further business, the meeting was adjourned.

Attest:

APPROVED:



Clerk



Chairman

3/21/00

Adj: 9:01 a.m.
/eml

