

From: [Lionel Guilbert](#)
To: [Jake Bibler](#); [Joseph Filippelli](#); [Diane Drakulich](#); [Jeff Sasada](#)
Subject: RE: Peak Development Rezone (PLN2006-0021)
Date: Tuesday, August 4, 2020 9:26:58 AM
Attachments: [image002.png](#)

Good morning,

There are generally no concerns from the airport regarding potential impacts on aircraft operations at this proposed new building location.

Most of the parcel is located outside of the runway approaches and the maximum elevation allowed at this location is 180 feet above mean sea level. However, the north-west and south-west corners (about 350 feet) of the property do fall within Part 77 approach surfaces. At those locations the height limitations drop to 150' then 100' progressively towards the airport.

There is a 500' section of the south-west corner within the 65 DNL Noise Contour, but manufacturing use is allowed by Federal Regulation (FAR 150) without noise insulation requirements within that 65 DNL.

TABLE 1—LAND USE COMPATIBILITY* WITH YEARLY DAY-NIGHT AVERAGE SOUND LEVELS

Land use	Yearly day-night average sound level (L _{dn}) in decibels					
	Below 65	65-70	70-75	75-80	80-85	Over 85
RESIDENTIAL						
Residential, other than mobile homes and transient lodgings	Y	N(1)	N(1)	N	N	N
Mobile home parks	Y	N	N	N	N	N
Transient lodgings	Y	N(1)	N(1)	N(1)	N	N
PUBLIC USE						
Schools	Y	N(1)	N(1)	N	N	N
Hospitals and nursing homes	Y	25	30	N	N	N
Churches, auditoriums, and concert halls	Y	25	30	N	N	N
Governmental services	Y	Y	25	30	N	N
Transportation	Y	Y	Y(2)	Y(3)	Y(4)	Y(4)
Parking	Y	Y	Y(2)	Y(3)	Y(4)	N
COMMERCIAL USE						
Offices, business and professional	Y	Y	25	30	N	N
Wholesale and retail—building materials, hardware and farm equipment	Y	Y	Y(2)	Y(3)	Y(4)	N
Retail trade—general	Y	Y	25	30	N	N
Utilities	Y	Y	Y(2)	Y(3)	Y(4)	N
Communication	Y	Y	25	30	N	N
MANUFACTURING AND PRODUCTION						
Manufacturing, general	Y	Y	Y(2)	Y(3)	Y(4)	N
Photographic and optical	Y	Y	25	30	N	N
Agriculture (except livestock) and forestry	Y	Y(6)	Y(7)	Y(8)	Y(8)	Y(8)
Livestock farming and breeding	Y	Y(6)	Y(7)	N	N	N
Mining and fishing, resource production and extraction	Y	Y	Y	Y	Y	Y
RECREATIONAL						
Outdoor sports arenas and spectator sports	Y	Y(5)	Y(5)	N	N	N
Outdoor music shells, amphitheaters	Y	N	N	N	N	N
Nature exhibits and zoos	Y	Y	N	N	N	N
Amusements, parks, resorts and camps	Y	Y	Y	N	N	N
Golf courses, riding stables and water recreation	Y	Y	25	30	N	N

The airport has no operational impact concerns from the re-zoning of this property.

Sincerely

Lionel

Lionel A. Guilbert

Senior Vice President, Operations & Public Safety

Sarasota Manatee Airport Authority

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From: Jake Bibler <jake.bibler@mymanatee.org>

Sent: Monday, August 3, 2020 1:17 PM

To: Lionel Guilbert <lionel.guilbert@srq-airport.com>; Joseph Filippelli <joseph.filippelli@srq-airport.com>; Diane Drakulich <diane.drakulich@srq-airport.com>; Jeff Sasada <jeff.sasada@srq-airport.com>

Subject: Peak Development Rezone (PLN2006-0021)



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jake.bibler@mymanatee.org

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Hello all,

My apologies on sending this to so many and for the late request, this is my first project with Manatee County that requires input from the Airport Authority.

Please let me know who best to contact for future projects and if there is a requested timeframe for review.

An applicant has submitted a request to rezone a 282.3-acre portion of a 301.5-acre site, from Suburban Agriculture (A-1) and Heavy Manufacturing (HM) zoning districts to the Light Manufacturing (LM) zoning district. A portion of the subject property is located in the Airport Impact Overlay and the entirety of the subject site is in the SRQ AI Height Overlay Part 77 Surfaces overlay. The county would like to request your analysis of the proposed change.

This project is currently being reviewed by the county attorney's office, whom has requested your input, and it is scheduled to be heard by the planning commission on September 10th.

I've attached the map series for this project and parcel ID numbers are shown on the maps. The Land Development Code lists the maximum height in the LM zoning district as 4 stories and one additional foot in height may be added for each additional foot that is added to all required yards. Please let me know what other information may be helpful to you.

Thank you!

Jake Bibler
Planner I
Public Hearing Division

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