



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #226 - BUSCH GARDENS SUBSTANTIAL DEVIATION CITY OF TAMPA RY 2003-04

On September 22, 1981, the Tampa City Council granted a Development Order (Ordinance No. 7771-A) to Busch Entertainment Corporation for an expansion to the existing entertainment park consisting of a 400-room hotel, an administrative center and additional attractions (DRI #72).

The Development Order has been amended numerous times, the latest occurring on December 20, 1994 (Ordinance No. 94-278). The amendments authorized: cumulative extensions of six years, 11 months and 15 days for the project buildout date and Development Order expiration date; and construction of additional ride facilities. The Development Order expired on September 8, 1998.

On April 16, 1998, the City of Tampa adopted Ordinance No. 98-0081, a Substantial Deviation Development Order (SDDO) approving modifications for the existing Busch Gardens/Adventure Island project (DRI #226). This Ordinance was subsequently rescinded and replaced with Ordinance No. 98-147 which was approved by Tampa City Council on June 25, 1998. The Ordinance authorized: extensions of the buildout date (to December 3, 2010) and the Development Order expiration date (to December 31, 2011); incorporation of 36.6 additional acres including the former Anheuser Busch Brewery; construction of a total of 2,100 hotel rooms with ancillary development, including a 100-room hotel (or 25,500 sq. ft. of retail space) on a 2.3-acre parcel located south of Busch Boulevard; increased visitor parking spaces to a total of 9,200; altered parking entrances and allows construction of up to two tunnels under 40th Street; development of 5,500 square feet of general commercial on the 0.4 acre parcel south of Busch Boulevard; and continuous replacement or renovation of development within the existing project. The anniversary date for the Annual Report is April 1st of each year.

The SDDO has been amended twice, the latest occurring on October 2, 2003 (Ordinance No. 2003-253). The Amendments have cumulatively authorized a net reduction of 0.5-acres to the project.

PROJECT STATUS

Development this Reporting Year: the developer reported that a stormwater retention vault was completed in addition to Parking Lots H, I & J; constructed access drive through Adventure Island; constructed Cheta Chase; renovation of Moroccan Palace; and constructed Nairobi pass holder gate.

Cumulative Development: development is generally limited to attraction construction and/or remodeling. No hotel or commercial development (south of Busch Boulevard) has occurred.

Projected Development: no specific development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer provided the following 2003 park attendance figures in accordance with Condition 5.C.10.b.: 4,253,300 to Busch Gardens and 581,562 to Adventure Island..
2. The developer has identified that the widening of 40th Street between Busch Boulevard and Fowler Avenue was initiated during the reporting year, in accordance with Conditions 5.A.11. and 5.D.1.
3. Condition 5.D.2. requires the developer to initiate an annual traffic monitoring program to be conducted for three consecutive weekday afternoons during the third week of July, with the results submitted within each respective annual report. Initiation of such monitoring shall commence/continue when the July average daily park attendance exceeds 20,132 (through 2003) and 25,294 from 2004-2010. The monitoring was conducted on July 15-17, 2003 and revealed that the project is currently generating 1,151 p.m. peak hour trips (obtained via manual counts) and 1,260 p.m. peak hour trips (obtained via machine counts) of the overall 2,284 p.m. peak hour trips approved for the project. It was noted that the machine counts were slightly higher due to the inclusion of trams which provide transport of park guests between the adjacent parking area and Busch Gardens.
4. The developer shall pay appropriate Transportation Impact fees for hotel development beyond 400 rooms and for development of the parcel south of Busch Boulevard. Theme areas, rides, shows, exhibits, etc. are all otherwise exempted from these fees as identified in Condition 5.D.3.
5. The developer has confirmed that the Busch Boulevard sidewalk construction between 30th and 40th Streets was completed in 2002, in accordance with Condition 5.D.5.
6. The developer has provided the following 2003 estimates of potable water, wastewater treatment and solid waste demand in accordance with Conditions 5.C.10.c. & 5.G.2.:
 - Potable Water - 22,162,000 gallons (12,805,000 for Busch Gardens and 9,357,000 for Adventure Island).
 - Wastewater - 9,111,250 gallons (6,648,750 for Busch Gardens and 2,462,500 for Adventure Island).
 - Solid Waste - 2,490 tons (Busch Gardens and Adventure Island combined).

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

DEVELOPER OF RECORD

Busch Gardens, c/o Mark D. Rose, 3605 Bougainvillea Avenue, Tampa, FL 33612 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. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.