



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
www.tbrpc.org

DRI #226 - BUSCH GARDENS SUBSTANTIAL DEVIATION CITY OF TAMPA RY 2007-08

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 This Ordinance was subsequently rescinded and replaced with Ordinance No. 98-147 which was approved by Tampa City Council on June 25, 1998.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: completed construction of: *Jungala* (the “2008 BGT Attraction”), Jungala Markey, Animal Nursery improvements, Flamingo Deck, and Adventure Island restrooms.

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. In accordance with Condition 5.C.10.b., the developer has identified the 2007 park attendance to be 4,784,471 for Busch Gardens and 695,328 for Adventure Island. These attendance figures constitute increases of three percent for each park in comparison with the previously provided 2006 attendance figures.
2. The developer has previously completed the widening of 40th Street between Busch Boulevard and Fowler Avenue in accordance with Conditions 5.A.11. and 5.D.1. Sidewalk construction has also been completed between 30th and 40th Street, as required by Condition 5.D.5.
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. The required monitoring was conducted on July 17-19, 2007 and revealed that the project was generating 1,423 p.m. peak hour trips (obtained via manual counts) and 1,488 p.m. peak hour trips (obtained via machine counts) of the overall 2,284 p.m. peak hour trips approved for the project.
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 provided the following 2007 estimates of potable water, wastewater treatment and solid waste demand in accordance with Conditions 5.C.10.c. & 5.G.2.:
 - Potable Water - 153,310,626 gallons (77,070,195 for Busch Gardens and 76,240,431 for Adventure Island).
 - Wastewater - 111,029,357 gallons (75,870,328 for Busch Gardens and 35,159,029 for Adventure Island).
 - Solid Waste - 2,413 tons (Busch Gardens & Adventure Island combined).

DEVELOPER OF RECORD

Busch Entertainment Corporation, 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.