



ARS

Annual Report Summary

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DRI #226 - BUSCH GARDENS SUBSTANTIAL DEVIATION CITY OF TAMPA RY 2011-12

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 This Ordinance was subsequently rescinded and replaced with Ordinance No. 98-147 which was approved by Tampa City Council on June 25, 1998.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 and Development Order expiration date; 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 buildout date and Development Order expiration dates have subsequently been extended by two additional years in conjunction with 2010 legislation (i.e. SB 1752) to December 3, 2012 and December 31, 2013, respectively.

The SDDO has been amended twice, most recently on October 2, 2003 (Ordinance No. 2003-253). Among other objectives, a net reduction of 0.5 acres was approved.

PROJECT STATUS

Development this Reporting Year: completed Zoo Animal Hospital, Moroccan Palace Animal Holding facility, Garden Gate, additional Chiller Plant, and the Nairobi Market. In addition, designed the Sandstorm relocation and the expansion destined for 2013.

Cumulative Development: development is generally limited to attraction construction and/or remodeling. No hotel or commercial development (south side 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 2011 park attendance to be 4,655,303 for Busch Gardens and 669,400 for Adventure Island. These attendance figures constitute increases of approximately 8.9 percent and 4.3 percent for Busch Gardens and Adventure Island (respectively) in comparison with 2010 attendance figures at each of the parks.
2. The developer indicated that the widening of 40th Street between Busch Blvd. and Fowler Avenue (Conditions 5.A.11. and 5.D.1.) and sidewalk construction between 30th and 40th Street (Condition 5.D.5.) was previously completed.
3. Condition 5.D.2. obligates the Developer to conduct annual traffic counts on three consecutive weekday afternoons during the third week of July, with the results submitted within all annual reports. The required monitoring was conducted on July 19-21, 2011 and revealed that the project was generating 1,209 p.m. peak hour trips (786 Busch Gardens, 423 Adventure Island), obtained via manual counts, and 1,289 p.m. peak hour trips (925 Busch Gardens/364 Adventure Island), obtained via machine counts, as compared to the 2,284 p.m. peak hour trips approved for the project. The Developer has noted that the traffic counts are “*significantly less than the estimated ADA volumes.*”
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 if and when applicable. 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 2011 estimates of potable water, wastewater treatment and solid waste demand in accordance with Conditions 5.C.10.c. & 5.G.2.:
 - Potable Water - 123,526,216 gallons combined (78,412,092 for Busch Gardens and 45,114,124 for Adventure Island), an increase of nearly 8.9 percent compared to last year’s potable water usage;
 - Wastewater - 100,813,944 gallons combined (75,966,132 for Busch Gardens and 24,847,812 for Adventure Island), an increase of more than 13.3 percent compared to 2010 wastewater generation figures; and
 - Solid Waste - 4,414 tons for Busch Gardens and Adventure Island combined. A breakdown of Solid Waste estimates per park was not provided. This figure is considerably higher than the 2,525 tons identified for 2010 and the 3,243 tons reported for 2009. However, the Developer has attributed much of the increase to construction/remodeling debris which occurred during 2011.

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.