



# ARS

## Annual Report Summary

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### **DRI #226 - BUSCH GARDENS SUBSTANTIAL DEVIATION CITY OF TAMPA RY 2013-14**

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 This Ordinance was subsequently rescinded and replaced with Ordinance No. 98-147 which was approved by Tampa City Council on June 25, 1998.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:*** designed Admin 3 parking improvements and the Kumba Parking Lot, initiated construction of 3D Theatre modifications, Timbuktu Culinary and Falcon's Fury, as well as commenced plans to repave the Adventure Island Visitors Lot Parking.

***Cumulative Development:*** aside from the initial construction of Busch Gardens, recent development activities are generally limited to replacement of attractions and/or the redevelopment of corresponding amenities. 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 2013 park attendance to be 4,104,293 for Busch Gardens and 517,165 for Adventure Island. These attendance figures constitute decreases of approximately 6.3 percent and 4.2 percent for Busch Gardens and Adventure Island (respectively) in comparison with the 2012 attendance figures. However, as would be expected, attendance figures appear to fluctuate annually.
2. The Developer previously completed the widening of 40<sup>th</sup> Street between Busch Blvd. and Fowler Avenue (Conditions 5.A.11. and 5.D.1.) and sidewalk construction between 30<sup>th</sup> and 40<sup>th</sup> Street (Condition 5.D.5.).
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 16, 17, 18, 23, 24 & 25, 2013 and revealed that the project had generated 1,513 p.m. peak hour trips (1,094 Busch Gardens/419 Adventure Island) as obtained via machine counts and 1,488 p.m. peak hour trips (1,075 Busch Gardens/413 Adventure Island) as obtained via manual counts. Each of these counts favorably compare to the 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 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 2013 estimates of potable water, wastewater treatment and solid waste demand in accordance with Conditions 5.C.10.c. & 5.G.2.:
  - Potable Water - 103,221,008 gallons combined (71,244,756 for Busch Gardens and 31,976,252 for Adventure Island), a reduction of approximately 15.2 percent compared to last year's potable water usage. Similar to park attendance, daily water usage figures would be expected to fluctuate;
  - Wastewater - 93,792,468 gallons combined (75,277,972 for Busch Gardens and 18,514,496 for Adventure Island), an reduction of nearly 8.0 percent compared to 2012 wastewater generation figures; and
  - Solid Waste - 2,957 tons for Busch Gardens and Adventure Island combined. A breakdown of Solid Waste estimates per park was not provided. This figure is approximately 37.9% greater than the 2,957 tons identified for 2012. While the cause for significant increase was not identified or speculated, it would be expected that the increase would be largely attributable to the amount of construction which transpired during the reporting period.

## **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.