



# ARS

## Annual Report Summary

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

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### **DRI #226 - BUSCH GARDENS SUBSTANTIAL DEVIATION CITY OF TAMPA RY 2015-16**

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 This Ordinance was subsequently rescinded and replaced with Ordinance No. 98-147 which was approved by Tampa City Council on June 25, 1998.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), 447 days in association with the two Executive Orders enacted by the Governor in 2015 and other extensions. The buildout date is now March 23, 2018 and the Development Order expires on March 23, 2019.

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

#### **PROJECT STATUS**

***Development this Reporting Year:*** designed Egypt Market Place and lockers, designed BGT 2016 expansion and constructed the Crown Colony Chiller.

***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 2015 park attendance to be 4,215,805 for Busch Gardens and 685,818 for Adventure Island. These attendance figures constitute an increase of approximately 3.9 percent for Busch Gardens and a 11.7 percent increase for Adventure Island in comparison with the 2014 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 14-16, 2015 and revealed that the project had generated 1,167 p.m. peak hour trips (680 Busch Gardens/487 Adventure Island), as obtained via machine counts, and 803 p.m. peak hour trips (561 Busch Gardens/242 Adventure Island), as obtained via manual counts. While the recognized counts were considerably less than the 1,462 p.m. peak hour trips (recorded via machine counts) and 1,127 p.m. peak hour trips (recorded manually) reported for the identical period in 2014, the Developer indicated that Tampa received a considerable amount of rainfall during the required monitoring period which significantly impacted attendance figures at each park. Regardless, all of these counts do 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 2015 estimates of potable water, wastewater treatment and solid waste demand in accordance with Conditions 5.C.10.c. & 5.G.2.:
  - Potable Water - 118,375,488 gallons combined (65,856,164 for Busch Gardens and 52,519,324 for Adventure Island), an increase of approximately 18.18 percent compared to potable water usage for both parks combined as reported the prior year. While it was reported that the Adventure Island attendance figures grew by about 11.7 percent this past year, the water usage at Adventure Island apparently grew at a disproportionate 35 percent in comparison with the usage reported for 2014 (i.e. 38,848,000 gallons). However, similar to park attendance, water usage figures would be expected to fluctuate annually;
  - Wastewater - 92,269,540 gallons combined (64,246,468 for Busch Gardens and 28,023,072 for Adventure Island), an increase of nearly 25.9 percent compared to 2014 wastewater generation figures (73,299,000); and
  - Solid Waste - 4,029 tons for Busch Gardens and Adventure Island combined. A breakdown of Solid Waste estimates by park was not provided. This figure is identical to the tonnage reported for 2014. It is presumed that a significant amount of solid waste would be attributed to redevelopment activities which typically occur at one or both parks annually.

**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.