



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #226 - BUSCH GARDENS SUBSTANTIAL DEVIATION CITY OF TAMPA RY 2004-05

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 This Ordinance was subsequently rescinded and replaced with Ordinance No. 98-147 which was approved by Tampa City Council on June 25, 1998.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 construction of a new visitor “front gate” and ticket booths, renovation of Bird Gardens Gift Shop (“Xcursions”), construction of a new restaurant in Stanleyville, commence construction of a culinary building in Stanleyville, and construct new employee break room, operations and visitor pet boarding facility.

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 2004 park attendance figures in accordance with Condition 5.C.10.b.: 3,985,948 to Busch Gardens and 576,436 to Adventure Island..
2. The developer has completed the widening of 40th Street between Busch Boulevard and Fowler Avenue in accordance with Conditions 5.A.11. and 5.D.1.
3. Condition 5.D.2. requires the developer to conduct annual traffic monitoring for three consecutive weekday afternoons during the third week of July, with the results submitted within each respective annual report. While monitoring was conducted and provided in association with last year's Annual Report, monitoring was not conducted during the current reporting period since several temporary access points were established for entry into the parking lot due to pending 49th Street roadway construction. The developer has asserted that traffic monitoring will resume and be provided in conjunction with next year's annual report.
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 2004 estimates of potable water, wastewater treatment and solid waste demand in accordance with Conditions 5.C.10.c. & 5.G.2.:
 - Potable Water - 16,958,100 gallons (10,001,600 for Busch Gardens and 6,956,500 for Adventure Island).
 - Wastewater - 13,897,600 gallons (10,001,600 for Busch Gardens and 3,896,000 for Adventure Island).
 - Solid Waste - 2,542 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.