



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #226 - BUSCH GARDENS SUBSTANTIAL DEVIATION RY 2001-02

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 This Ordinance was subsequently rescinded and replaced with Ordinance No. 98-147 which was approved by Tampa City Council on June 25, 1998.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 only a single time (Ordinance No. 99-66) on March 25, 1999. The Amendment authorized the addition of a 0.5-acre parcel to the site for visitors parking area modifications.

PROJECT STATUS

Development this Reporting Year: the developer reported that the Rhino Rally attraction was completed during the reporting year, the north area of the "Veldt" was re-landscaped and a kitchen was added to an area referred to as "Mango Joes" within Adventure Island.

Cumulative Development: aside from the aforementioned, development would be 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 2001 park attendance figures in accordance with Condition 5.C.10.b.: 4,603,437 to Busch Gardens and 554,656 to Adventure Island..
2. In accordance with Condition 5.A.11., the developer has identified the anticipated initiation of the 40th Street widening project (from Busch Boulevard to Fowler Avenue) in 2003. Condition 5.D.1. requires commencement of the roadway widening by December 31, 2003.
3. The developer shall initiate an annual traffic monitoring program to be conducted for three consecutive weekday afternoons during the third week of July. Such monitoring shall be submitted within each respective Annual Report as identified in Condition 5.D.2. The monitoring shall commence/continue when the July average daily park attendance exceeds 20,132 (through 2003) and 25,294 from 2004-2010. These attendance figures were calculated by applying 80 percent to the anticipated park attendance figures provided in Exhibit I of the Development Order. The developer has acknowledged that traffic monitoring will commence in July of 2002.
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 reported that the City anticipates completing construction of the sidewalk along Busch Boulevard between 30th and 40th Streets during 2002 in accordance with Condition 5.D.5.
6. The developer has provided the following 2001 estimates of potable water, wastewater treatment and solid waste demand in accordance with Conditions 5.C.10.c. & 5.G.2.:
 - ! Potable Water - 19,680,505 cubic yards (11,680,505 for Busch Gardens and 8,000,000 for Adventure Island).
 - ! Wastewater - 10,027,700 cubic yards (7,265,700 for Busch Gardens and 2,762,000 for Adventure Island).
 - ! Solid Waste - 2,647 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 with the exception of the issues identified as Summary of Development Order Conditions #1, #6 and possibly #3, if appropriate. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.