



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702  
Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118  
www.tbrpc.org

---

### DRI #226 - BUSCH GARDENS SUBSTANTIAL DEVIATION CITY OF TAMPA RY 2002-03

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 This Ordinance was subsequently rescinded and replaced with Ordinance No. 98-147 which was approved by Tampa City Council on June 25, 1998.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 1<sup>st</sup> 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.

On May 19, 2003, the applicant submitted a Notice of Proposed Change to request the removal of a 1.0-acre parcel located on the southern side of Busch Boulevard, across from Busch Gardens. The parcel would be sold to an unrelated party. The proposal remains under review.

### **PROJECT STATUS**

***Development this Reporting Year:*** the developer reported that Dolphin Theatre was converted to a 4-D Theatre, a portion of Sultan Arcade was converted to Timbuktu Drink Stand, the Festhaus was renovated, and completion of a new elephant barn.

***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 2002 park attendance figures in accordance with Condition 5.C.10.b.: 4,224,622 to Busch Gardens and 635,528 to Adventure Island..
2. In accordance with Condition 5.A.11., the developer has previously identified the anticipated initiation of the 40<sup>th</sup> 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. Condition 5.D.2. requires the developer to initiate an annual traffic monitoring program to be conducted for three consecutive weekday afternoons during the third week of July, with the results submitted within each respective annual report. Initiation of such monitoring shall commence/continue when the July average daily park attendance exceeds 20,132 (through 2003) and 25,294 from 2004-2010. The monitoring was conducted on July 15-17, 2003 and revealed that the project is currently generating 1,151 p.m. peak hour trips (obtained via manual counts) and 1,260 p.m. peak hour trips (obtained via machine counts) of the overall 2,284 p.m. peak hour trips approved for the project. It was noted that the machine counts were slightly higher due to the inclusion of trams which provide transport of park guests between the adjacent parking area and Busch Gardens.
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 30<sup>th</sup> and 40<sup>th</sup> Streets was completed in 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 - 22,500,000 gallons (13,000,000 for Busch Gardens and 9,500,000 for Adventure Island).
  - Wastewater - 9,250,000 gallons (6,750,000 for Busch Gardens and 2,500,000 for Adventure Island).
  - Solid Waste - 2,529 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.