



# BRS

## Biennial Report Summary

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### **DRI #226 - BUSCH GARDENS SUBSTANTIAL DEVIATION CITY OF TAMPA RYs 2016-18**

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 This Ordinance was subsequently rescinded and replaced with Ordinance No. 98-147 which was approved by Tampa City Council on June 25, 1998.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:*** completed Busch Gardens Tampa (BGT) 2016 expansion (in 2017) and designed BGT 2018 & 2019 expansions as well as designed and completed Adventure Island 2018 expansion (in 2018).

**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 2016 park attendance to be 4,078,650 for Busch Gardens and 700,052 for Adventure Island. The 2017 attendance figures were 3,976,000 for Busch Gardens and 619,000 for Adventure Island. These attendance figures constitute slight reductions compared to the 2015 attendance figures identified for Busch Gardens (4,215,805) and Adventure Island (685,818). 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 biennial traffic counts on three consecutive weekday afternoons during the third week of July, with the results submitted within all Biennial Reports. The required monitoring was conducted on July 11-13, 2017 and revealed that the project had generated 1,089 p.m. peak hour trips (1,016 Busch Gardens/73 Adventure Island). 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 2016 & 2017 estimates of potable water, wastewater treatment and solid waste demand in accordance with Conditions 5.C.10.c. & 5.G.2.:
  - Potable Water - 123,416,571 gallons combined (67,112,515 for Busch Gardens and 56,304,056 for Adventure Island) in 2016 and 130,018,407 gallons combined (63,950,327 for Busch Gardens and 66,068,080 for Adventure Island) in 2017. This was the first year in which the potable demand usage associated with Adventure Island exceeded that of Busch Gardens. These potable water usage rates do constitute slight increases in comparison with the 118,375,488 gallons combined (65,856,164 for Busch Gardens and 52,519,324 for Adventure Island) reported in 2015. Similar to park attendance, water usage figures are expected to fluctuate annually;
  - Wastewater - 87,241,381 gallons combined (66,815,100 for Busch Gardens and 20,426,281 gallons for Adventure Island) in 2016 and 76,012,139 gallons combined (63,363,139 for Busch Gardens and 12,649,000 for Adventure Island) in 2017. The amount of wastewater generation reported does favorably compare to the 92,269,540 gallons identified for 2015 (64,246,468 for Busch Gardens and 28,023,072 for Adventure Island). In addition, similar

to potable water usage reported above, wastewater generation rates would also be expected to fluctuate annually; and

- Solid Waste - 4,249 tons for Busch Gardens and Adventure Island combined in 2016 and 4,142 tons in 2017. Breakdowns of Solid Waste estimates by park was not provided for 2016 or 2017. For comparative purposes, 4,029 tons of solid waste were reported for both parks combined in 2015. While annually fluctuations in solid waste are anticipated, 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**

SeaWorld Parks and Entertainment LLC d/b/a Busch Gardens Tampa, Attention: 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.