



BRS

Biennial Report Summary

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DRI #226 - BUSCH GARDENS SUBSTANTIAL DEVIATION CITY OF TAMPA RYs 2018-20

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 original Development Order was amended numerous times, with the most recent occurring on December 20, 1994 (Ordinance No. 94-278). The amendments did authorize: cumulative extensions of six years, 11 months and 15 days for the project buildout date and Development Order expiration date as well as 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 This Ordinance was subsequently rescinded and replaced with Ordinance No. 98-147 which was approved by Tampa City Council on June 25, 1998.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: further extensions of the buildout and Development Order expiration dates; 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 to a total of 9,200 spaces; altered parking entrances and allowed 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 were subsequently extended in accordance with 2010 legislation (i.e. SB 1752) as well as various Executive Orders enacted by the Governor in 2015 and 2017. The revised buildout date is now January 1, 2022 and the Development Order now expires on January 2, 2023.

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 the *Tigris* attraction and remodeled the *Iron Gwazi* attraction in Busch Gardens during 2019 as well completed the *Vanish Point* attraction in Adventure Island 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 2018 park attendance to be 4,356,691 for Busch Gardens and 675,554 for Adventure Island. The 2019 attendance figures were 4,401,032 for Busch Gardens and 589,370 for Adventure Island. As would be expected, attendance figures appear to fluctuate annually.
2. The Developer previously completed the widening of 40th Street between Busch Blvd. and Fowler Avenue (Conditions 5.A.11. and 5.D.1.) and sidewalk construction between 30th and 40th 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 16-18, 2019 and revealed that the project had generated 1,505 p.m. peak hour trips for Busch Gardens and Adventure Island combined. These counts were obtained using video cameras rather than machine counts but, regardless, 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 - 136,342,258 gallons combined (66,780,269 for Busch Gardens and 69,561,989 for Adventure Island) in 2018 and 112,858,240 gallons combined (63,408,708 for Busch Gardens and 49,449,532 for Adventure Island) in 2019. While the potable water usage amount for Busch Garden remained relatively consistent between 2018 - 2019 (i.e. 66,780,269 vs. 63,408,708 gallons), the amount of potable water utilized at Adventure Island was significantly and inexplicably reduced during the same time frame (i.e. 69,561,989 gallons in 2018 vs. 49,449,532 gallons in 2019). Similar to park attendance, water usage figures are expected to fluctuate annually;
 - Wastewater - 83,333,458 gallons combined (66,119,439 for Busch Gardens and 17,214,019 gallons for Adventure Island) in 2018 and 89,971,632 gallons combined (62,899,320 for Busch Gardens and 27,072,312 for Adventure Island) in 2019. While the wastewater generation/treatment rates for Busch Garden remained relatively consistent between 2018 - 2019 (i.e. 66,119,439 vs. 62,899,320 gallons), the reported wastewater generation/treatment rates associated with Adventure Island substantially and inexplicably increased from 17,214,019 gallons (in 2018) to 27,072,312 gallons (in 2019). Similar to park attendance, wastewater generation rates are expected to fluctuate annually; and

- Solid Waste - 4,456 tons for Busch Gardens and Adventure Island combined in 2018 and 5,491 tons in 2019. Solid waste estimates continue to be provided on a combined basis rather than each park independently. For comparative purposes, a combined 4,142 tons of solid waste were reported in 2017. While annually fluctuations in solid waste are anticipated, it is presumed that a significant amount of solid waste would be attributed to development (or redevelopment) activities which typically transpire at one or both parks annually.

DEVELOPER OF RECORD

Sea World Parks and Entertainment LLC d/b/a Busch Entertainment Corporation, 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.