



Agenda Briefing

Date of Meeting: February 7, 2024

Responsible Department: City Manager's Office

Presenter: John Fischer, Seabrook Plaza
One LLC

Briefing Prepared By: Gayle Cook, City Manager

Strategic Focus Area: Economic Development

General Information / Subject:

Hear a presentation and consider and take all appropriate action on an update for the Planned Unit Development (PUD) to create "Seabrook Plaza Planned Unit Development" consisting of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 25,000 sq. ft. of retail space, and a luxury multi-family apartment complex of approximately 260 units located on an approximately 11.096 acre tract of land.

Executive Summary / Background:

On March 7, 2023, in a joint meeting between City Council and the Planning and Zoning Commission, the final Planned Unit Development (PUD) was approved for the Seabrook Plaza Planned Unit Development. Within the document a timeframe is outlined and City Council has requested an update to this proposed calendar.

The development firm, Seabrook Plaza One, has been invited to make a presentation and update to the City Council on any delays and projected new timeline.

PHASE 1: Multi-Family, Hotel, Event Center – Commercial and All Paving: The following is an estimate based on favorable market conditions and project leasing: A. Fourth Quarter 2023: Design and plan review and approval B. First Quarter 2024: Begin on site construction. C. Fourth Quarter 2025: Construction complete. Construction of the Hotel and the Conference /Event Center must be at least 25% complete before occupancy of the multi-family will be permitted. D. First Quarter 2026: Begin occupancy.

Funding / Fiscal Information:

Account Number: [Redacted]

Amount Budgeted: [Redacted]

Amount Requested / Required: [Redacted]

Funding Source (if not budgeted):

[Redacted]

Supporting Materials Attached: Yes No

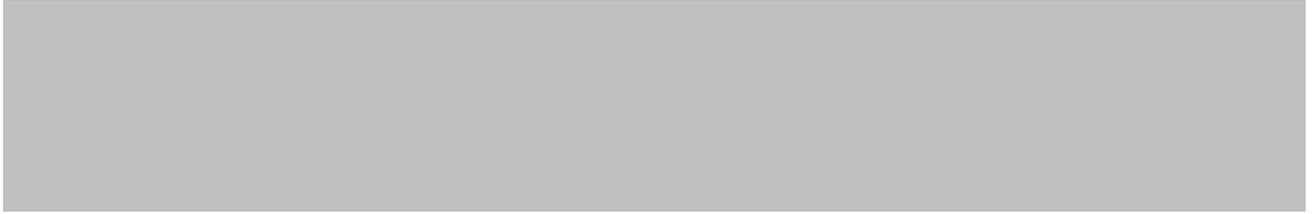
Prior Action / Review by Council, Boards, Commissions:

Council approval March 7, 2024 of final Planned Unit Development

[Redacted]

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Staff Recommendation:



**APPROVED BY:
(as appropriate)**

Preparer or Department Director

Date

Building Official

Date

City Secretary

Date

City Engineer/Asst. Dir. PW

Date

Community and Visitor Relations Director

Date

Court Director

Date

Deputy City Manager

Date

EDC Director

Date

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Emergency Services Director

Date

Finance Director

Date

HR Director

Date

IT Director

Date

Police Chief

Date

Public Works Director

Date



City Manager

1/29/2024
Date