

## M E M O R A N D U M

**To:** Tom Harmer, Town Manager

**From:** Allen Parsons, AICP  
Director, Planning, Zoning & Building Department

**Report date:** May 7, 2021

**Meeting date:** May 18, 2021

**Subject:** Request for Referendum from Mr. Ryan Snyder, Whitney Plaza, LLC. for Property Located at 6810 Gulf of Mexico Drive

### **Recommended Action**

Provide direction to Manager.

### **Background**

Mr. Ryan Snyder, manager/sole member of Whitney Plaza, LLC, owner of the subject properties (Whitney Plaza), located at 6810 Gulf of Mexico Drive (Manatee County Parcel IDs # 7818700059, 7803800007, and 7805000051), has submitted a request for a referendum to be placed before the electors of the Town of Longboat Key to allow the Town to consider conversion of all or a portion of the property to a residential use with a maximum density not to exceed three (3) units per acre. Mr. Snyder, who will be present, requests that the Town Commission place the item before the electors, rather than requiring Mr. Snyder to obtain the requisite number of signatures as provided for in the Town Charter.

The subject properties consist of approximately 5.6 acres of land (approximately 1.5 acres is water for which no density credit is provided). The property currently carries a Future Land Use designation of Commercial General (CG) and is in a Commercial General (C-2) Zoning District. The C-2 Zoning District does not have a residential density allowance. The subject properties have a long history of being the primary commercial and shopping location on the North end of the island. Mr. Snyder's stated intent for the property is development of up to ten (10) residential units and the continuation of commercial use(s) occupying a smaller area.

The Town Charter (Article II, Sec. 22) provides that the density limitations that were in the Comprehensive Plan as adopted on March 12, 1984, "shall not be increased without the referendum approval of the electors of Longboat Key." Because the subject property did not have residential density assigned to it in the 1984 Comprehensive Plan, it is required to seek approval from the electors in order to add residential density.

The next step, if the Town Commission were to accept the request for a referendum to be placed before the electors<sup>1</sup>, would be to direct staff to work with the requestor to develop an ordinance, with a clear and concise statement describing the request that would cause a referendum to be held. The ordinance would include a provision that the requestor would be responsible for all costs associated with the referendum.

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<sup>1</sup> The Town Commission has historically approved prior requests for referendums for residential density increases and has not required requestors to provide written petitions.

Staff would work to prepare such an ordinance for consideration at the June 7, 2021 Regular Meeting for first reading. If recommended for approval, second reading and public hearing could then be scheduled for the July 6, 2021 Regular Meeting. Staff has been informed that the Supervisor of Elections' deadline for placement of items on the November 2, 2021 ballot is August 28, 2021.

### **Staff Recommendation**

Provide direction to Manager.

### **Attachments**

- A. April 2, 2021 Letter, Mr. Ryan Snyder to Mayor Ken Schneier (Available in Town Clerk's Office)
- B. Town Charter, Article II, Section 22 (Available in Town Clerk's Office)
- C. Town Code Chapter 160.04 (Available in Town Clerk's Office)
- D. Town Charter, Article VII, Section 2 (Available in Town Clerk's Office)

**End of Agenda Item**