

Neighborhood Meeting Report
William Gale Rezone
6/6/2020

The meeting commenced at 10:00am as scheduled. A sign-in sheet was provided.

Robert Schmitt gave a brief description of the rezone application and proposed project. Steve Rinehart then introduced himself and described his construction experience and his dedication to providing quality affordable homes to first time home buyers and young professionals.

The floor was then opened to questions from those in attendance. The project was met with skepticism. There was concern about crime and noise. Other subdivisions in the vicinity were mentioned as being overcrowded with large families and cars parked on lawns. Mr. Rinehart defended these concerns by identifying his existing developments and offered attendees to visit them.

Other issues were identified such as small lot sizes and access to 33rd Street East. Mr. Rinehart defended the small lots as being needed to offset the costs to provide affordable homes. Mr. Schmitt stated that the second means of access is required by Manatee County. When utilized, the cars that use the 33rd Street East access would turn left to get to Canal Road. 33rd Street East is not proposed to be improved beyond the entrance and 33rd Street East is not a through road. The road length of 33rd Street East to the project entrance is only about 150 feet west of Canal Road. This is the only portion to be improved. Discussion ensued about screening and buffering. Mr. Rinehart indicated that the site will have a perimeter fence and landscaping.

The consensus of the meeting was unfavorable. The neighbors wanted fewer lots or no development at all. The meeting ended around 11:30am.