



River Oaks Civic Association Inc.

General Meeting Minutes

March 21, 2024

Meeting called to order 7:00.

Attendance: Ted Inserra (President), Fran Antonelli (Vice President), Jane Kish (Treasurer), Bianca Bryant (Secretary), Shirlee Sandler (Secretary) were present. There were 47 attendees on the sign-in sheets.

Police Report: For the period 1/18 to 3/20 there was one vehicular burglary where a gun was stolen from the vehicle.

Code Compliance: Inspector Murray presented the Code Compliance Report. From 12/19/23 to 3/19/24, we had a total of 70 cases, 2 complied and 68 are pending. The most common violations were exterior and driveway maintenance, parking on lawns, vacation rentals without permits, and debris on roofs.

There was a question about homes being foreclosed on by city liens due to code violations. Inspector Murray will follow up with an answer next month.

Ted's Tidbits: Ryan Johnston, our former President was in attendance after his accident. He expects a full recovery. We have 60 new trees on SW 20th St and 40 near the canal. They will be watered and maintained twice a week.

Friday is the last day for the Fish Fry at St Jerome Catholic School.

Guest Speakers: Stephanie Toothaker, Esq. & Roya Edwards, representing Hunter Homes, presented plans for the new development at 1712 SW 24th St. Stephanie stressed that the development either meets or exceeds code requirements. It has fewer units than allowed and more parking than required.

An Impact Study for water and sewer is required and it was determined that demand would increase by 0.0041. There is a fee to connect to the water supply, which is used for public improvements.

The developer has increased the wells from one to two. Storm water will be gravity fed through French drains and be treated before pumping to the aquifer.

The development will be 7.5 ft above sea level, which is 1.5 ft above the street level and 90% of the rainwater stays on site.

There were concerns about the traffic. 17 homes do not trigger a traffic study. A traffic statement can be provided to ROCA.

It was suggested that we add the requirement that the residents must park their vehicles in their garages. Another suggestion was having directional lighting around the perimeter.

The development will not overcrowd schools in the neighborhood.

There was a question about the fences and their ability to provide privacy. The plants at the fences will grow into the fence creating a privacy hedge.

There was a vote regarding whether to accept the development at the next Planning and Zoning Meeting. The vote was 12 for and 8 against.

Meeting adjourned.