

Coachman Ridge Neighborhood Plan

Existing Conditions

Neighborhood Location and Character

The Coachman Ridge neighborhood is approximately 159 acres in area and consists of 255 parcels. It is centrally located within the City of Clearwater. It is bounded by Old Coachman Road on the southwest, N.E. Coachman Road on the southeast, a Florida Power right-of-way on the east and Coachman Lake Estates to the north. Map 1 depicts the general location of this neighborhood and Map 2 illustrates the neighborhood planning area.

The Coachman Ridge neighborhood is surrounded by a variety of land uses. To the immediate north are single-family homes and to the immediate east is a Florida Power Corporation right-of-way occupied by transmission lines. To the east of this right-of-way is Wal-Mart and Cameron Lakes Apartments. To the southeast are two multi-family developments known as Coachman Crossing and Town Place Apartments. To the south of the neighborhood are the C.S.X. Railroad Lines, Northeast Coachman Park, and Coachman Ridge Park. There is a trail at Coachman Ridge Park that provides a connection west to the Long Center, which fronts on Belcher Road. There is also a fruit stand located at the southwest corner of the intersection of Old Coachman Road and N.E. Coachman Road and to the west are the Alcove Mobile Home Park and other single-family development.

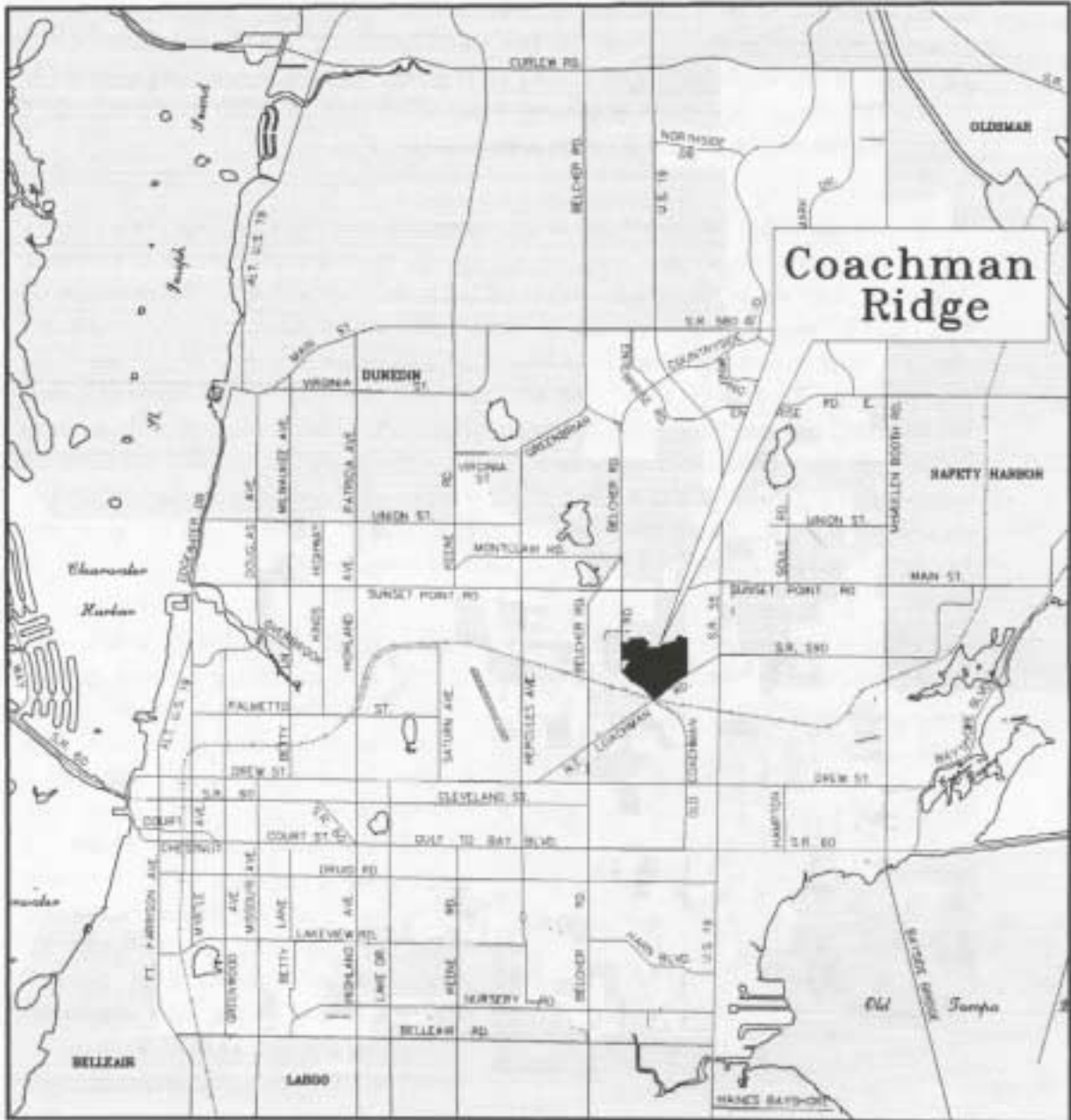


Coachman Ridge was platted in three phases between 1983 and 1984. There is no vacant land within the neighborhood and all 255 lots are occupied with single-family dwellings. The majority of properties (242 parcels) are zoned Low Medium Density Residential and have a future land use designation of Residential Low, which allows 5 dwelling units per acre. The remaining thirteen (13) properties located in the most northwesterly portion of the subdivision are zoned Low Density Residential and have an underlying future land use

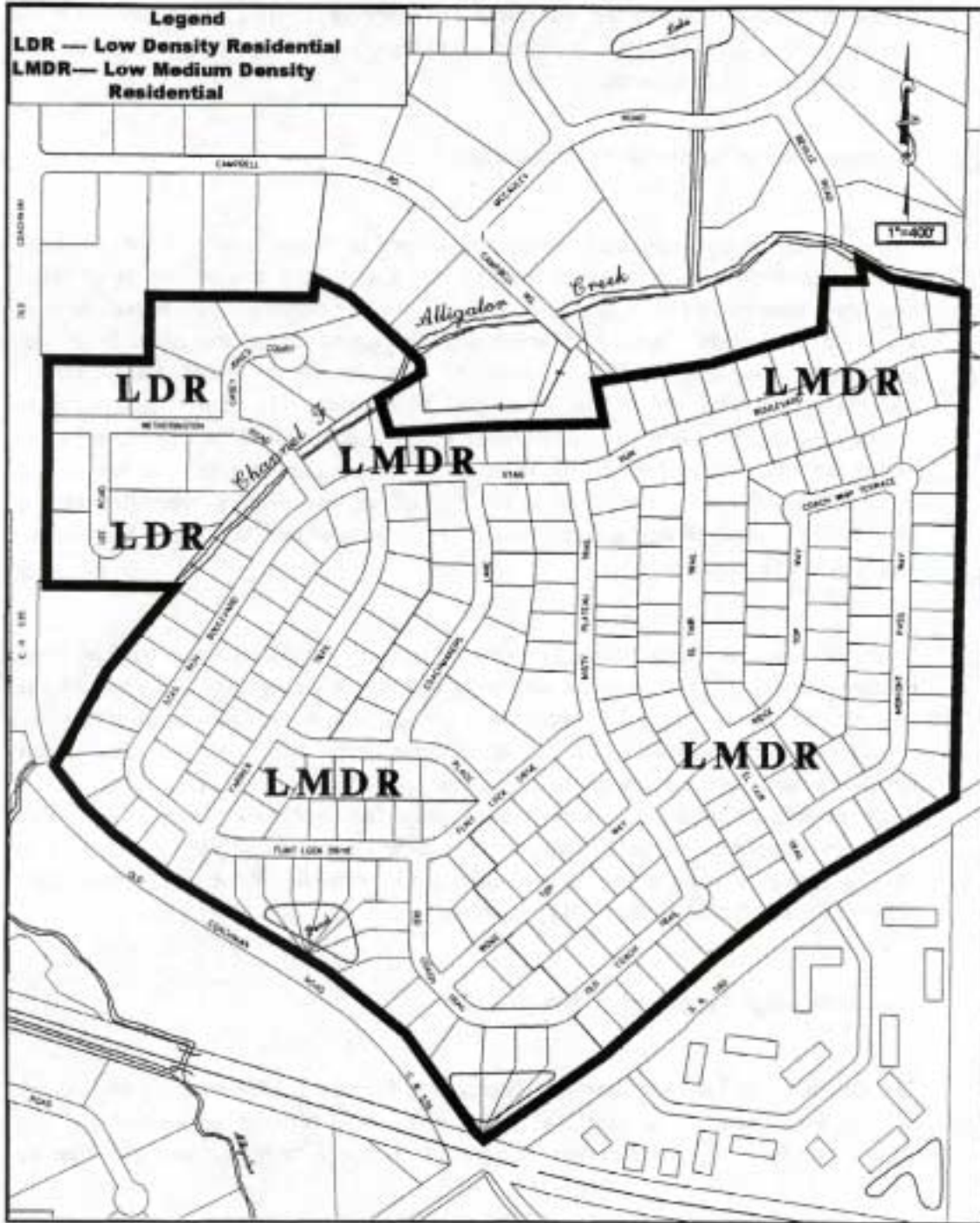
category of Residential Suburban. This designation permits a density of 2.5 dwelling units per acre. Map 3 depicts the existing zoning of Coachman Ridge.

Coachman Ridge is a deed-restricted community. It has a variety of architectural styles and the minimum home size is 1800 square feet in area. All homes have attached garages and many have three or four bedrooms and swimming pools. Mature landscaping and well maintained properties are found throughout the neighborhood.

Map 1 Coachman Ridge Location



Map 3 Coachman Ridge Neighborhood Existing Zoning



According to the Pinellas County Property Appraiser, property values average 12% above citywide property values. As of Fall 2000, less than 10% of the properties within Coachman Ridge had outstanding code violations. The most commonly found violations involved excessive watering, fences, pool maintenance, unlicensed vehicles, overgrown weeds and vehicles parked over sidewalks.



There are three (3) entrances into Coachman Ridge. One is located off of N.E. Coachman Road at El Tair Trail. The other two entrances are along Old Coachman Road at Farrier Trail and at Wetherington Road. There are landscaped medians at the entrances on El Tair Trail and Farrier Trail and all three entrances have neighborhood signage. The Coachman Ridge Homeowners Association maintains these improvements.



The majority of rights-of-way in Coachman Ridge are fifty (50) feet in width with wider areas located at the neighborhood entrances at El Tair Trail and Farrier Trail. El Tair Trail is the only right-of-way that is sixty (60) feet in width. Street pavements are typically twenty-two (22) to twenty-four (24) feet in width. There is a continuous sidewalk system within Coachman Ridge, as well as curbs. Standard Florida Power lighting is located along the streets and all utilities are underground with the exception of above

ground utility boxes. Several retention ponds are located within Coachman Ridge, all of which are on private property, and a portion of Channel F of Alligator Creek is located within the northwestern portion of the neighborhood. All infrastructure is in average to good condition, with the exception of several streets that need to be resurfaced.

Coachman Ridge Homeowners Association

The Coachman Ridge neighborhood was developed with deed restrictions, however, no neighborhood association was created. In the early years of the subdivision, residents wanted to find a way to help neighbors get acquainted with one another. In 1985 residents formed a voluntary neighborhood association that was incorporated in 1986. The purpose of the Coachman Ridge Neighborhood Association as set forth in the Articles of Incorporation is “for the betterment of the neighborhood and the furtherance

of community spirit, and to promote the health, safety, and welfare of the residents of those certain tracts of land known as Coachman Ridge.” The Association has all of the powers typically held by neighborhood associations except that it is not empowered to sue any homeowner residing in the neighborhood.

Over the years the Association has sponsored many social activities ranging from holiday gatherings, garage sales, day trips and monthly meetings. At present the Association holds an annual neighborhood garage sale, association meetings and an annual membership drive. It has a welcome committee that greets all new residents and invites them to join the Association. It also produces a neighborhood directory and publishes a newsletter four – six times a year. The voluntary Coachman Ridge Homeowners Association has been very successful at getting property owners to join and enjoys a membership rate of approximately eighty percent (80%) of the total properties.

Coachman Ridge Neighborhood Watch

The Coachman Ridge Neighborhood Watch was formed in 1984 and is a component of the Homeowners Association. The program, which is sponsored by the Clearwater Police Department, is designed to enhance neighborhood security, to heighten the community’s power of observation and to encourage mutual assistance and concern among neighbors. The Coachman Ridge Neighborhood Watch has sixteen (16) block captains, a neighborhood watch coordinator, as well as a back-up coordinator.

Projects Proposed in the Neighborhood Vicinity

Florida Power Trail

In 1996 the Bicycle Advisory Committee of the Metropolitan Planning Organization initiated a series of discussions regarding the possibility of a Florida Power Corridor Trail. Over the next several years, work proceeded on this idea and in 1999 Florida Power and the Pinellas County Board of Commissioners agreed to the development and construction of the Florida Power Trail within existing Florida Power rights-of-way. This 20.6-mile



corridor will begin at the intersection of Tampa Road and McMullen-Booth Road and proceed west and then south and ultimately end at the Weedon Island Preserve near I-275 and Gandy Boulevard. The trail will provide bicycle and pedestrian opportunities in a portion of the County that is not currently served by the County’s trail system. The facility will consist of a twenty-five (25) foot easement area, which will support a fifteen (15) foot wide paved trail with five (5) foot wide buffers on each side. Amenities such as benches, water fountains, landscaping and informational signage will be located along the trail within buffer areas.

Community Sports Complex

Construction of a new community sports complex, which will be used as the Philadelphia Phillies Major League Spring Training facility and home of the Clearwater Phillies Minor League team, is scheduled to begin in October 2001 at the northwest corner of Drew Street and Old Coachman Road. The facility will be an open air, natural grass ballpark meeting first class Major League Baseball spring training standards. There will be approximately 7,000 fixed seats and an outfield berm seating area for close to 1,000 fans. The ballpark will also accommodate all clubhouse facilities, batting tunnel, team office space and other elements typically found at a stadium. The site will also support one full size lighted practice field, one practice infield and parking for 1,175 vehicles. Construction is projected to be complete by January 2003.