

Coachman Ridge Neighborhood Plan

Goals and Objectives

The following goals and objectives were developed by the residents to enhance the positive aspects of Coachman Ridge and minimize its weaknesses. They define the neighborhood's vision and provide the framework for neighborhood efforts to maintain Coachman Ridge as a desirable neighborhood. The goals and objectives also provide strategies for working with the City of Clearwater and other agencies to improve the quality of life in the Coachman Ridge neighborhood.

1. Neighborhood Location

Goal 1 To maintain the positive aspects associated with the location of the Coachman Ridge neighborhood and preserve Coachman Ridge as a prime location for family living.

Objective 1.1 Maintain family character of Coachman Ridge Park.

Objective 1.2 Work with the City of Clearwater to have better enforcement of park rules at Coachman Ridge Park.

2. Neighborhood Character

Goal 2 To maintain the existing outward and interior character and identity of the Coachman Ridge neighborhood so that it remains a desirable place in which to live.

Objective 2.1 Maintain and improve landscaping on public and private property.

Objective 2.2 Maintain unified landscaping at neighborhood entrances and at the Stag Run cul-de-sac.

Objective 2.3 Pursue obtaining landscaping easements from property owners located at neighborhood entrances so that the Homeowners Association can continue to provide landscaping at subdivision entryways.

Objective 2.4 Encourage the planting of flowering trees on private property within the neighborhood, as well as in the public rights-of-way.

Objective 2.5 Encourage a high standard of property and building maintenance.

Objective 2.6 Maintain underground utilities.

- Objective 2.7 Building additions, alterations and new structures should be sensitive to the existing established scale, design and architectural character of the neighborhood.
- Objective 2.8 Encourage compliance with deed restrictions.
- Objective 2.9 Prohibit the parking of boats, recreational vehicles, trailers, trucks, or other commercial vehicles, other than those present on business, unless parked inside garages and concealed from public view.

3. Safety/Security

Goal 3 To continue to support the City of Clearwater Crime Watch program through the Coachman Ridge Neighborhood Watch.

- Objective 3.1 Improve communications among Crime Watch block captains.
- Objective 3.2 Develop a strategy to prevent breakdowns in communication chains.
- Objective 3.3 Educate Coachman Ridge residents regarding crime prevention and potential neighborhood crime.
- Objective 3.4 Work with the City of Clearwater to have increased police patrols within Coachman Ridge.

4. Infrastructure

Goal 4 To maintain and improve neighborhood infrastructure as needed.

- Objective 4.1 Ensure the permanent closure of the Stag Run cul-de-sac.
- Objective 4.2 Maintain sidewalks in a safe and attractive appearance. Work with the Clearwater Public Works Administration so that sidewalk replacements are of the same or similar material as existing sidewalks.
- Objective 4.3 Properly maintain Channel F of Alligator Creek to ensure adequate water flow and maintain a safe and attractive appearance.
- Objective 4.4 Work with the City representative from the Public Works Administration to maintain proper street lighting and secure the timely repair of any non-working streetlights.

Objective 4.5 Investigate the possibility of placing above ground communication facilities underground.

Objective 4.6 Maintain neighborhood street pavements in a safe and attractive condition.

5. Property Values

Goal 5 To preserve and enhance the Coachman Ridge neighborhood to ensure continued increases in property values.

Objective 5.1 Implement the Neighborhood Conservation Overlay District as a means of maintaining and improving property values.

Objective 5.2 Enforce deed restrictions so that property values are protected.

6. Possible Impacts of New Community Sports Complex

Goal 6 To minimize any negative impacts associated with the construction and operation of the new community sports complex.

Objective 6.1 The City should replace any recreation facilities eliminated as a result of the construction of the new community sports complex. Replacement facilities should be constructed in close proximity to the complex site so that neighborhood recreation needs will continue to be met in a close and convenient location.

Objective 6.2 The City, Pinellas County, State of Florida and CSX should implement recommendations of the new community sports complex traffic study regarding improvements to the intersection of Old Coachman Road and N.E. Coachman Road.

Objective 6.3 Secure neighborhood input into any discussion and decision made regarding improving Old Coachman Road and/or N.E. Coachman Road from two (2) lane roadways to four (4) lane roadways.

Objective 6.4 Increase police protection in the neighborhood when complex is in use.

Objective 6.5 Keep the neighborhood free and clear of litter associated with events at the new complex.

Objective 6.6 Prohibit event parking within the neighborhood on private property.

- Objective 6.7 The neighborhood should consider joining the “Adopt a Street” program if needed to keep Old Coachman Road and N.E. Coachman Road clean and free of litter.

7. Neighborhood Perimeter

Goal 7 To improve the appearance and public safety of the perimeter of the Coachman Ridge neighborhood.

- Objective 7.1 Erect a new uniform wall around the perimeter of the neighborhood. Investigate the possibility of grants to fund the construction of such wall.
- Objective 7.2 Maintain communication with Florida Power, Pinellas County and the State of Florida regarding maintenance of their respective rights-of-way. Work with these entities to remove unsightly/overgrown plantings on their property.
- Objective 7.3 Continue working to obtain the installation of sidewalks along Old Coachman Road and N.E. Coachman Road adjacent to the Coachman Ridge neighborhood.
- Objective 7.4 Work with Florida Power to ensure the Florida Power Trail is constructed on the most easterly portion of the Florida Power right-of-way and that it does not negatively impact the neighborhood.
- Objectives 7.5 Encourage the City to acquire the property located on the southeast corner of Old Coachman Road and N.E. Coachman Road and incorporate it into the Coachman Ridge Park.

8. Traffic and Parking

Goal 8 To provide for safe and convenient vehicular and pedestrian traffic within the Coachman Ridge neighborhood.

- Objective 8.1 Improve traffic flow and safety at the N.E. Coachman Road and Old Coachman Road intersection by installing left turn lanes with signalized turning arrows.
- Objective 8.2 Improve traffic flow and safety at the El Tair Trail and N. E. Coachman Road intersection. Research the feasibility of installing a right turn lane from N.E. Coachman west into El Tair Trail.

- Objective 8.3 Improve sidewalk access and pedestrian life by working with the City to enforce regulations prohibiting the parking of vehicles across sidewalks.
- Objective 8.4 Improve traffic flow within the subdivision. Consider options such as requesting homeowners to stagger on-street parking and requesting the City to prohibit parking on the Stag Run cul-de-sac.
- Objective 8.5 Maintain the aesthetics of property and landscaping by prohibiting vehicles from parking on landscaped areas throughout the entire neighborhood.

9. Voluntary Homeowners Association

Goal 9 To improve neighborhood involvement in the Coachman Ridge Homeowners Association.

- Objective 9.1 Increase social activities sponsored by the Coachman Ridge Homeowners Association.
- Objective 9.2 Gain 100% voluntary membership in the Coachman Ridge Homeowners Association.
- Objective 9.3 Investigate changing the Coachman Ridge Homeowners Association from a voluntary to a mandatory association.

10. Property Maintenance

Goal 10 To improve neighborhood aesthetics in order to ensure an attractive neighborhood appearance.

- Objective 10.1 Property owners should replace dead trees, shrubs and lawns in a timely manner.
- Objective 10.2 Educate residents regarding City property maintenance regulations including the requirement that roofs be mildew-free.
- Objective 10.3 Educate residents regarding water conservation landscaping techniques such as xeriscaping.
- Objective 10.4 Improve maintenance of retention ponds.
- Objective 10.5 Provide education regarding on-site erosion control for residents living on Channel F of Alligator Creek.

Objective 10.6 Educate residents about proper fruit tree maintenance.

11. Reclaimed Water

Goal 11 To make reclaimed water available to the Coachman Ridge neighborhood.

Objective 11.1 Expedite the installation of reclaimed water in the neighborhood.