

Coachman Ridge Neighborhood Plan

Implementation

Coachman Ridge Neighborhood Conservation Overlay District

In order to implement goals and objectives identified by the neighborhood, the following development standards shall be applied in the Coachman Ridge Neighborhood Conservation Overlay District. The overlay district shall be designated on the City's zoning atlas and the following provisions shall be adopted in the City's Community Development Code.

Development Standards

- *Permitted Uses.* Single-family dwellings and community residential homes with up to six residents shall be permitted uses. Utility and infrastructure uses may only be permitted if critical to maintain current levels of service or enhance service. The siting and screening of such infrastructure/utility installations shall be reviewed and approved by the Planning Department. Any application submitted for residential infill shall be reviewed for consistency with the Coachman Ridge Neighborhood Plan.
- *Lot Sizes.* A minimum lot size of 30,000 square feet shall apply to any property located in a Low Density Residential (LDR) zoning district. A minimum lot size of 9000 square feet and a minimum lot width of eight (80) feet shall apply to any property located in the Low Medium Density Residential (LMDR) zoning district.
- *Setbacks.* The existing setbacks shall continue to apply to property located in the Low Density Residential (LDR) zoning district. The following setbacks shall apply to property located in the Low Medium Density Residential (LMDR) zoning district:
 - Front: 25 feet
 - Side: 7 feet
 - Rear: 10 feet
 - Corner Side Yard Setback: 20 feet
- *Off-Street Parking.* The minimum off-street parking requirement shall be an attached two-car garage.
- *Driveway Materials.* Asphalt, gravel, shell and other similar paving materials shall be prohibited.
- *Parking on Landscaped Areas.* The parking of any type of vehicle, trailer boat or any other similar vehicle shall be prohibited on any landscaped area.
- *Vehicles Required to Be Parked in Garages.* The following vehicles shall only be kept on property if parked inside garages and concealed from public view: boats,

personal watercrafts, recreational vehicles, trailers, commercial vehicles, race cars, dune buggies, farm equipment, go karts, ATVs, or other similar vehicles.

- *Fences.*
 - Fences shall be prohibited between the front building line and the front property line and between the side building line and any property line adjacent to a street right-of-way line on property located in a Low Medium Density Residential (LMDR) zoning district.
 - Non-opaque fences, not exceeding three (3) feet in height, shall be permitted between the front building line and the front property line and between the side building line and any property line adjacent to a street right-of-way line on property located in a Low Density Residential (LDR) zoning district provided the fence design and materials are compatible with the architectural design of the home.
 - Chain link fences shall be prohibited throughout the neighborhood.
- *Screening Requirements.* Trash containers, oil tanks, gas tanks, soft water tanks and other similar equipment shall be concealed from public view behind the building line. Screening may be accomplished through landscaping and/or fences.

Any existing legally permitted use, lot size, setback, off-street parking, driveway, or fence that does not comply with the development standards set forth in the overlay district will be considered a legal nonconforming use and may continue to exist and be maintained as legally permitted. Any vehicle parked in violation of the standards established by the overlay district (parked on landscaped areas or specific vehicles parked outside of a garage) and any trash container or other equipment not screened as required by the overlay district shall not be considered a legal nonconforming use and must comply with the overlay district requirements.

Neighborhood Actions

Enforcement of Overlay Standards

Pursuant to Section 4-608 of the Clearwater Community Development Code, neighborhoods participating in the NCOD must become a partner with the City to implement the NCOD provisions. Neighborhoods are required to:

- Educate neighborhood property owners of NCOD requirements at least two times a year through neighborhood association meetings and mailings or any other methods approved by the Community Development Coordinator; and

- Provide the initial means of enforcement for any violation of the requirements of the overlay district. If compliance cannot be gained by the neighborhood, the City shall commence code enforcement efforts.

In order to meet the education requirement, the Coachman Ridge Homeowners Association will provide information regarding the NCOD at the annual homeowners association meeting and in at least one issue of the Association newsletter. Upon initial adoption of the Plan, one copy of the Coachman Ridge Neighborhood Plan will be provided to each household in the neighborhood and to new owners as properties transfer.

The Coachman Ridge Homeowners Association shall also be responsible for providing the initial means of enforcement of the development standards created by the NCOD. In the event a violation of the Coachman Ridge NCOD development standards occurs, the Homeowners Association shall use the following procedures to gain compliance. Even though individual situations may differ and require some deviations, the usual procedures shall be as follows:

- If a violation is identified, a correction notice i.e. door hanger, post card or letter shall be left on the property identifying the violation and noting that a re-inspection will be conducted in ten (10) days to determine if compliance has been achieved;
- If in that time period compliance is not achieved, a code violation letter will be issued giving a specific amount of time to comply, but in no case more than ten (10) days; and
- If compliance is not gained after the time period allotted in the code violation letter, the violation shall be reported to the City of Clearwater Community Response Team for immediate action.

The development standards implemented in the Coachman Ridge NCOD shall be in effect as long as the Coachman Ridge Homeowners Association provides the required neighborhood education and enforcement. In the event the Association does not perform its required function, a rezoning would be initiated by the City to eliminate the Coachman Ridge Overlay District.

If the neighborhood wants to make amendments to the overlay requirements or if the neighborhood decides it no longer wants to participate in the NCOD, the City will consider a request to amend or remove the Coachman Ridge NCOD by a petition of owners of 60% of the real property within the NCOD. In the event the provisions of the Coachman Ridge Overlay District results in sustained extraordinary increases in the level of service provided by the City of Clearwater, the City and the neighborhood will need to evaluate the provisions of the NCOD and determine the most appropriate means of providing this increased level of service or if the service should be continued.

Implementation of Other Plan Objectives

In addition to education and enforcement, the Coachman Ridge Homeowners Association shall pursue activities to meet the goals and objectives established in this Plan. The following actions should address many of the objectives requiring neighborhood action.

- The Coachman Ridge Homeowners Association shall create neighborhood liaisons with the public agencies responsible for maintaining parks, utilities, infrastructure and overall neighborhood quality of life.
 - Appoint a resident to serve as the neighborhood liaison with the City of Clearwater to provide accurate communication to the Coachman Ridge neighborhood on City programs and projects, including but not limited to, parks and recreation, community sports complex, sidewalk maintenance, code enforcement, “Adopt a Street” program, and neighborhood services.
 - Work with Florida Power and Pinellas County to maintain accurate information on the status of the Florida Power Trail project.
 - Appoint a resident to serve as the neighborhood liaison with the utility, cable and telephone companies so that the neighborhood is aware of any work to be done in the Coachman Ridge neighborhood, as well as the actual companies that will perform the work. The liaison should also work with these companies to minimize any inconveniences construction may cause to the neighborhood.
 - Appoint a resident to work with public and private agencies on traffic issues relating to Old Coachman Road and N. E. Coachman Road.
- Create and maintain ongoing neighborhood education programs to provide information to residents on issues such as general property maintenance, landscaping, fruit tree maintenance, retention pond maintenance, and xeriscaping. Speakers from the City of Clearwater and Pinellas County Cooperative Extension Services could provide residents with information on these types of topics.
- Continue to increase neighborhood involvement in the Coachman Ridge Neighborhood Watch.
 - Members of the Neighborhood Watch should work with the Clearwater Police Department and Neighborhood Services to develop ways to improve communication between block captains and residents.
 - Participate in annual Citywide Crime Watch event sponsored by the Clearwater Police Department.

- Pursue increased neighborhood involvement through active community building by the Homeowners Association.
 - Increase resident participation in yearly membership drives through neighborhood events and activities such as a NCOD kick-off party.
 - Create and hold at least two neighborhood events per year such as neighborhood garage sales, block parties, holiday gatherings, educational programs, and neighborhood volunteer projects.
 - Participate in Citywide events created to benefit Clearwater's neighborhoods such as Neighborhoods Week and volunteer neighborhood improvement projects.
 - Participate in code enforcement education and ride-around program with the City of Clearwater Community Response Team to educate residents about code compliance.
 - Distribute neighborhood directory to all new residents.
- Establish special project committee to research possible neighborhood solutions to erecting a unified wall around the perimeter of the neighborhood.
- Establish special project committee to research obtaining landscaping easements from properties located at neighborhood entryways.
- Establish special project committee to research ways to minimize erosion along Channel F of Alligator Creek and determine the availability of any grants to fund improvements.
- Establish committee to initiate evaluation of the Plan and the NCOD development standards every two years after adoption and prepare a written report to present to the Planning Department, City Manager and City Commission.