

# Coachman Ridge Neighborhood Plan

## Conclusion

The development of the Coachman Ridge Neighborhood Plan is evidence of the neighborhood's desire to maintain existing neighborhood standards and quality of life. This special area plan provides the basis for the implementation of the Coachman Ridge Neighborhood Conservation Overlay District in the Clearwater Community Development Code. The development regulations set forth in this document will protect the existing neighborhood character and should ensure that redevelopment is consistent with that character. Many issues identified in the Plan require neighborhood involvement and action and cannot be addressed through development regulations; therefore, neighborhood organization and participation is key to the implementation of the Coachman Ridge Neighborhood Plan.



## APPENDICES



## APPENDIX 1

### Coachman Ridge Neighborhood Conservation Overlay District Planning Process

#### October 25, 2000

Coachman Ridge Homeowners Association met with the Planning Department to review NCOD planning schedule.

#### October - January

Coachman Ridge Homeowners Association worked with neighbors to select people to serve as members of the Neighborhood Conservation Study Committee for the Coachman Ridge neighborhood.

#### November 27, 2000

City Manager submitted written recommendation to City of Clearwater Commission to proceed with the Neighborhood Conservation District designation process for Coachman Ridge.

#### January 2001

City Commission appointed the Coachman Ridge Neighborhood Conservation District study committee and approved the petition to commence the NCOD designation process at its January 18, 2001 meeting.

#### January - May 2001

City Manager initiated a 90-day special area planning process for Coachman Ridge. Study committee held required four public meetings within 90-day period. An additional meeting was held in May for neighborhood review of final draft plan.

#### Study Committee Meetings - *All Meetings held at the Municipal Services Building*

The Coachman Ridge NCOD Study Committee met with City staff before each public meeting to review material to be discussed at the public meetings. Study committee members met with various City departments and were trained in meeting facilitation, neighborhood communication building, and the overall importance of developing a long-range neighborhood plan for Coachman Ridge.

Coachman Ridge Study Committee meetings were held January 22; February 7 and 15; March 5; April 2; and May 9, 2001.

Public Meetings – All Meetings Held at Coachman Fundamental Middle School

Five (5) public meetings were held to work with residents to develop the Coachman Ridge Neighborhood Plan. Residents determined neighborhood strengths and weaknesses, developed neighborhood goals and objectives, and determined development standards to be implemented in the NCOD. Neighborhood responsibilities and actions were also discussed.

*February 22, 2001*

- Residents worked in small groups to develop neighborhood strengths and weaknesses. Residents ranked most important neighborhood issues.

*March 12, 2001*

- Residents developed neighborhood goals and objectives derived from the strengths and weaknesses.

*April 5, 2001*

- City staff presented draft goals and objectives. Residents reviewed and revised draft goals and objectives in a large group setting, discussing each item.

*April 16, 2001*

- City staff presented comparison of Coachman Ridge deed restrictions and existing city code requirements. City staff and residents determined development standards to be included in the NCOD that would implement neighborhood goals and objectives.

*May 21, 2001*

- Neighborhood meeting held to review final Coachman Ridge Neighborhood Plan. Plan was distributed to all residents prior to the meeting for review.

June 2001

Planning Department staff prepared all information and notices related to the approval of the Coachman Ridge Neighborhood Plan, the NCOD rezoning and code amendments.

July 17, 2001

Coachman Ridge Neighborhood Plan, rezoning and text amendments reviewed by the City of Clearwater Community Development Board (CDB).

August 16, 2001

Coachman Ridge Neighborhood Plan approved by Resolution No. 01-23 by the Clearwater City Commission. The Coachman Ridge NCOD rezoning and development standards were approved on first reading pursuant to Ordinance Numbers 6824-01 and 6825-01.

September 6, 2001

The Clearwater City Commission adopted Ordinance Numbers 6824-01 and 6825-01 establishing the Coachman Ridge Neighborhood Conservation Overlay District and development standards. The effective date of the ordinances was September 17, 2001.



## APPENDIX 2

### Strengths and Weaknesses

At the February 22, 2001 public neighborhood meeting, the Coachman Ridge residents identified strengths and weaknesses associated with the neighborhood. Please find below a listing of all of the comments made by the group. Each participating residents was asked to choose three issues they considered to be the top priority strengths and top priority weaknesses. The "dots" to the right of some of the issues indicate the number of priority votes the issue received.

#### Strengths

1. Location in City/ Great location/convenient (16 dots)
2. Low crime rate/safe neighborhood/secure / Safe and quiet (14 dots)
3. Large trees/mature/maintained landscaping (11 dots)
4. Increasing/stable property values/good property value (8 dots)
5. Cul-de-sac @ end of Stag Run/closing of Stag Run (8 dots)
6. Deed restricted (5 dots)
7. Low traffic (4 dots)
8. Newsletter (3 dots)
9. Good/well used sidewalks/good amenities for walking (3 dots)
10. Underground utility lines (3 dots)
11. Close to Florida Power Trail (2 dots)
12. Nice place to raise family (2 dots)
13. Well-kept property maintenance /Overall maintenance/property pride (2 dots)
14. Good homeowners association (caring/voluntary/active/effective) (1 dot)
15. Sense of community (1 dot)
16. Good drainage/no flooding (mountain living) (1 dot)
17. Elevation of ridge (1 dot)
18. Alert neighbors - safety (1 dot)
19. Varied architectural style
20. Quality of sidewalks (good)
21. Next to city park
22. Phillies
23. The people

24. Responsive police department / Quick 911 response time
25. Neighborhood garage sale (3<sup>rd</sup>-4<sup>th</sup> week of March)
26. Nearby park
27. Slow speeds on streets/not so straight streets/ Quiet (low traffic-cut-through)
28. Inter-generational/ Age diversity (this was listed twice)
29. Dead end streets
30. Well landscaped
31. Surrounded by caring neighbors
32. Off-street parking
33. Well kept building structure
34. Easy road access
35. Homeowners Association
36. Apartments lead to homeowners
37. Nearby walk path to park – Frisbee golf/Coachman park; Long Center, Hammock Park
38. Produce stand
39. Minor disturbance from train is actually nice
40. Active crime watch
41. Old Coachman and N.E. Coachman are 2-lanes
42. Pets are contained
43. Stability of neighborhood
44. Convenient location/work/church/school/shopping
45. Low turnover rate of residences
46. Unique look to houses – no cookie cutter
47. Existing road layout – keeps speed low- cars slow at curves
48. Good drainage
49. Friendly people
50. Every place is well kept
51. People pick up after dogs
52. Sidewalks/lighting
53. Outstanding neighborhood watch program
54. Closing of Stag run from Wal-Mart
55. Great neighborhood association
56. Noise of train is pleasant
57. Minimum lot size in deed restrictions
58. Square footage of houses
59. Pride in property

- 60. Park and bike spur is amenity
- 61. Many nice trees
- 62. Renovation worthwhile

## Weaknesses

1. Phillies, traffic, 590 and Old Coachman can not handle volume / Potential for Phillies Stadium relocation – increased traffic/congestion; crime; noise; property values/ Activities at new Phillies Stadium when not being used for baseball/traffic and noise (15 dots)
2. Perimeter – lack of uniformity/walls/fences; lack of maintenance/590 entrance, lack of quality fence (no unified fence)/ Condition of perimeter fencing/ Unsightly vegetation around perimeter (14 dots)
3. Corner of NE and Old Coachman unsafe, traffic problem/ Increased traffic at intersection of Old Coachman and N.E. Coachman (8 dots)
4. Don't have mandatory dues (8 dots)
5. Dirty roofs/rust on homes/sidewalks/paint conditions/ Lack of proper maintenance (8 dots)
6. No reclaimed water (6 dots)
7. Dangerous intersection at El Tair and N.E. Coachman (4 dots)
8. Yard maintenance / Lets grass die (4 dots)
9. Pinellas Trail – on our side; increased crime/more access to neighborhood; no input; why is it there? (4 dots)
10. Oversized vehicles (vehicles that don't fit in garage) conversion vans (3 dots)
11. Ineffective enforcement of deed restrictions (2 dots)
12. On street parking hazardous (2 dots)
13. Hard to exit neighborhood from El Tair; Farrier; and Wetherington (1 dot)
14. Fences – aesthetic and maintenance issues (1 dot)
15. Lack of neighborhood socialization (1 dot)
16. Single-family house used as multi-family house (1 dot)
17. Barking dogs/pet control problems (1 dot)
18. Power lines too close (effects property values) (1 dot)
19. No turn signal at Old Coachman and N.E. Coachman (1 dot)
20. Streets need paving (1 dot)
21. Motorized scooters
22. Teenage car stereos
23. Cars parked on street (aesthetic and safety concerns)

24. Barking dogs
25. Noise of train
26. Parking across sidewalks
27. Lack of recreational area within neighborhood
28. Narrow streets
29. No sidewalk on neighborhood side to Wal-Mart or to school
30. Lack of maintenance/litter control on State Road 590 and Old Coachman
31. Aging housing stock starting to see structural problems
32. Safety issue related to pond at Old Coachman/N.E. Coachman
33. Overgrown/dead landscaping
34. Inadequate regional transportation system
35. Lack of concrete/brick wall around neighborhood
36. No trick or treating in neighborhood (black porches)
37. Lack of maintenance of pond/creeks
38. Streets too narrow
39. Substandard entranceways
40. Next to N.E. Coachman (590) high traffic high speed
41. Need right turn lane onto El Trail headed west on 590
42. Commercial vehicles
43. Traffic control with Wal-Mart
44. Mopeds, dirtbikes driven by unlicensed youth
45. Florida Power Trail – east side has safety buffer, close to property risk for burglars, trash, etc.
46. Potato plants/vines along park
47. Status of retention ponds
48. Use of stockade fences
49. Poorly paved roads
50. Issues of home offices/businesses
51. Roofing – keeping clean quality of roof replacements
52. Lack of attendance at neighborhood association meetings
53. Increase lighting, islands
54. Fees (city weakness) and fire tax
55. Phillies- year round events/noise pollution
56. Rental properties (do not take care of property)
57. Properties without landscaping
58. Fruit tree maintenance (fruit rats)
59. Location of house numbers is not uniform
60. Yard maintenance – lets tree overgrow; general decline

61. Un-maintained fences sometimes maintained by neighbors not owners
62. No plans for reclaimed water – high water prices; water use currently limited; hard to maintain yards
63. Poor property maintenance
64. Perimeter sidewalks not present – not safe
65. Noise – from US 19; airplanes; N.E. Coachman
66. Multi family living in single family homes
67. Late night “parking” on Stage Run cul-de-sac – litter
68. No maintenance standards for drainage ponds
69. Sidewalk maintenance
70. 24 hour Wal-Mart – traffic, noise
71. Low hanging trees on sidewalk



## APPENDIX 3

### Selected City Code Requirements Addressing Issues Raised by Coachman Ridge Residents

**Animal Control - Violations should be reported to the Police Department at 562-4242.**

- Animal Trespassing. No person while in control of any animal whether by leash or other manner shall allow such animal to trespass upon property of another [Section 8.34].
- Running at Large. It shall be unlawful for any person who owns harbors, keeps or maintain any pet including dogs to permit such animal to wander on the public streets or on the property of another [Section 8.33].

**Garage Sales - No permit required.**

- Number of Sales Permitted. Garage, yard or estate sales are permitted no more than two times per property within one year and no longer than three days each [Section 3-2103(A)(6)].
- Garage Sale Signs- One garage and yard sale sign of no more than four square feet of total sign face area located on the parcel of land where the garage or yard sale is to be conducted only on the date or dates on which the garage or yard sale is conducted. In addition, no more than two directional signs of no more than four square feet of total sign face area per sign related to a garage or yard sale which are located on privately owned parcels of land other than the parcel of land where the garage or yard sale is to be conducted only on the date or dates on which the garage or yard sale is conducted [Section3-1805 (H)].

**Parking - Violations should be reported to the Police Department at 562-4242.**

- Obstructing Driveway and Sidewalks. No motor vehicle shall be parked so that any portion of it blocks or obstructs any public or private drive, driveway or sidewalk [Section 30.041(1)(b)].

- General Parking Requirement. It shall be unlawful for any person to stand or park a motor vehicle in a street other than parallel with the edge of the street headed in the direction of traffic, and with the curbside wheels of the vehicle within 12 inches of the edge of the street [Section 30.041(1)].

**Portable Storage Units - Violations should be reported to the Community Response Team at 562-4720 or 562-4721.**

- Permitted Location, Duration and Size. Portable storage units may be located in a required setback for a period four days, not more than four times a year. Such units shall not exceed eight feet in height, eight feet in width and sixteen feet in length and shall not be located in a manner to impair a motor vehicle operator's view of motor vehicles, bicycles or pedestrians upon entering or exiting a right-of-way [Sections 3-2103(A)(6) and 3-2103(B)(3)].

**Property Maintenance Requirements - Violations should be reported to the Community Response Team at 562-4720 or 562-4721.**

- Maintenance of Exterior Surfaces. All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. All exterior surfaces shall be free of:
  1. Mildew;
  2. Rust;
  3. Loose material, including peeling paint; and
  4. Patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to materials, color, bond and joining [Section 3-1502(B)].
- Roof Maintenance. Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system [Section 3-1502(D)(3)].

- Exterior Storage and Display for Residential Properties. Outdoor storage is prohibited nor may goods and materials be stored in any manner which is visible from the public right-of-way or from abutting properties [Section 3-1502(G)(1)].
- Landscaping Requirement. Any portion of a lot not covered by building or structure or otherwise devoted to parking, a service drive or a walkway shall be landscaped with grass or other appropriate ground cover and shall be maintained in a neat and orderly manner [Section 3-1502(H)(2)].
- Landscaping Maintenance. All landscape materials, including turf, shrubs, and trees whether required or optional, shall be maintained in a healthy live condition so as to present a neat and attractive appearance and so as to discourage the accumulation of trash or debris and/or infestation by pest [Section 3-1502(H)(3)].
- Landscaping Encroaching the Right-of-Way. No yard, landscape area or growth of landscape material shall encroach upon the public right-of-way so as to hinder safe and convenient vehicular or pedestrian movement in the public right-of-way [Section 3-1502(H)(4)].
- Sight Visibility Triangle. To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight distance triangle [Section 3-904(A)].
- Public Rights-of-Way and Sidewalks. Public rights-of-way and sidewalks adjoining an improved parcel of land which, because of its location and character, is used as if it were appurtenant to or an extension of the parcel of land shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such rights-of-way and sidewalks clear of litter, trash, debris, equipment, weeds, trees, shrubs and other vegetation and refuse and provide a height clearance of at least eight feet from the sidewalk pavement measured vertically from the pavement surface, unless an exception has been granted by the urban

forester for protected trees. All unpaved areas shall be landscaped with grass or other ground cover and such areas shall be regularly mowed or otherwise maintained in a neat and attractive condition [Section 3-1502(K)(1)].

- Conditions that Constitute a Nuisance. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance: Any accumulation of weeds, debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth of dead or living vegetation or untended and/or unfenced swimming pools, or hazardous trees upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare [Section 3-1503(B)(2)].
- Additional Conditions that Constitute a Nuisance. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance: Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than 12 inches, or the accumulation of debris upon property within the City of Clearwater [Section 3-1503(B)(7)].

**Tree Removal - Contact the Planning Department for questions regarding tree removal permits at 562-4746.**

- Permit Required. No person may remove or cause to be removed any protected tree or any palm with a ten-foot clear and straight trunk without first having procured a permit [Section 3-1205(5)(A)].
- Protected Tree. A protected tree is any nonhazardous tree other than a prohibited tree of four inches diameter breast height or greater. Diameter breast height means a measurement of mature trees and is measured at a height of four and one-half feet above the ground or soil level [Section 8-102].

