

Island Village Montessori School Venice, FL Waiver Request

Gregg Fisher – Fisher Engineering

Jennifer Ocana - Director and Head of IVMS

Michelle Vitiello - Director of Operations and Human Resources for IVMS

Good afternoon and thank you for having us here today at the Planning Commission Meeting. My name is Gregg Fisher with Fisher Engineering, and I am the civil engineer for the Island Village Montessori School Project. With me today are two representatives of The Island Village Montessori School, Jennifer Ocana, the Director and Head of the School, and Michelle Vitiello, the Director of Operations and Human Resources. We are here today to ask for a waiver of the sidewalk requirements along Kilpatrick Road at the north end of the school campus. We have several reasons and explanations we would like to present to you today to help you better understand the purpose of this request and we appreciate your potential consideration.

Aerial – See Exhibit 1

As a brief description of the site, as you can see in Exhibit 1, the school property is bound by Kilpatrick Road to the north, Pinebrook Road to the east, and by church property and Edmondson Road to the south. No sidewalks exist along either side of Kilpatrick Road the entire length to Orange Grove Avenue.

As Kristin Ward has provided, the Venice code identifies in Section 86-520(c), “The Planning Commission may recommend to the City Council a waiver of the sidewalk requirement when the property owner can demonstrate that the required sidewalk will not be reasonably beneficial or useful because of the location of the subject property and the characteristics of the immediate neighborhood.”

When thinking of schools and neighborhoods, it would appear that sidewalks are always a good idea. However, in reference to Kilpatrick Road, when considering the characteristics of the neighborhood and the operations of Island Village Montessori School, it becomes revealing that a sidewalk along Kilpatrick Road does not add reasonable benefit or usefulness to the immediate neighborhood or the school. Furthermore, safety and security concerns become very apparent when taking a very close look at essential specifics.

Security and safety of students is a top priority at IVMS. To implement these priorities, the school maintains a single point of entry which is a main access/entry, or controlled entry to the parcel for students and parents and teachers at the southern end of the campus on Edmondson Road as shown in Exhibit 1. The controlled single point of entry provides for Parent pick-up and drop-off and bus loading to occur ONLY at the southern end of the

campus. At this location, IVMS maintains complete staff on hand to watch students, direct traffic and attend and account for every student during all of these loading and unloading periods. Furthermore, IVMS encourages students to arrive and leave by bus or car. It should also be noted and emphasized that no students walk to the school or home on a regular basis. Additionally, a "no entry" fence extends the full length of the campus along Kilpatrick Road and Pinebrook Road to discourage entry from Kilpatrick Road or Pinebrook Road. Based on these operations by the school to maintain security and safety, a sidewalk on Kilpatrick does not provide any benefit on Kilpatrick Road for the school since the controlled access is located at the opposite end of the campus.

As for the characteristics of the immediate neighborhood on Kilpatrick, no sidewalks exist on either side of Kilpatrick Road between Pinebrook Road and Orange Grove Road. This is an approximate 1 mile stretch of roadway within the neighborhood with no sidewalks.

This leads to the next important topic regarding safety for students and/or neighbors within the Kilpatrick neighborhood.

Roadway View – See Exhibit 2

As you can see in Exhibit 2, Kilpatrick Road is an older County road, and is a non-conforming road relative to current County standards. A standard current two-lane road has an asphalt width of 24 feet. The asphalt width of Kilpatrick road is 18 feet wide which barely allows for two cars to pass at one time. Most cars, when no other cars are present, will travel or occupy the majority of the asphalt pavement. The roadway is occupied by open drainage ditches directly on either side of the edges of pavement. Keeping in mind that no sidewalk exists for approximately one mile back into the neighborhood, a new sidewalk adjacent to Island Village would encourage foot traffic back into the neighborhood and ultimately direct pedestrians into the asphalt roadway with traffic. It is difficult to think that this is a safe situation for any walking neighbors or walking students.

Typical Roadway Section – See Exhibit 3

Two last items I would like to discuss also are the geometry and physical characteristics of Kilpatrick Road adjacent to Island Village. As you can see in Exhibit 3 and as mentioned previously, Kilpatrick Road maintains ditches on either side of the pavement. Based on a current boundary and topographic survey of the roadway, the physical location of the asphalt and ditches are not centered within the road right-of-way. Per the survey, the physical location of the asphalt and ditches are shifted 12 feet off of the centerline of right-of-way toward the Island Village property line. This significant decrease of right-of way area and the adjacent topographic features of fencing, ditches utilities, and utility poles would make it extremely problematic and difficult to locate a sidewalk within this very limited space.

In summary, Island Village Montessori School is requesting this waiver of sidewalk requirements based on safety, security, reasonable benefit to both the immediate neighborhood and the school, characteristics of the immediate neighborhood and the school, and physical and geometrical constraints of the existing roadway. We appreciate your listening and hope these reasons and explanations may help in your potential consideration.

Thank you





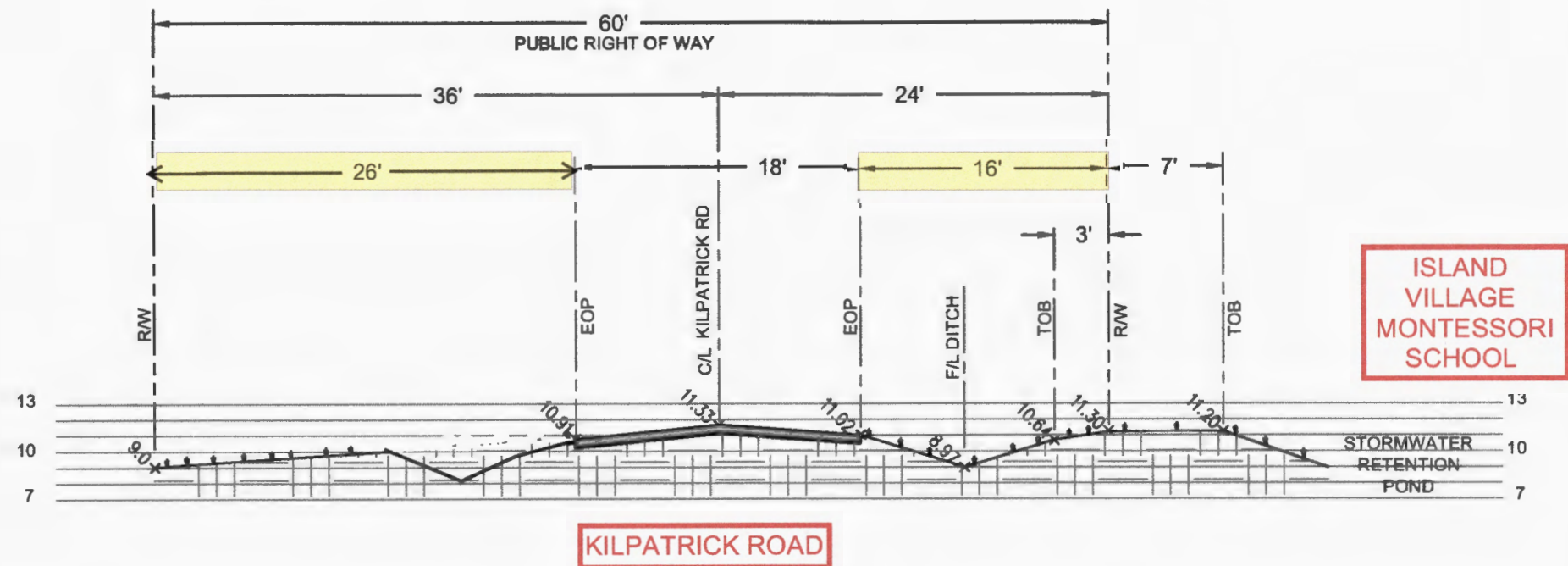


ISLAND
VILLAGE
MONTESSORI
SCHOOL

KILPATRICK
ROAD

LOOKING
WEST

EXHIBIT 2



Island Village Montessori School
SECTION AT PROPOSED SIDEWALK LOCATION

SCALE 1" = 10'

EXHIBIT 3