

Island Village Montessori School Venice, FL Narrative

Island Village Montessori School intends to construct several new replacement buildings during a second phase modification for the campus. The replacement buildings include one new single-story 6,236 square foot classroom building, four new single-story 4,129 square foot classroom buildings, and one new single-story 20,254 square foot multipurpose building within the campus. The existing 11,338 square foot Phoenix building will be demolished. Re-alignment of the existing bus loop and parent pickup drive aisles is proposed within proximity of their existing locations.

The buildings proposed for construction are replacement buildings. The buildings proposed will be utilized to distribute the students throughout the campus and into additional usable classroom space. It should be clearly noted that the new buildings are not intended for an increase or expansion for more students. The current student population of the campus is 556. The maximum student population established by Island Village Montessori School is 610. The maximum population has never been reached and the additional 54 students is considered provisional as school populations fluctuate in both directions from year to year. The breakdown of grade levels for the maximum student population is below:

Lower EL K,1,2 = 126 students (36 remain in building on Kilpatrick, 90 move to new buildings)
Upper EL 3,4 = 210 students (moved to new buildings after Phoenix Building demo)
Grade 5,6 = 120 students (moved to new buildings from Czaja building)
Grade 7,8 = 154 students (move to new and remain in older buildings)
Total = 610 students

Also proposed is a wider and longer parent pickup drive aisle and bus loop which maintains and utilizes the existing driveway connections on Pinebrook Road and Edmondson Road. This will provide increased capacity for vehicle queuing on site and will help to alleviate the existing roadway queuing on Edmondson Road. Parents will enter either via Pinebrook Road or Edmondson Road. Buses will continue to enter from Pinebrook Road and exit via Pinebrook Road.

Water and Sewer and will be provided to the proposed buildings via waterlines and sewer lines existing on-site. Stormwater attenuation and treatment will be provided by existing and proposed retention facilities located on the parcel. Additionally, landscaping and trees are planned for the site.

The proposed improvements are consistent with all applicable elements of the City of Venice's Comprehensive Plan.

Sidewalk Waiver Request

Per comments received from the City of Venice Planning and Zoning Division dated November 16, 2020 for Island Village Montessori School No. 20-55SP, the following comment was requested: Sidewalks are to be constructed along property line adjacent to Kilpatrick Road per Section 86-520(A) with a minimum 5' width.

The applicant, Island Village Montessori School, would like to request a waiver with the justification and explanation which follows.

Per Section 86-520(c), "The Planning Commission may recommend to the City Council 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.

Please note that the main access/entry to the parcel for students and parents and teachers is located on Pinebrook Road and Edmondson Road. Sidewalk connectivity exists from these two roads to the controlled site entry, administration building and classrooms.

Connectivity from Kilpatrick Road is discouraged due to safety and security reasons and would counter the purpose of the fenced "no entry" from that side of the campus along Kilpatrick Road. The controlled entry is located on the opposite side of the campus. Kilpatrick Road is a substandard road and is only 18 feet wide from edge of pavement to edge of pavement with a roadside ditch on the school side of Kilpatrick, and the right-of-way width is extremely limited for a sidewalk. Additionally, no sidewalk exists along the entire length (either side) of Kilpatrick Road. Constructing a sidewalk along Kilpatrick Road would require and encourage pedestrians to re-enter the substandard roadway with automobile traffic and would be a significant pedestrian safety hazard.

