



**IL GIRASOLE
("THE SUNFLOWER")
PROJECT NARRATIVE
AUGUST 2022**



Laurel Oaks Rd

Knights Trail Rd

~71
acres





The proposed IL GIRASOLE Knights Trail District is comprised of approximately 71 acres located within the City of Venice on the northeast quadrant of the Knights Trail Road and Rustic Road intersection indicated on the Aerial Map contained herein. The property is surrounded by a diverse mix of existing and proposed land uses that support the goals defined in the City of Venice Comprehensive Plan.

The applicant, Cows & Turkeys, LLC, is requesting approval to rezone the property from its existing County Open Use Rural (OUR) designation to Knights Trail District. Upon approval of the Knights Trail District, the property shall have the right to continue the existing agricultural and silvicultural operations on the property. Development controlled by the proposed Knights Trail District standards will facilitate the creation of a vibrant, unified mixed-use community and is in keeping with the City's vision for the Knights Trail area.

The applicant proposes a mix of multifamily residential and commercial uses and proffers not to exceed 737 dwelling units.

This proposal provides a sustainable mix of compatible land uses both internally and with adjacent properties. The standards within the District provide flexibility to best respond to current and future land uses, changes in building and development patterns and community demographics.

The project's proposed densities and intensities have also been established to be consistent with the City's adopted Comprehensive Plan and provide appropriate transitions between uses. The IL GIRASOLE project will be designed to encourage a mixture of residential and non-residential uses, including service, retail, office and commercial uses that will provide a range of shopping and activities to the surrounding neighborhoods and Venice community. The anticipated development will create an environment with more intense uses along the Knights Trail Road frontage and less intense uses to the east and north, compatible with existing and approved developments.