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**HEARINGS:** Planning & Zoning Commission: March 9, 2026  
Board of County Commissioners: May 5, 2026

**APPLICANT:** Dirt Doctor 11011 LLC

**FILE NUMBER:** H-25-50

**REQUEST:** Rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily)

**GENERAL LOCATION:** North side of Bourassa Boulevard approximately 2,018 feet to the east of Commercial Way

**PARCEL KEY NUMBER(S):** 822756

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### **Applicants' Proposed Revisions to Staff Recommendation for 3/9/26 P&Z Commission**

8. A Traffic Access Analysis is required. ~~This Traffic Access Analysis to include a queuing analysis.~~ Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
11. Minimum Perimeter Setbacks:  
North: 30'  
South: 15'  
West: 35'  
East: 35'
- All perimeter setbacks are inclusive of the required ~~vegetative~~ buffers.
12. Minimum Lot Setbacks  
Front: 20'  
Side: 0' (between units) ~~7.5'~~ 5' (10' between townhome clusters)  
Rear: 15'
13. Minimum Lot Size: 1,620 square feet (~~Deviation from 6,000 square feet~~)

14. Minimum Landscape Buffers\*:

North: 20'

South: 5'

West: 20'

East: 20'

\*no Buffer required by retention pond