



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	

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' <u>5'</u> (<u>10'</u> 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