



**Land Use Petition for RZ-24-0003 & VC-24-0002**

**CASE NUMBER:** RZ-24-0003 & VC-24-0002

**CURRENT ZONING:** C-1 (Community Business District)

**PROPOSED ZONING:** R-4A (Single-Family Dwelling District)

**LOCATION:** 11085 State Bridge Road

**ACREAGE:** 2.886 acres

**COMPREHENSIVE PLAN  
COMMUNITY AREA:** Ocee

**DISTRICT/SECTION/LAND  
LOT(S):** 1<sup>st</sup> District, 1<sup>st</sup> Section, Land Lot 154

**PROJECT DESCRIPTION:** Single-family detached residential subdivision with three lots at a density of 1.04 units per acre with one concurrent variance to eliminate the 10% common open space requirement.

**APPLICANT:** Ingenium Enterprises  
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**OWNERS:** CNF Community Holdings  
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