

THREE SEAS CONCEPT PLAN
MARION COUNTY, FLORIDA



SITE DATA

OWNER: THREE SEAS DEVELOPMENT LLC
DEVELOPER: GREEN LEAF PROPERTIES LLC
ADDRESS: 400 LAKE SHORE POINTE BLVD
MOUNT DORA FL 32757

PARCELS:
37113-000-01 & 37113-000-02

PROJECT AREA:
37113-000-01 = 3.00 ± AC.
37113-000-02 = 4.95 ± AC.
TOTAL = 7.95 ± AC.

LAND USE & ZONING:
EXISTING FUTURE LAND USE: COM
PROPOSED FUTURE LAND USE: MR / COM
EXISTING ZONING: B-4
PROPOSED ZONING: B-1 / R-3

DENSITY:
TOTAL ALLOWABLE = 60 UNITS (5.51 X 11)
PROPOSED UNITS = 26 UNITS (4.71 UNITS PER AC.)

