

## DEVELOPMENT NARRATIVE

SUBMIT TO : HERNANDO COUNTY

DATED : JUNE 04 2025

FROM : COFFIN & McLEAN ASSOCIATES, INC.

( ON BEHALF OF LEGENDARY CONSTRUCTION & REMODELING, INC. )

### NARRATIVE :

THE AREA IS ZONED PDP-MF, THERE ARE A COUPLE OF APARTMENT BUILDINGS IN THE AREA. IN KEEPING WITH THE PRESENT ZONING WE WOULD LIKE TO DEVELOP THE SITE AND BUILD TWO BUILDINGS THAT ARE TWO STORY AND MADE WITH CONCRETE BLOCK. EACH BUILDING HAVING FOUR UNITS OR A TOTAL OF 8 UNITS.

WE LEGENDARY CONSTRUCTION HAVE PURCHASED THE PROPERTY AND HIRED COFFIN McLEAN LAND SURVEYOR'S DO A BOUNDARY SURVEY AND A PROPOSED SITE PLAN, SHOWING THE LAYOUT OF THE TWO BUILDINGS.

WE ARE IN THE PROCESS OF HAVING THE EASEMENTS ON THE SIDES VACATED. THE LOT IS APPROXIMATELY 100 FT. x 125 FT. AND CONTAINS 0.29 ACRES ( 12,507.73 SQ. FT. ) MORE OR LESS.

LEGENDARY CONSTRUCTION & REMODELING, INC.  
533 STORYBOOK LANE, SPRING HILL, FL.  
( SEAN SCHRADER : 352-398-7199 )



**JAMES W. COFFIN,**  
Professional Surveyor & Mapper  
Florida Registration # 3882  
Coffin & McLean Assoc., Inc. LB #5232