



Proposer Information and contract  
D&S Development LLC  
485 NW 45<sup>th</sup> LN Ocala, FL 34475  
[crusadersiico@hotmail.com](mailto:crusadersiico@hotmail.com)  
[www.dwanthomasrealestate.com](http://www.dwanthomasrealestate.com)

ITN# GRM/240224, 240225, 240219, and 240226

General Contract: Larmonica D. Samuel

Tax ID: 84-4472362

D&S Development has been in business for three years with their first affordable single-family home being sold on 11/30/2021. The company's mission is to build high quality affordable housing and services that transform lives and strengthen communities. D&S Development is a family owned company that believes in making sure each client is happy with our work. The owners are from Ocala, FL and have been involved with the construction and real-estate for over ten years. D&S Development is working on own second project, three bedroom, two bathrooms and two car garage, the home will be completed the end of December 2022.

D&S Development LLC will work closely with the city to make sure the homes are done in a timely manner but developed to perfection. The home will be affordable but also have room for a family of 5 or more. My goal for this project is to develop homes that the working class can afford and be close to their jobs like FEDEX, Chewy, Amazon, Advance Auto and many other new companies that come to the great city of Ocala. I want the homes to represent the history of Ocala and bring a new light to the West Ocala district. My goal is to develop all four single family and one duplex to revitalize the West Ocala area and allow for the younger millennials to move into the city limits.

**COVER LETTER**

February 2, 2024

Ms. Shay Roberts  
City of Ocala Procurement Department  
110 SE Watula Avenue  
Ocala, FL 34471

**Re: West Ocala AFFORDABLE HOUSING DEVELOPMENT PROJECT**

Dear Ms. Roberts:

D&S Development LLC is excited for the opportunity to help their community and become a part of history to redevelop the West Ocala neighborhood. Currently D&S Development is working on their first affordable project on 989 NW 8<sup>th</sup> Street Ocala, FL 34475 and the home was sold on November 30<sup>th</sup> 2021. The home is being built with high quality and precision. Dwan Thomas is the authorized personal to represent the proposer in any negotiation and also the person to sign any contracts.

D&S Development will work closely with the city to make sure the homes are done in a timely manner but developed to perfection. The home will be affordable but also have room for a family of 5 or more. My goal for this project is to develop homes that the work class can afford and be close to their jobs like FEDEX, Chewy, Amazon, Advance Auto and many other new companies that come to the great city of Ocala. I want the homes to represent the history of Ocala and bring a new light to the North Magnolia side of town. D&S Development will apply for the house incentive fund on all four family homes and one duplex that we would like to build. The four homes will be sold at the affordable housing rate between 175,000 to 185,000. The duplex will be rented out at an affordable rate. My goal is to develop all four homes and duplex to revitalize the West Ocala area and allow for the younger millennials to move into the city limits.

We look forward to further discussing our proposal with the city of Ocala as you complete your evaluation and prepare to make your vendor selection. If you should have any questions or further instructions, feel free to contact me via any of the means noted below my block.

Sincerely,

D&S Development LLC  
Dwan Thomas, President  
485 NW 45<sup>th</sup> LN  
Ocala, FL 34472  
Phone: (352) 433-8457  
Email: [crusadersiico@hotmail.com](mailto:crusadersiico@hotmail.com)

## Project Area Cover

1. D&S Development would like to acquire the lot proposal# 2260-194-007, 25686-001-00, 2856-006-013, and 2856-006-015.
2. D&S Development would like the City of Ocala to donated land value and D&S Development will pay 4,000 toward the City Land Value.
3. D&S Development will use the proposed property to build affordable single-family homes to sell/rent to qualified buyers through the Marion County Housing Authority and other organizations that will help individuals qualify to purchase and rent homes.
4. The affordable single-family homes will be 3 bedroom and 2 bathrooms with a one car garage. The homes will be 1200 Sq. feet. The exterior will be block with shingles on the roof. The home will have laminate wood floors throughout the house and fans in each room. The home will come with oven, refrigerator, and dishwasher. The home will have central AC and will be on City Water
5. The home will come with oven and refrigerator. D&S Development will apply for City affordable housing incentive funds on all five lots
6. D&S Development will be utilizing the City of Ocala affordable housing incentive funds on all four homes that we will be building.
7. D&S Development has acquired funding from Reward Service for all four single homes.
8. D&S Development obtained a Surety Bond with Capitol Indemnity Corporation Platte River Insurance Company for \$100,000

## Project Approach

1. D&S Development LLC has completed one affordable home at 989 NW 8<sup>th</sup> Street Ocala, FL 34475 and another single-family home at 396 Locust Road Ocala, FL 34475. Both homes have been sold and have wonderful owners living in them. We have found ways to provide quality work and quality supplies even through the pandemic and supply shortage.
2. My intent on the project is to build affordable single-family homes that are built with high quality that will bring value to my community.
3. D&S Development will build two houses at a time. Once we are award the contract we will start immediately on all four single family homes. I project that all four homes will take at least 10 months to complete.