



City of Ocala  
 Community Redevelopment Agency  
 201 SE 3<sup>rd</sup> Street, Ocala, FL 34471

**M E M O R A N D U M**

DATE July 18, 2024  
 TO: West Ocala CRA Advisory Committee  
 FROM: Roberto Ellis, Economic Development Manager  
 RE: West Ocala Residential Improvement Grant

The purpose of the West Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements. These improvements address trends of deterioration in some neighborhoods while adding value to the CRA. The grant also promotes the expansion of the housing stock by supporting the construction of new single-family dwelling units in the area. The applications being presented for consideration are listed in Table 1. Each application will be reviewed separately at the July 18, 2024, West Ocala Advisory Committee meeting. The proposed work items are eligible within the program’s guidelines, and a full application is attached for each property. The Grant Review Committee meetings and site visits were held between July 8-10, 2024. Staff recommends approval of the grant requests presented.

Table 1- Application Summary

Application ID	Address	Scope	Low Bid(s)	Grant Award Recommendation (75%)
CRA24-45746	800 NW 16th CT (22314-001-04)	Replacement of 10 Windows	\$10,500	\$7,875
CRA24-45745	2341 SW 3 <sup>rd</sup> St. (2260-193-022)	HVAC Replacement and insulation repairs.	\$16,161	\$12,121
CRA24-45742	434 NW 6 <sup>th</sup> Ter (2865-013-006)	Reroofing	\$8,500	\$6,375
CRA24-45743	1032 NW 11th Ave (2570-404-201)	Replacement of 17 windows and 1 entry door.	\$29,734	\$20,000
CRA24-45749	620 West Silver Springs Place (2856-002-002)	New construction - single-family home.	\$114,820	\$20,000
CRA24-45750	714 NW 1 <sup>st</sup> St. (2844-009-005)	New construction - single-family home.	\$114,820	\$20,000

Attached - Application form, Cost estimates, Photographs of existing conditions.



# CITY OF OCALA – WEST OCALA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

## PROJECT INFORMATION

Project Name: Affordable Housing Project = New Construction  
Project Address: 714 NW 1<sup>st</sup> Street Ocala, FL 34475  
Parcel Number: 2844-009-005

## APPLICANT INFORMATION

Applicant's Name: DWAN THOMAS = D+S Development LLC

Name of person to receive all correspondence if different from applicant:

DWAN THOMAS

Agent's Name (if applicable): DWAN THOMAS

Agent's Mailing Address: 485 NW 45<sup>th</sup> LN

City: Ocala State: FL Zip: 34475

Phone number: 352-433-8457 Fax: 352-236-0146

E-mail address: crusadersiico@hotmail.com

How long have you owned / lived at the current location? \_\_\_\_\_

## PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

D+S Development is building a new construction home that is affordable. The home will feature 3 bedrooms, 2 bathrooms, and 1 car garage. The home will have stainless steel appliances, fans in the bedroom. The home will be build with block, stucco & roof will be asphalt.



Would the proposed improvements be made without the assistance of the grant program? If not, please explain.

The project will be complete without assistance of grant  
be we have a contract with the city to build an  
affordable home but we would like to receive  
assistance to help out on the cost to build the  
home to make sure we keep price of the home affordable

**PROJECT COSTS & SCHEDULE**

Estimated cost of project based on attached submitted low bid. 120,000

**Required – Attach itemized bid sheets.**

How much funding assistance are you requesting? 20,000

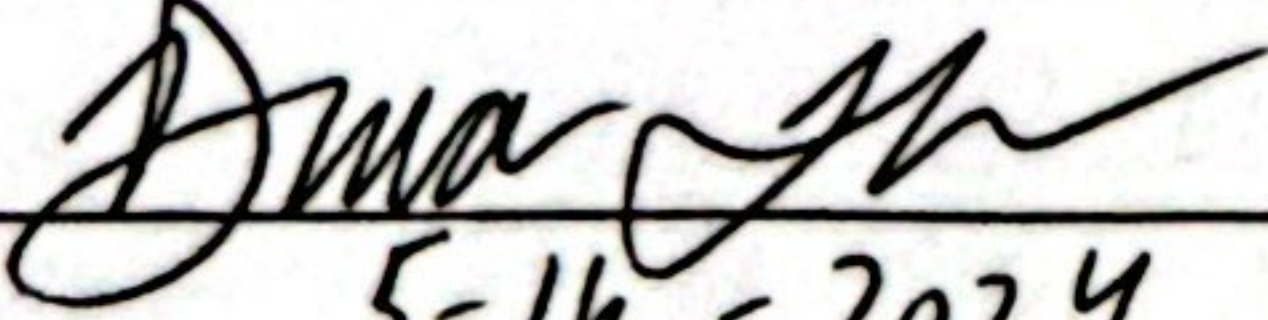
Anticipated start date: May 31, 2024 Anticipated completion date: Oct 2024





Applicant

I, Dwan Thomas, owner/occupant of building at 714 NW 1st Street Ocala, FL 34475, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Signature:   
Date: 5-16-2024

Property Information – For staff use only

- Is the property assessed Marion County property taxes?  Y / N
- Are property taxes paid up to date?  Y / N
- Is the property in condemnation or receivership?  Y / N
- Is there an active City code enforcement case on the property? Y /  N
- Is the building on the National Register of Historic Places? Y /  N



<b>Borrower</b>	<b>Loan #</b>
<b>Project</b>	<b>Description</b>
<b>Address</b>	<b>Contact Phone:</b>
<b>City</b>	<b>Email:</b>
<b>State</b>	
<b>Zip/Postal Code</b>	
<b>Parcel</b>	

Project Characteristics			
Product Type:	Rambler	# of Bedrooms per unit:	
Total Square Feet:	2,000	# of Bathrooms per unit:	
Square Feet per unit:	2,000	# of Stories:	2
Property Square Feet:		# of Units:	1
Average Slope:		Flooring Material Used:	Carpet and Vinyl and Hardwood
Garage:	None	Rooftop Deck:	
Car Ports:	1	Rooftop Deck SF:	
Ceramic Tile Used:	Yes		

Project Proforma	
<b>Project Costs</b>	
Land Cost (Existing Loans)	
Soft Costs	\$0.00
Hard Costs	\$114,820.00
<b>Total Project Costs</b>	<b>\$114,820.00</b>
Sales Price/Appraised Value	\$0.00
Less Project Costs	\$114,820.00
<b>Net Profit</b>	<b>-\$114,820.00</b>

Soft Costs				
Description	NAHB Cost Codes	Amount	Cost/SF	Cost/Unit
<a href="#">01 Permits and Fees</a>	3-01-1000	\$3,500.00	\$1.75	\$3,500.00
<b>Total Cost</b>		\$0.00	\$1.75	\$3,500.00

Hard Cost				
Description	NAHB Cost Codes	Amount	Cost/SF	Cost/Unit
<a href="#">02 Feasibility Study</a>	1-01-0110	\$1,500.00	\$0.75	\$1,500.00
<a href="#">03 Land Development</a>	2-00-0000	\$5,500.00	\$2.75	\$5,500.00
<a href="#">04 Architectural and Engineering</a>	3-01-1100	\$2,700.00	\$1.35	\$2,700.00
<a href="#">05 Site Work</a>	3-01-1200	\$2,200.00	\$1.10	\$2,200.00
<a href="#">06 Storm Water Turnkey</a>	2-01-0176	\$0.00	\$0.00	\$0.00
<a href="#">07 Demolition</a>	3-01-1300	\$0.00	\$0.00	\$0.00
<a href="#">08 Utility</a>	3-01-1400	\$3,500.00	\$1.75	\$3,500.00
<a href="#">09 ROW Restoration for Utility</a>	3-01-1495	\$0.00	\$0.00	\$0.00
<a href="#">10 Excavation</a>	3-02-2000	\$1,500.00	\$0.75	\$1,500.00
<a href="#">11 Footing and Foundation</a>	3-02-2100	\$4,500.00	\$2.25	\$4,500.00
<a href="#">12 Waterproofing</a>	3-02-2200	\$0.00	\$0.00	\$0.00
<a href="#">13 Termite Protection</a>	3-02-2300	\$250.00	\$0.13	\$250.00
<a href="#">14 Steel</a>	3-03-3000	\$0.00	\$0.00	\$0.00
<a href="#">15 Framing</a>	3-03-3100	\$10,100.00	\$5.05	\$10,100.00
<a href="#">16 Concrete</a>	3-03-3400	\$3,500.00	\$1.75	\$3,500.00
<a href="#">17 Sheet Metal</a>	3-03-3500	\$1,500.00	\$0.75	\$1,500.00
<a href="#">18 Rough Plumbing</a>	3-03-3610	\$4,500.00	\$2.25	\$4,500.00
<a href="#">19 Rough Electrical</a>	3-03-3700	\$2,600.00	\$1.30	\$2,600.00
<a href="#">20 Rough HVAC</a>	3-03-3800	\$4,000.00	\$2.00	\$4,000.00
<a href="#">21 Prefabricated Fireplace</a>	3-03-3850	\$0.00	\$0.00	\$0.00
<a href="#">22 Roofing</a>	3-04-4000	\$2,800.00	\$1.40	\$2,800.00
<a href="#">23 Masonry</a>	3-04-4100	\$3,520.00	\$1.76	\$3,520.00
<a href="#">24 Windows and Doors</a>	3-04-4500	\$6,750.00	\$3.38	\$6,750.00
<a href="#">25 Insulation</a>	3-04-4700	\$2,800.00	\$1.40	\$2,800.00
<a href="#">26 Exterior Trim</a>	3-04-4800	\$4,200.00	\$2.10	\$4,200.00
<a href="#">27 Exterior Paint</a>	3-04-4900	\$2,000.00	\$1.00	\$2,000.00
<a href="#">28 Drywall</a>	3-05-5000	\$2,300.00	\$1.15	\$2,300.00
<a href="#">29 Flooring</a>	3-05-5100	\$3,700.00	\$1.85	\$3,700.00
<a href="#">30 Interior Trim</a>	3-05-5200	\$2,600.00	\$1.30	\$2,600.00
<a href="#">31 Mirrors and Shower Doors</a>	3-05-5260	\$800.00	\$0.40	\$800.00
<a href="#">32 Ceramic Tile</a>	3-05-5300	\$2,400.00	\$1.20	\$2,400.00
<a href="#">33 Cabinets</a>	3-05-5400	\$5,000.00	\$2.50	\$5,000.00
<a href="#">34 Appliances</a>	3-05-5500	\$2,000.00	\$1.00	\$2,000.00
<a href="#">35 Finish Plumbing</a>	3-05-5600	\$3,500.00	\$1.75	\$3,500.00
<a href="#">36 Finish Electrical</a>	3-05-5700	\$2,500.00	\$1.25	\$2,500.00
<a href="#">37 Finish HVAC</a>	3-05-5800	\$7,500.00	\$3.75	\$7,500.00
<a href="#">38 Interior Painting</a>	3-05-5900	\$1,500.00	\$0.75	\$1,500.00
<a href="#">39 Building Clean-Up</a>	3-06-6000	\$500.00	\$0.25	\$500.00
<a href="#">40 Landscaping</a>	3-06-6100	\$2,000.00	\$1.00	\$2,000.00
<a href="#">41 Exterior Structures</a>	3-06-6300	\$4,100.00	\$2.05	\$4,100.00
<a href="#">42 Elevator</a>	3-06-7000	\$0.00	\$0.00	\$0.00
<a href="#">43 Salaries and Wages</a>	5-01-8000	\$0.00	\$0.00	\$0.00
<a href="#">44 Field Equipment</a>	5-01-8500	\$0.00	\$0.00	\$0.00
<a href="#">45 Insurance, Tax, and Licenses</a>	5-01-9000	\$4,500.00	\$2.25	\$4,500.00
<b>Total Cost</b>		<b>\$114,820.00</b>	<b>\$59.16</b>	<b>\$118,320.00</b>



Washing machine must connect to a 3" stack. FBC-PLB 406.2



WILLIAMS DRAFTING & DESIGN  
 PHONE: (352)629-4444  
 FAX: (352)629-3333  
 OCALA, FLORIDA  
 wmsdrafting@gmail.com

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 NOT TO BE REPRODUCED  
 FILE#: DENISE  
 START: 09-30-2020  
 REV. 2  
 REV. 3  
 REV. 4  
 REV. 5  
 REV. 6  
 REV. 7

CUSTOM HOME FOR:  
 DNS DEVELOPMENT, LLC.

SQUARE FOOTAGE

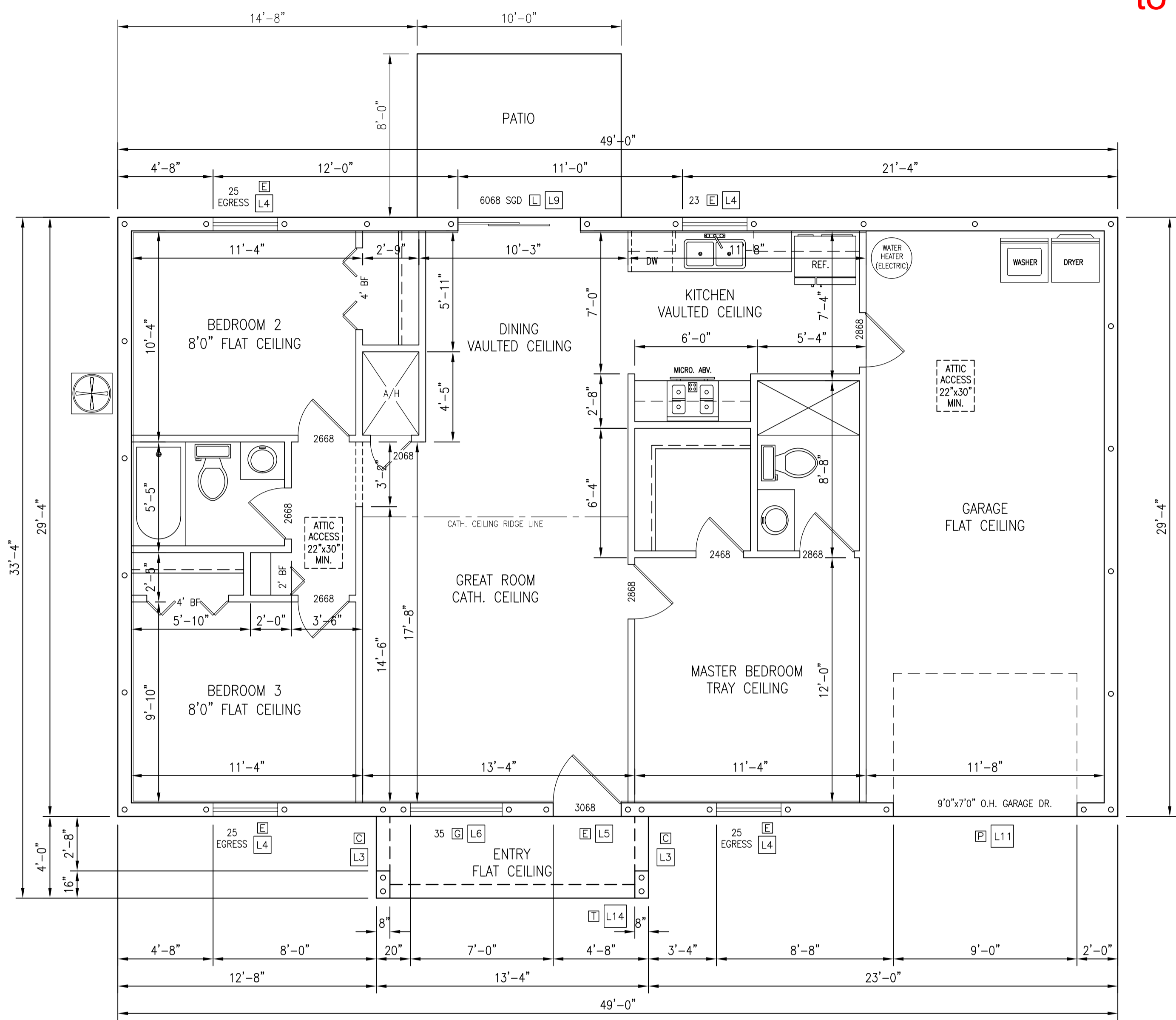
LIVING	1076
GARAGE	362
LANAI	
ENTRY	53
TOTAL	1491

DESIGN CRITERIA:  
 \* SIXTH EDITION F.B.C. RESIDENTIAL (2017)  
 \* ASCE 7-10  
 \* 140 MPH WIND SPEED (Vw)  
 \* 100 MPH (Vh)  
 \* WIND EXPOSURE "C"  
 \* WIND IMPORTANCE FACTOR 1  
 \* RISK CATEGORY II  
 \* BUILDING CLASSIFICATION "T"  
 \* GROUP I-3, TYPE V-1  
 \* ALL OPENINGS IN EXTERIOR WALLS TO MEET P.S.F. REQUIREMENTS AS PER TABLE(S) PROVIDED. (R301.2(2) & R301.2(4))  
 \* ENCLOSED INTERNAL PRESSURE COEFFICIENT = +/- 0.18  
 \* PARTIALLY ENCLOSED EXTERNAL PRESSURE COEFFICIENT +/- 0.55

ENGINEER'S NOTES:  
 1. DESIGN WIND LOAD = 140 MPH (Vw)  
 2. ASSUMED SOIL BEARING CAPACITY 3000psf  
 3. LIVE LOADS:  
 ROOF = 20psf  
 ATTICS w/O STORAGE = 10psf  
 ATTICS w/LIMITED STORAGE = 20psf  
 HABITABLE ATTICS/ATTICS SERVED WITH FIXED STAIRS = 30psf  
 BALCONIES (EXTERIOR) & DECKS = 40psf  
 SLEEPING ROOMS = 30psf  
 ROOM OTHER THAN SLEEPING = 40psf  
 STAIRS = 40psf  
 GUARD/HANDRAILS = 20psf  
 GARAGE, w/ FULL COMPONENTS = 50psf  
 FIRE ESCAPES = 40psf  
 4. DEAD LOADS:  
 ROOF = 10psf  
 ALL OTHER MATERIALS USED.  
 5. SHEAR WALLS, DIAPHRAGMS, ETC. IN ACCORDANCE WITH CHAPTER 16, FBC  
 6. TRUSS FASTENERS & CONNECTIONS BASED ON LOADS FURNISHED BY TRUSS MANUFACTURER'S ENGINEERED DRAWINGS & CALCULATIONS.

Digitally signed by Miles C Anderson  
 Date: 2020.12.03 12:10:37 -05'00'

MILES C ANDERSON PE  
 FLORIDA PROFESSIONAL ENGINEER # 39385  
 CA # 00009842  
 2300 SE 17TH STREET, SUITE 200  
 OCALA, FLORIDA 34471  
 TELE: (352) 629-5591 EMAIL: miles.anderson@mca-engineers.com  
 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MILES C. ANDERSON, P.E. ON 12-03-2020 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.  
 THIS PLAN TO BE USED TO OBTAIN ONE PERMIT ON PARCEL #: 2570-302-103



FLOOR PLAN  
 SCALE: 1/4"=1'-0"

- GENERAL NOTES:
- 1/2" DRYWALL ON GARAGE/CARPORT CEILING AND WALLS SEPARATING LIVING AREA FROM GARAGE/CARPORT AREA. ALL DOORS IN GARAGE/CARPORT AREA TO BE 20 MINUTE FIRE RATED. DOORS GOING INTO LIVING AREA MUST BE INSULATED.
  - ALL APPLIANCES IN GARAGES TO BE RAISED 24" MIN. FOR PROTECTION UNLESS OTHERWISE NOTED.
  - MAXIMUM DRYER DUCT LENGTH AS PER MANUFACTURER'S SPECS OR WHERE NO MANUFACTURER'S SPECS ARE PROVIDED 35'-0". WHERE FITTINGS ARE USED EXHAUST DUCT LENGTH REDUCED IN ACCORDANCE WITH TABLE M1502.4.5.1 (4" RADIUS MITERED 45-DEGREE ELBOW 2'-6"; 90-DEGREE 5'-0"; 6" RADIUS MITERED 45-DEGREE ELBOW 1'-0"; 90-DEGREE 1'-9"). OWNER/BUILDER TO PROVIDE. WHERE DRYER EXHAUST DUCT POWER VENTILATORS ARE USED, THEY ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECS AND CONFORM TO UL 705. THE MAXIMUM ALLOWABLE LENGTH WHEN USING A POWER VENTILATOR SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR THE DUCT POWER VENTILATOR. WHERE THE EXHAUST DUCT LENGTH EXCEEDS 35'-0". THE LENGTH OF THE DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG AND BE LOCATED WITHIN 6'-0" OF THE EXHAUST DUCT CONNECTION.
  - MECHANICAL CONTRACTOR TO PROVIDE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SPECS WHEN REQUIRED IN ACCORDANCE WITH SECTIONS R303.4 & M1507 IN THE SIXTH EDITION F.B.C.R. (2017)

THICKNESS OF GYPSUM BOARD (INCHES)	APPLICATION	ORIENTATION OF GYPSUM BOARD TO FRAMING	MAXIMUM SPACING OF FASTENERS (INCHES O.C.)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING
			FRAMING MEMBERS	SCREWS	
1/2	CEILING	EITHER DIRECTION	16	7 12	13 GAGE, 1 1/2" LONG, 3/16" HEAD; 0.098 DIAMETER, 1 1/2" LONG, ANNULAR RINGED; 54 COOLER NAIL, 0.086 DIAMETER, 1 1/2" LONG, 3/16" HEAD; OR GYPSUM BOARD NAIL, 0.086 DIAMETER, 1 1/2" LONG, 3/16" HEAD.
	CEILING	PERPENDICULAR	24	7 12	
	WALL	EITHER DIRECTION	24	8 12	
	WALL	EITHER DIRECTION	16	8 16	
5/8	CEILING	EITHER DIRECTION	16	7 12	13 GAGE, 1 1/2" LONG, 3/16" HEAD; 0.098 DIAMETER, 1 1/2" LONG, ANNULAR RINGED; 64 COOLER NAIL, 0.092 DIAMETER, 1 1/2" LONG, 3/16" HEAD; OR GYPSUM BOARD NAIL, 0.0915 DIAMETER, 1 1/2" LONG, 3/16" HEAD.
	CEILING	PERPENDICULAR	24	7 12	
	WALL	EITHER DIRECTION	24	8 12	
	WALL	EITHER DIRECTION	16	8 16	
5/8	TYPE "C" AT GARAGE CEILING BENEATH HABITABLE ROOMS	PERPENDICULAR	24	6 6	1 1/2" LONG 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS. SCREWS SHALL COMPLY WITH SECTION R702.3.5.1 (SEE NOTE BELOW)

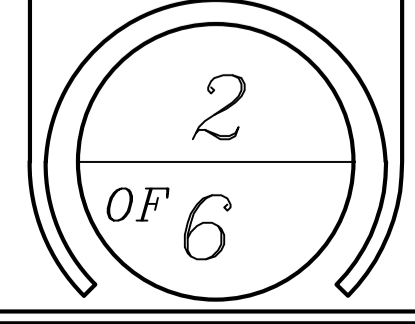
NOTE: SCREWS FOR ATTACHING GYPSUM BOARD TO WOOD FRAMING SHALL BE TYPE W OR TYPE S IN ACCORDANCE WITH ASTM C1002 AND SHALL PENETRATE THE WOOD NOT LESS THAN 5/8".

ZONE	EFFECTIVE WIND AREA	ULTIMATE DESIGN WIND SPEED Vw (mph)		
		120	130	140
WALL	4 10.0	21.7	25.48	29.68
	4 20.0	20.72	24.36	28.28
	4 50.0	19.46	22.82	26.6
	4 100.0	18.48	21.7	25.2
	4 500.0	16.24	19.41	22.12
ROOF	5 10.0	21.7	25.48	29.68
	5 20.0	20.72	24.36	28.28
	5 50.0	19.46	22.82	26.6
	5 100.0	18.48	21.7	25.2
	5 500.0	16.24	19.04	22.12

ROOF ANGLE > 10 DEGREES		Vosd AS DETERMINED W/SECTION R301.2.1.3 EFFECTIVE AREA:		
WIDTH (FT)	HEIGHT (FT)	120	130	140
9	7	19.18	22.54	25.9
16	7	18.34	21.7	24.78

FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

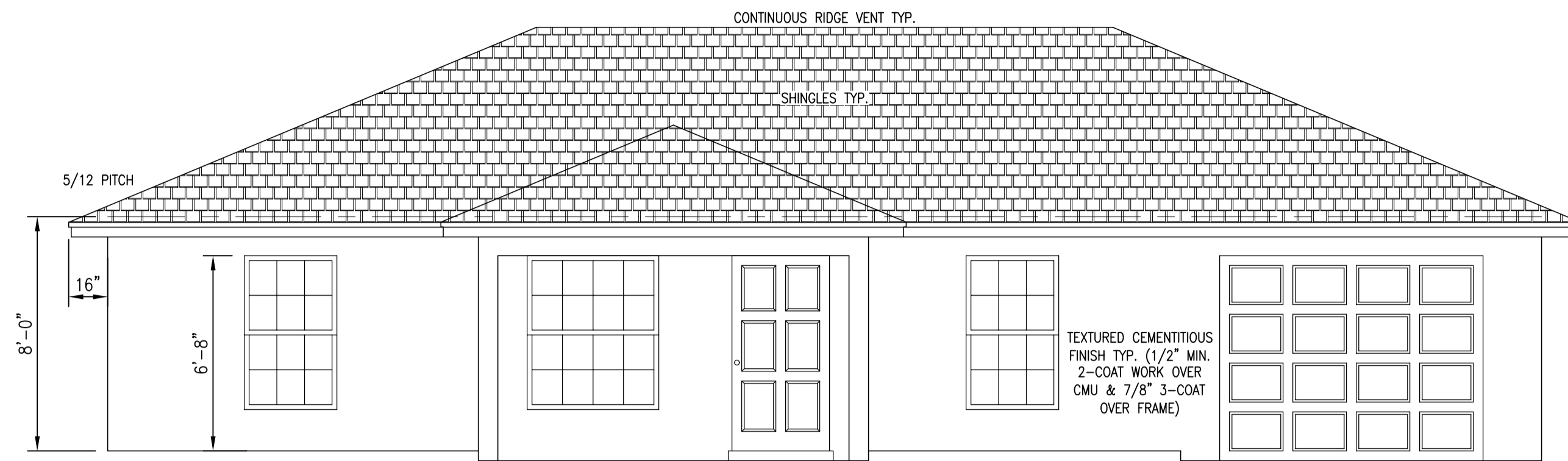
MARK	DESCRIPTION	SIZE
23	CWS SH INSUL.	38 x 38 3/8
25	CWS SH INSUL.	38 x 63
35	CWS SH INSUL.	54 1/8 x 63



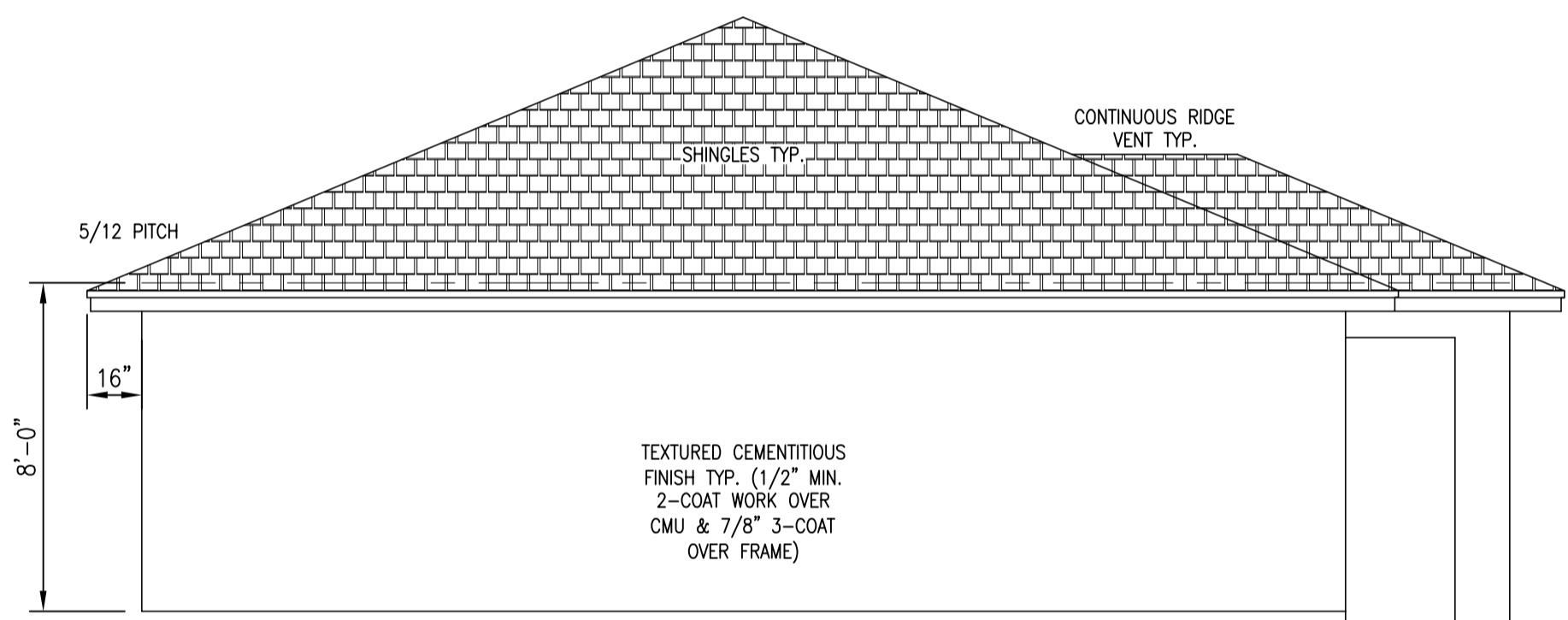


**REVIEWED**  
 For Code Compliance  
 City of Ocala Growth Management  
 BLD20-2448 03/04/21

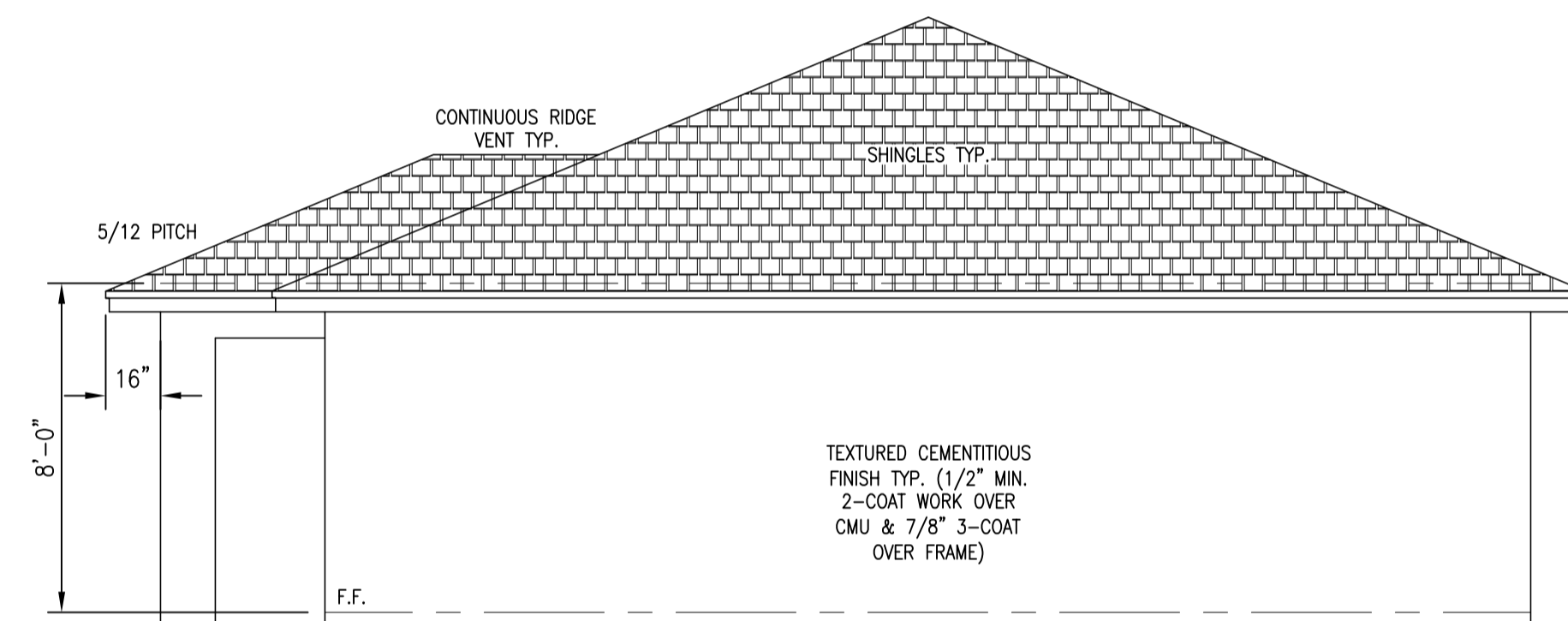
THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH ALL CODES WHICH THE CITY OF OCALA ENFORCES. IF THERE ARE ANY ERRORS OR OMISSIONS MADE BY THE PERSON(S) REVIEWING THE PLANS, THIS DOES NOT PRECLUDE THE ENFORCEMENT OF THESE CODES AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE SAID CODE VIOLATION(S) ARE CORRECTED.



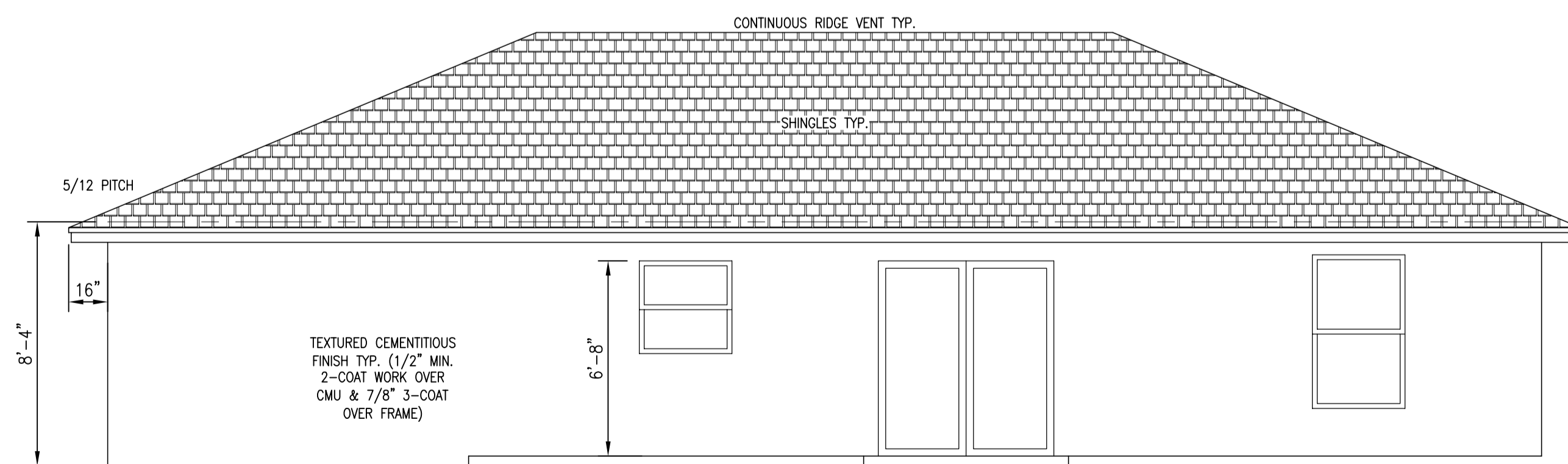
**FRONT ELEVATION**  
 SCALE: 1/4"=1'-0"



**LEFT ELEVATION**  
 SCALE: 1/4"=1'-0"



**RIGHT ELEVATION**  
 SCALE: 1/4"=1'-0"



**REAR ELEVATION**  
 SCALE: 1/4"=1'-0"

**ROOF VENTILATION REQUIREMENTS**

ROOF VENTILATION PER SIXTH EDITION F.B.C.R. (2017) R806.2 USING THE 1/150th METHOD. (NOTE: CONTRACTOR TO SUPPLY RIDGE VENT MANUFACTURER'S SPECS TO SHOW RATINGS TO SIZE RIDGE VENT REQUIRED.)

BUILDING/ATTIC AREA / 150 = REQUIRED SQ. FT. OF VENTILATION

1491/150 = 9.94 REQUIRED SQ. FT. OF VENTILATION

WILLIAMS  
 PHO: 352-225-5591  
 wms

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FILE#: DENISE

START: 09-30-2020  
 REV. 2  
 REV. 3  
 REV. 4  
 REV. 5  
 REV. 6  
 REV. 7

CUSTOM HOME FOR:  
 DNS DEVELOPMENT, LLC.

**SQUARE FOOTAGE**

LIVING	1076
GARAGE	362
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<b>TOTAL</b>	<b>1491</b>

- DESIGN CRITERIA:**
- SIXTH EDITION F.B.C. RESIDENTIAL (2017)
  - ASCE 7-10
  - 140 MPH WIND SPEED (Vw)
  - 15R MPH (Vw)
  - WIND EXPOSURE "C"
  - WIND IMPORTANCE FACTOR 1
  - RISK CATEGORY II
  - BUILDING CLASSIFICATION "T"
  - GROUP I-3, TYPE I-3
  - ALL OPENINGS IN EXTERIOR WALLS TO MEET P.S.F. REQUIREMENTS AS PER TABLE(S) PROVIDED. (R01.2(2) & R03.2(4))
  - ENCLOSED INTERNAL PRESSURE COEFFICIENT = +/- 0.18
  - PARTIALLY ENCLOSED EXTERNAL PRESSURE COEFFICIENT +/- 0.55

- ENGINEER'S NOTES:**
- DESIGN WIND LOAD = 140 MPH (Vw)
  - ASSUMED SOIL BEARING CAPACITY 2000psf.
  - LIVE LOADS:  
 ROOF = 20psf  
 ATTICS w/O STORAGE = 10psf  
 HABITABLE ATTICS/ATTICS SERVED WITH FIXED STAIRS = 30psf  
 BALCONIES (EXTERIOR) & DECKS = 40psf  
 SLEEPING ROOMS = 30psf  
 ROOM OTHER THAN SLEEPING = 40psf  
 STAIRS = 40psf  
 GUARD/HANDRAILS = 200psf  
 GARAGES - ALL COMPONENTS = 50psf  
 FIRE ESCAPES = 40psf
  - DEAD LOADS:  
 ROOF = 10psf  
 ALL OTHER = ACTUAL WEIGHT OF MATERIALS USED.
  - SHEAR WALLS, DIAPHRAGMS, ETC. IN ACCORDANCE WITH CHAPTER 16, FBC.
  - TRUSS FASTENERS & CONNECTIONS BASED ON LOADS FURNISHED BY TRUSS MANUFACTURER'S ENGINEERED DRAWINGS & CALCULATIONS.

Digitally signed  
**Miles C Anderson**  
 Date: 2020.12.03  
 12:10:07 -05'00'

MILES C ANDERSON PE  
 FLORIDA PROFESSIONAL ENGINEER # 39385  
 CA # 00009842  
 2300 SE 17TH STREET, SUITE 200  
 OCALA, FLORIDA 34471  
 TELE: (352) 629-5591 EMAIL: miles.anderson@mca-engineers.com  
 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MILES C. ANDERSON, P.E. ON 12-03-2020 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THIS PLAN TO BE USED TO OBTAIN ONE PERMIT ON  
 PARCEL #: 2570-302-103



1	4/23/24	ADDED PROPOSED BUILDING	CM	JDL
REV	DATE	DESCRIPTION	BY	CHK

**TITLE AND BOUNDARY NOTES**

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
- UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
- FENCE OWNERSHIP IS NOT DETERMINED.
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BEARINGS SHOWN HEREON ARE BASED ON US STATE PLANE, NAD 83 (2011 EPOCH), FLORIDA WEST ZONE.

PREPARED FOR AND CERTIFIED TO:  
BY HIS GRACE DEVELOPMENT LLC

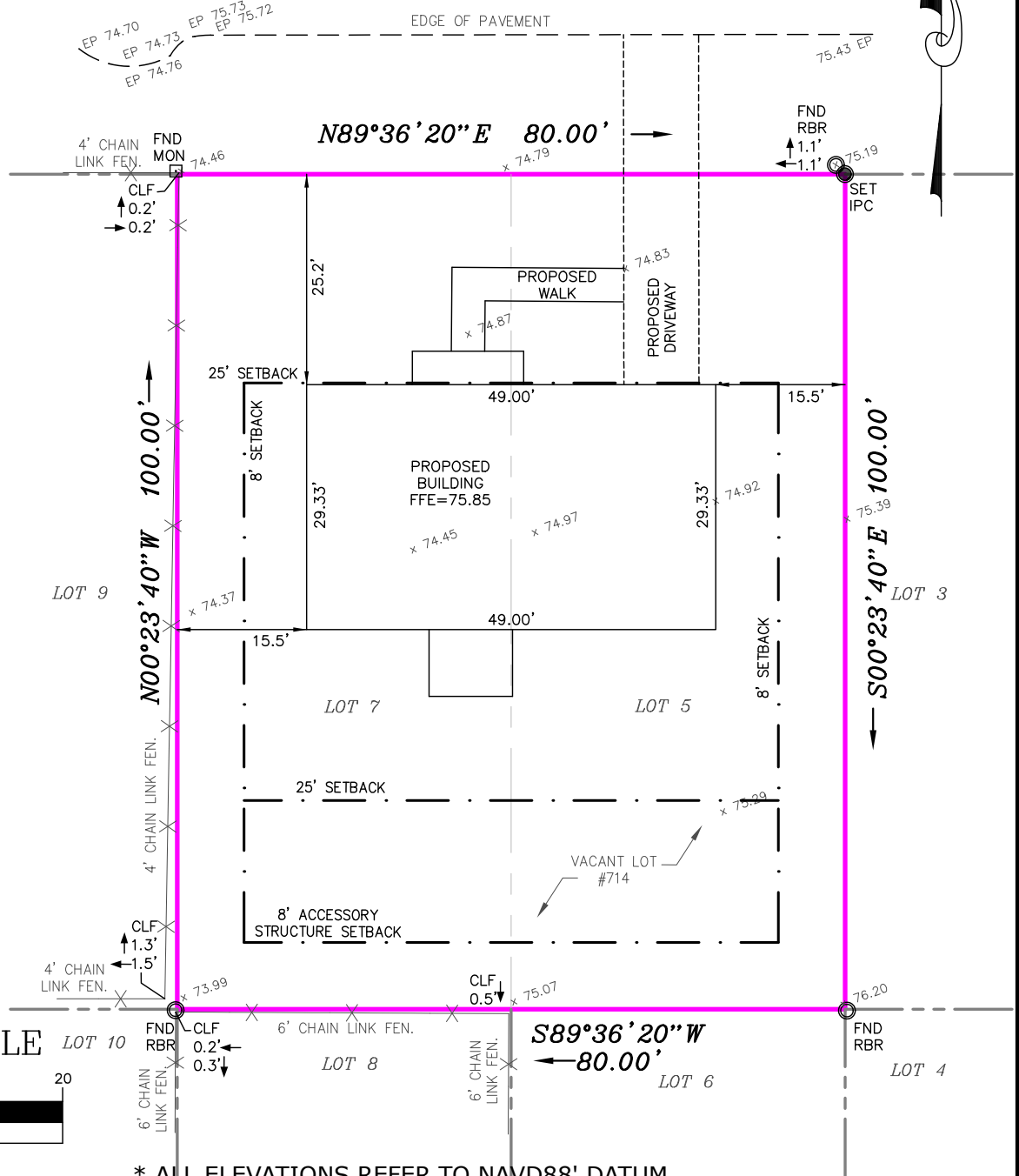
# NORTHWEST 1ST STREET

## ARLINGTON AVENUE

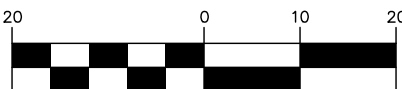
(50' WIDE)

**SYMBOL LEGEND**

- MONUMENT FND
- I.P. / I.B. FND / C.P.
- SET 5/8 RBR W/ORANGE CAP STAMPED SCALICE LAND SURVEY LB8534
- STAKE
- CROSS CUT
- SPOT ELEVATIONS
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- "A"-INLET
- "B"-INLET
- YARD INLET
- GAS METER
- WATER METER
- GAS VALVE
- WATER VALVE
- TEST HOLE
- TREE
- SHRUB
- BOLLARD
- WETLAND FLAG
- A/C UNIT
- ELECTRIC METER
- PVC FENCE (PVC)
- STOCKADE FENCE (STK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- UTILITY POLE
- GUY WIRE
- D.C. DEPRESSED CURB
- FNC FENCE
- MAS. MASONRY
- PLAT. PLATFORM
- W.W. WINDOW WELL
- B/W BAY WINDOW
- C.P. COMPUTED POINT
- O/H OVERHANG
- R/O ROOF OVER
- CANT. CANTILEVER
- G.O.L. GENERALLY ON LINE
- O/L ON LINE
- IPC IRON PIN AND CAP
- R.O.W. RIGHT OF WAY



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 20 ft.

\* ALL ELEVATIONS REFER TO NAVD88' DATUM

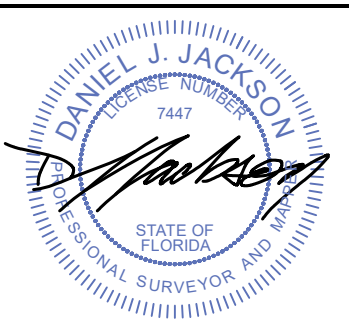
**SURVEYORS CERTIFICATE**

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, NOT VALID WITHOUT AN ORIGINAL SIGNATURE OR AN AUTHENTICATED ELECTRONIC SIGNATURE."

DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447



**LOT AREA**  
8,000.00 S.F.  
0.18 AC.



**FIRM LB8534**



# SCALICE

land surveying

mjslandsurvey.com P:904-413-9355  
205 Markside Avenue, Suite 200, Ponte Vedra, FL 32081

**BOUNDARY SURVEY**

714 NORTHWEST 1ST STREET, OCALA, FLORIDA 34475  
LOTS 5 AND 7, BLOCK 9 OF WEST END, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 53, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

JOB No.  
M24-1807

TAX NO.  
2844-009-005

SCALE: 1" = 20'

DATE SURVEYED:  
04/10/2024

CREW.:TG

DR.:MC

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF FLORIDA. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (8) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.



**TITLE AND BOUNDARY NOTES**

1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
3. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
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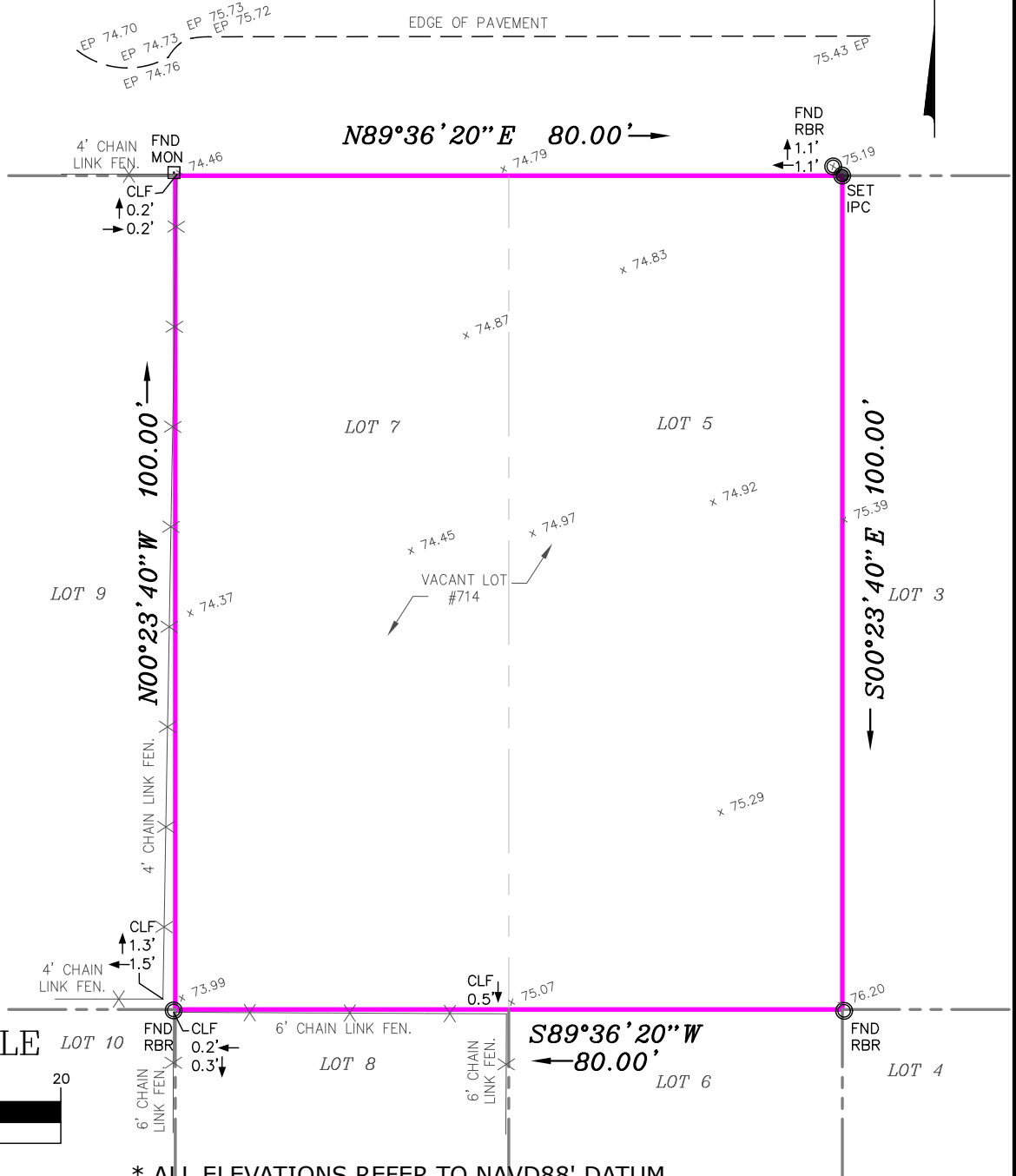
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**NORTHWEST 1ST STREET**  
**ARLINGTON AVENUE**  
**(50' WIDE)**

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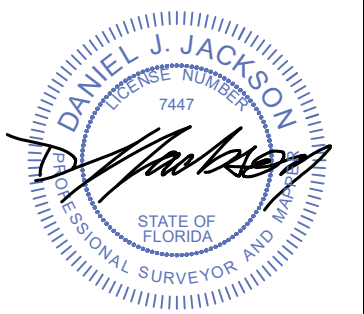
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NW First St

Honorary  
Jade Hagans Dr

