

Transportation **Impact Fees Credits** and Balances

Name of Project	Date of BCC Approval	Location of Project	Impact Fee District	Initial Credit Awarded	Credits Expended						Balance Remaining	Expiration Date	Notes
					as of FY19/20	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25			
CRADLE HOLDINGS INC	November 4, 2014	SW 49th Avenue	4	\$872,620.00							\$872,620.00	November 4, 2044	ROW for extension of SW 49th Avenue Project. Main ROW, SW 66th Street intersection and SECO easement were appraised and approved.
DREXEL INVESTMENTS	July 1994	SW 38th Street	4	\$3,645.63	\$1,054.00	-	-	-	-	-	\$2,591.63	None	Right-of-way conveyance. Authorization on file assigning credit to Larry Catal.
EMERSON POINTE DEVELOPMENT	December 3, 2024	NE 35th Street	2 East	\$319,938.00							\$319,938.00	December 3, 2044	Credit amount not to exceed \$319,938
FLORIDA CROSSROADS COMMERCE PARK	December 17, 2019	Hwy 484	1 West	\$1,830,241.58						\$54,802.80	\$1,775,438.78	December 19, 2039	ROW north of CR 484 (6.80acres) and ROW South of CR 484 (12.92 acres)
FORESTAR (USA) REAL ESTATE GROUP	May 8, 2024	Several assignments of credit From Ocala Trophy	1 West	\$432,586.35					\$254,023.00		\$178,563.35	September 9, 2042	Assignment of credit from Ocala Trophy. An additional assignment from Ocala Trophy was done on 5/8/2024 but DR Horton no longer has authorization to utilize credits
GOLDEN OCALA WORLD EQUESTRIAN CENTER	June 28, 2018	NW 80th Avenue	1 West	\$857,935.00		\$379,126.78	\$170,435.00		\$13,135.02	\$56,158.35	\$239,079.85	June 28, 2038	Credit is related to a concurrency payment made in 2006 for Golden Ocala PUD Master Plan. Agreement dated June 28, 2018 allows payment of concurrency to be turned into TIF credits that are allowed to be used ROW, temp construction and access easements and permanent drainage easements
	January 19, 2021			\$1,328,800.00							\$1,328,800.00		
KWIK KING FOOD STORES	Became aware of credit in August 2008	Hwy 40 @ NW 60th Ave	1	\$11,889.00							\$11,889.00	None	Kwik King Food Stores donated .373 acres on the NW corner of Hwy 40 and NW 60th Avenue in 1989 (before transportation impact fees began). BCC approved credits for the construction of one 3,000 sf building in size would remain valid until utilized but are not transferable. The credits are only to be used on the remaining piece of property on the NW corner of
MARION 60 LLC	April 21, 2020	SW 60thAve & SW 80th Street	1 West	\$17,760.00							\$17,760.00	April 21, 2035	ROW donated on Brookhaven Plat of .502 acres - Jef Fabian/Harvey Vandeven
OCALA SPRINGS SHOPPING CENTER	November 1992	Hwy 441 & 326	2	\$210,000.00	\$172,042.93						\$37,957.07	None	Right-of-way conveyance.
OCALA SW 100TH LLC	May 16, 2023	SW 100th Street	1 West	TBD								May 16, 2043	The credit is to be determined based on future construction
OCALA TROPHY LTD	November 2022	SW 40th Ave realign Phase 1	1 West	\$865,932.00				\$121,304.86	\$451,466.35		\$293,160.79	September 9, 2042	Realignment of SW 40th Avenue Phase 1 (North of Hwy 200). All use to date have been assignments.
PADDOCK MALL ASSOCIATES	March 1992	State Road 200	4	\$817,560.00	\$200,932.43						\$616,627.57	None	Credit was given for a drainage retention area. \$200,932.43 of credit
PINNACLE STORAGE of FLORENCE LLC	June 27, 2023	Assignment of credit from Ocala Trophy	1 West	\$9,544.86							\$9,544.86	September 9, 2042	Assignment of credit from Ocala Trophy -- SPL23-45215 (Site plan with City of Ocala) - No building permit yet
THE VILLAGES OF MARION Phase I, II & III construction	November 2000	Hwy 42 between HWY 441 & 301	3	\$7,863,456.08	\$7,863,456.08						\$0.00	November 1, 2010	Phase I, II & III construction
THE VILLAGES OF MARION Phase IV Part B Reimbursement	November 2000	Hwy 42 between HWY 441 & 301	3	\$1,884,600	\$915,205.94	\$104,887.75	\$50,648.00	\$172,410.71	\$82,369.43		\$0.00	May 17, 2024	Right-of-way conveyance and construction of off-site improvements to CR 42, intersection improvements @ CR 42 & Hwy 301 Ongoing, approximately \$10.5 million Phase IV A (New Expiration Date: December 31, 2026); Phase IV B (Credit
THE VILLAGES OF MARION Phase IV Part A	November 2000	Hwy 42 between HWY 441 & 301	3	\$694,758.24	\$154,860.16				\$42,085.67		\$497,812.41	December 31, 2026	Right-of-way conveyance and construction of off-site improvements to CR 42, intersection improvements @ CR 42 & Hwy 301 New Expiration Date: December 31, 2026
UTOPIA	February 6, 2024		2 East	TBD								February 6, 2044	Agreement is between Marion County, DMM Villages, Digvijay Gaekwad and Villages of Marion County GP,LLC. The credit is to be determined based on future construction.
Totals:				\$18,021,266.74							\$6,201,783.31		

