

Toho Water Authority

Utility Line Extension Program

Builder's Meeting

FEBRUARY 4, 2025



TOHO'S
PROMISE

Our Customers
Our Community
Our Employees

TRUST THAT TOHO CARES

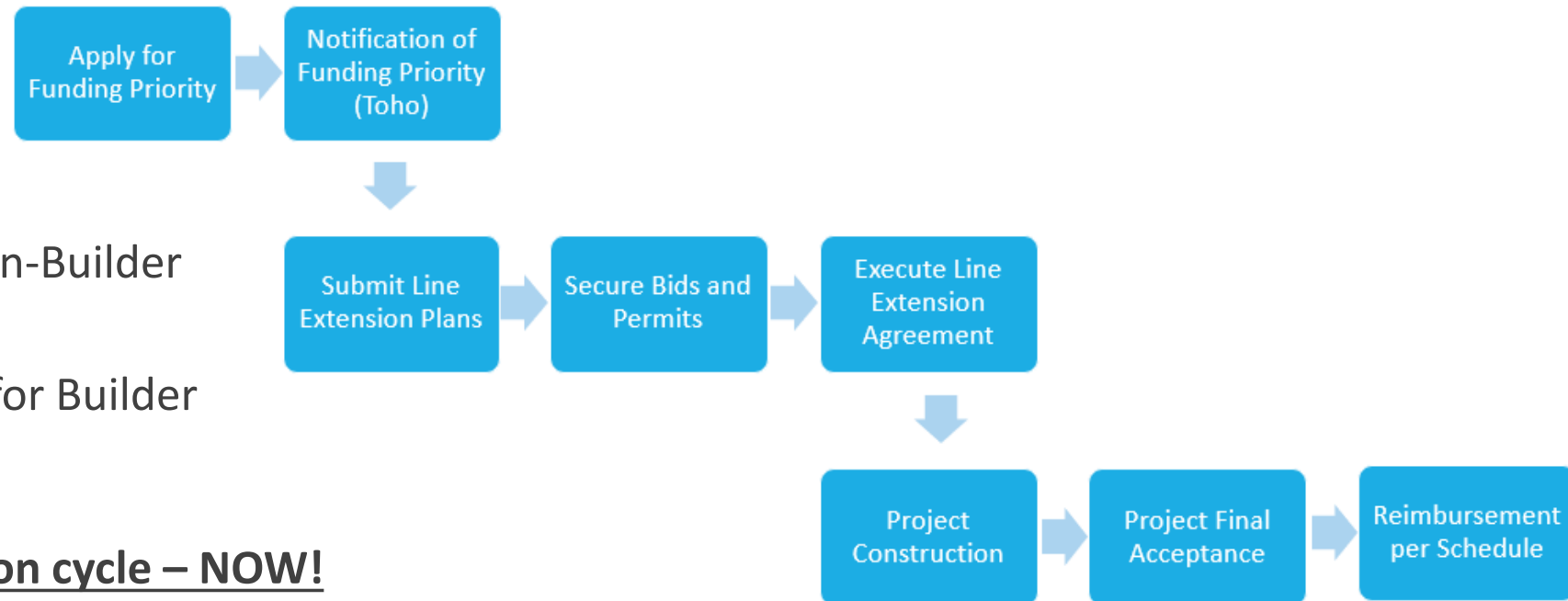
Agenda

- CIAC Utility Line Extension Program Updates
 - Current Project Application Cycle – OPEN
 - Project Updates
- Other Toho Developer Updates
- Look Ahead Schedule

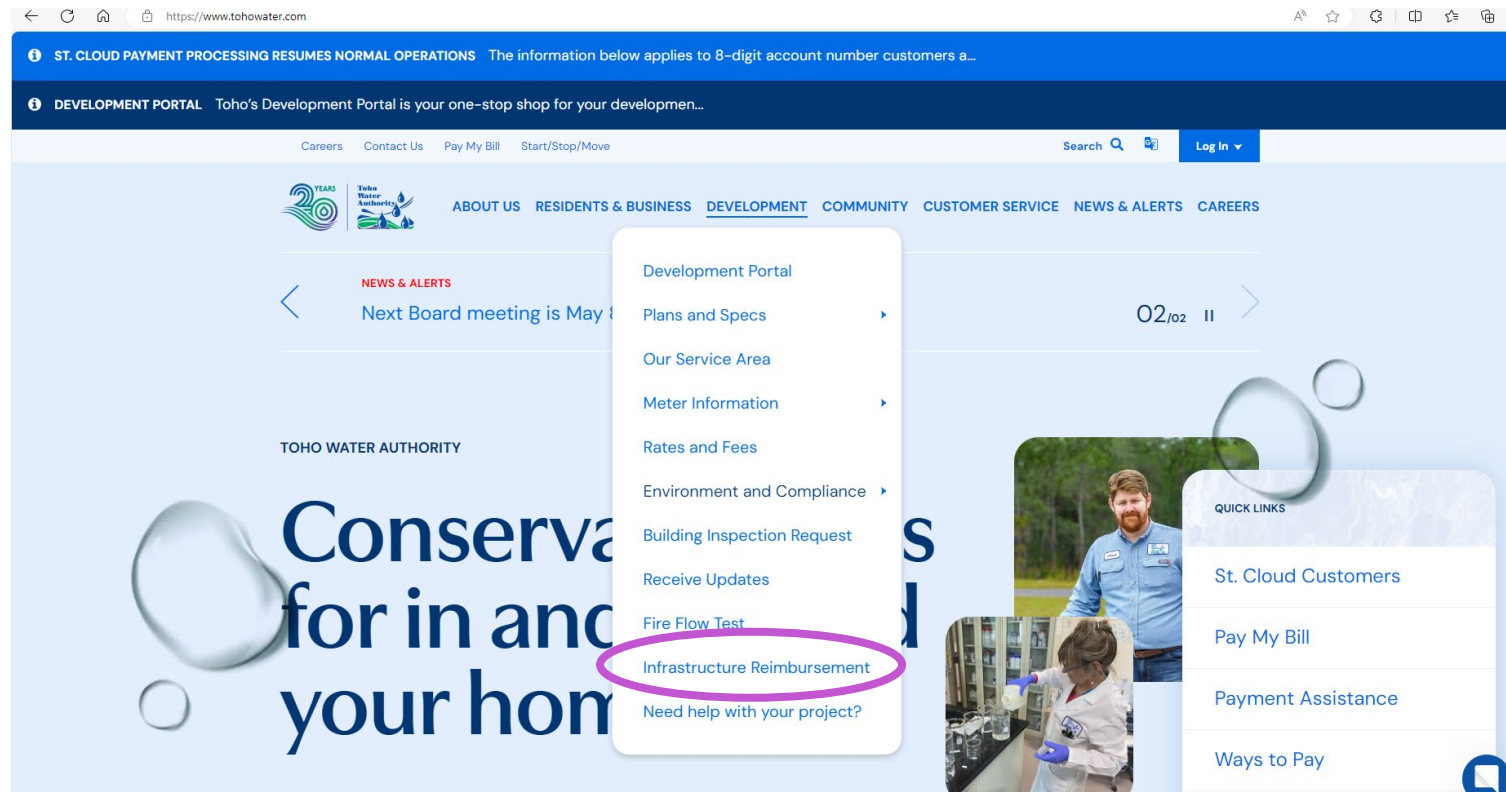
Builder Reimbursement Process

Toho Water Utility Line Extension Program

- ✓ Reimbursement for non-Builder owned lots
- ✓ Toho CIAC fee waived for Builder owned lots
- **Next Builder application cycle – NOW!**
 - January 20 – February 28, 2025



Program Website



www.tohowater.com >> Development >> Infrastructure Reimbursement

Online Application Process

Careers Contact Us Pay My Bill Start/Stop/Move Search Log In

Toho Water Authority

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Infrastructure Reimbursement

Toho created the CIAC reimbursement program to facilitate expanding infrastructure to platted lots in areas of Poinciana that are without water and/or sewer service. Builders in these areas will be able to apply for CIAC consideration, and if specific criteria are met, will get reimbursed for qualifying construction to lots not owned or controlled by the builder. Builders are responsible for cost of extensions for lots owned and/or controlled by the builder.

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BUILDER APPLICATION [↗](#)

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Required Application Information

Toho Contribution in Aid of Construction (CIAC) Reimbursement Application

PLEASE NOTE: This form is to be used for Contribution in Aid of Construction (CIAC) initial submittals only.

PROJECT INFORMATION

PROJECT NAME (Builder name/Street address - i.e. Smart Builders - Maple St.)* Toho Project Number/Date of Submittal

County/Municipality* Current Project Status:*

Osceola Polk Planning Phase Obtaining Bids In Design

Construction plans submitted to Toho for review

Toho has approved construction plans In Construction

Street intersection of Project area*

Please list all Parcel Id's that are owned/controlled by the Applicant Builder*

Please list all Parcel Id's that have signed a Letter of Intent to pay CIAC and connect within 60 days of project completion*

Form Validation On Close

- Project location
- Project status
- Parcel IDs
- Signed letters of intent, if applicable
- Project Map
- Design Engineer contact details
- Builder contact details
- Proposed linear footage
- # of Meters and/or Sanitary connections

Assessment Criteria

Criteria	Basis
Proportion of Builder Owned Lots in Application	The higher percentage of lots owned by the builder, the less reimbursement funding needed and more reimbursement \$ is available for other projects
Project Readiness	The further along the project status, the faster it can be developed
Immediate Connection Commitment	Facilitates faster buildout of non-builder owned lots and ability to connect more customers to the system (CIAC reimbursement to Toho)
Total # of lots served per LF of sewer	Projects with greater efficiency in lots covered for the same length of sewer
Project Completes an Area	Supports completeness of Poinciana development area for service
Complete Application	Prioritizes applications with complete information required to evaluate proposed project

Current Reimbursement Prioritization List

Application	Proportion of Builder-owned Lots	Project Readiness	Immediate Connection Commitment	# of Lots Served/LF sewer	Project Completes Area	Complete Application	Score	Rank
Rio Grande Drive (Maronda Homes)	Signed CIAC Agreement						N/A	N/A
Redfin Drive	Signed CIAC Agreement						N/A	N/A
Homosassa Drive	Signed CIAC Agreement						N/A	N/A
Apopka Lane	Signed CIAC Agreement						N/A	N/A
Alafia Way	Signed CIAC Agreement						N/A	N/A
Pickrel Court	Signed CIAC Agreement						N/A	N/A
Redfin Drive	3	3	1	5	2	3	2.82	1
Mulberry Court	3	1	1	4	2	2	2.21	2
Sarasota Way	2	3	1	2	2	3	2.13	3
Eloise Court	2	1	1	4	2	2	1.97	4
Homosassa Drive	1	2	1	3	2	3	1.92	5
Maitland Court	2	1	1	1	2	2	1.51	6
Above black line: Current reimbursement funding availability								

- 4 new projects identified for available reimbursement
- Continue to move these projects through the agreement and construction process
 - Need an executed line extension agreement to secure reimbursement \$ ranking by next cycle
- Toho added another \$2M in October 2024 to fund additional projects



Note: Information on completed projects and other active CIAC Program construction projects please see: www.tohowater.com/development/infrastructure-reimbursement or contact us at: ciacbuilder@tohowater.com OR leave a message at 407-483-3854.

Builder Project Updates

Completed Construction Projects – all released for meters

Project Name
Rio Grande Drive (Innovation Group)
Vero Beach Way
Caribbean Court
St. Johns Lane
Tench Court
Tallahassee Court
Ashbury Way
Oakland Lane
Sarasota Way
St. John's Court (Maronda Homes)
Waverly Place

Project Name
Teal Drive
Congo Court
Orlando Court (Maronda Homes)
Orlando Court (Stanley Martin Homes)
Sparrow Court
Hillsborough Court #1
Congo Drive
Baltic Drive
Hillsborough Lane
St. Augustine Drive

Builder Project Updates

Active Construction Projects

Project Name	Completion Status
Trout Way	2025
Seabass Lane	2025
Spoonbill Lane	2025
Spoonbill Drive	2025
Redfin Drive	2025
Sarasota Way	2025

Potential Projects - TBD

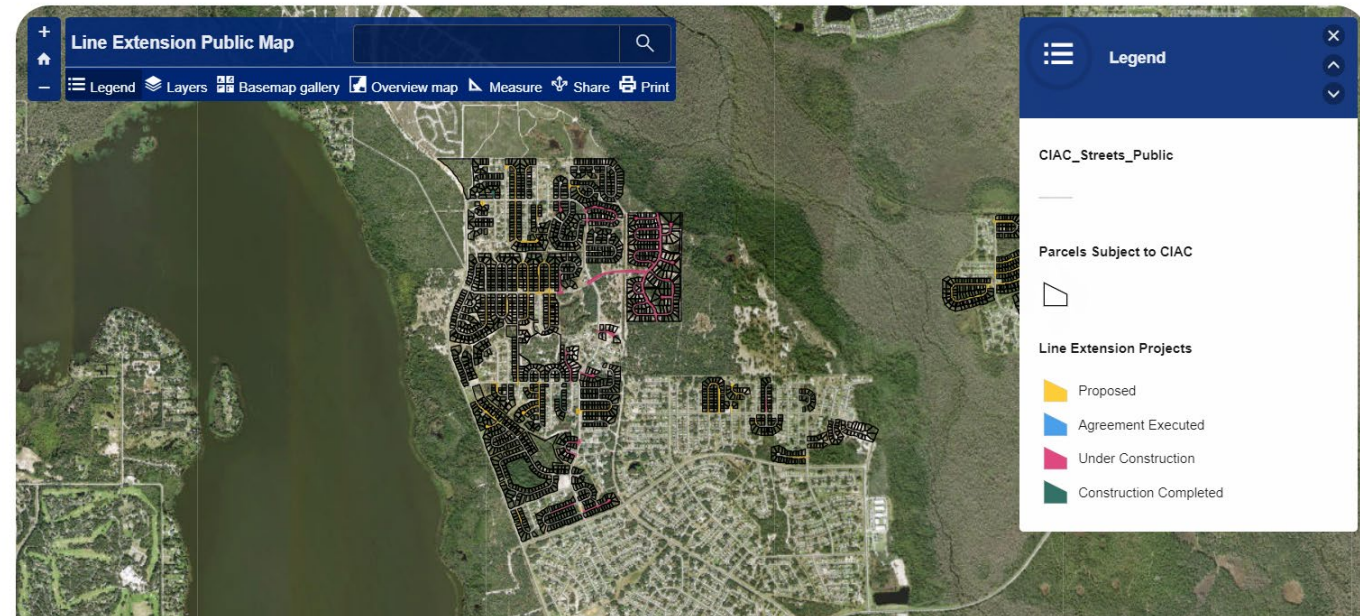
Project Name	Completion Status
Punta Gorda Court	CIAC Agreement Signed
Rio Grande Drive	CIAC Agreement Negotiation
Alafia Way	CIAC Agreement Signed
Pickerel Court	CIAC Agreement Signed
Apopka Lane	CIAC Agreement Signed

Stay Up To Date with Project Progress

Line Extension Map

Use our interactive line extension map to see a project's status and location.

- Interactive map feature
- Shows high-level information for active proposed projects and projects with executed Agreements
- Builders have latest information for their project schedules



www.tohewater.com/development/infrastructure-reimbursement

Other Developer Updates

- **System Development Charges (SDC) Review**
 - Updated SDC fees will go into effect May 2025
 - SDC fees may be paid prior to fee increase when:
 - * Toho approved construction plans and
 - * Municipal Building permit and
 - * Fees are paid prior to May 5, 2025 (meterfees@tohowater.com)
- **2025 Toho Standards, Specifications & Details**
 - Projects submitted for the first time on or after April 1, 2025
 - Updated Standards, Specifications & Details are available at www.tohowater.com

FY 2025 SDC Summary by Meter Size

Meter Size	AWWA Capacity Maximum Flow Rate (gpm)	Factor based on 3/4"	Water Fee	Wastewater Fee
3/4"	30	1.00	\$6,650	\$3,293
1"	50	1.67	\$11,106	\$5,499
1.5"	100	3.33	\$22,145	\$10,966
2"	160	5.33	\$35,445	\$17,552

* Based on Water LOS = 340 gpd; Wastewater LOS = 221 gpd

* All meter connections above 2" are subject to an individual analysis of capacity needs.

* Cost per gallon:

- Water = \$19.55
- Wastewater = \$14.90

SDC Implementation Schedule

SDC Schedule				
SDCs Based on 3/4" Meter Size				
<i>ADOPTED</i>				
SDC Fee	May 5, 2025	January 1, 2026	January 1, 2027	January 1, 2028
Water	\$6,650	*	\$7,336	\$8,022
Wastewater	\$3,293	*	\$3,293	\$3,293
Combined	\$9,943	*	\$10,629	\$11,315
Per Gallon Assessed ^[1]				
Water	\$19.55	*	\$21.57	\$23.59
Wastewater	\$14.90	*	\$14.90	\$14.90

*approved per Resolution 2025-001 effective May 5, 2025

Upcoming Dates & Schedule

- **February 28, 2025 – Builder Project Application Cycle closes**
 - Need a signed Utility Line Extension Agreement for any EXISTING Prioritized Projects (to maintain prioritized spot)
 - Otherwise – need to re-submit details for any EXISTING Prioritized Project to stay in the reimbursement process and overall prioritized list
- **April 1, 2025**
 - Updated Builder reimbursement prioritization list available
 - Next bi-monthly Builder meeting
 - Updated Toho Standards, specifications, and details
- **May 5, 2025**
 - Updated SDC fees projected to go into effect

Questions?

CIACBUILDER@TOHOWATER.COM

407.483.3854



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