

# Toho Water Authority

## Utility Line Extension Program

### Builder's Meeting

APRIL 1, 2025



TOHO'S  
PROMISE

Our Customers  
Our Community  
Our Employees

TRUST THAT TOHO CARES

# Agenda

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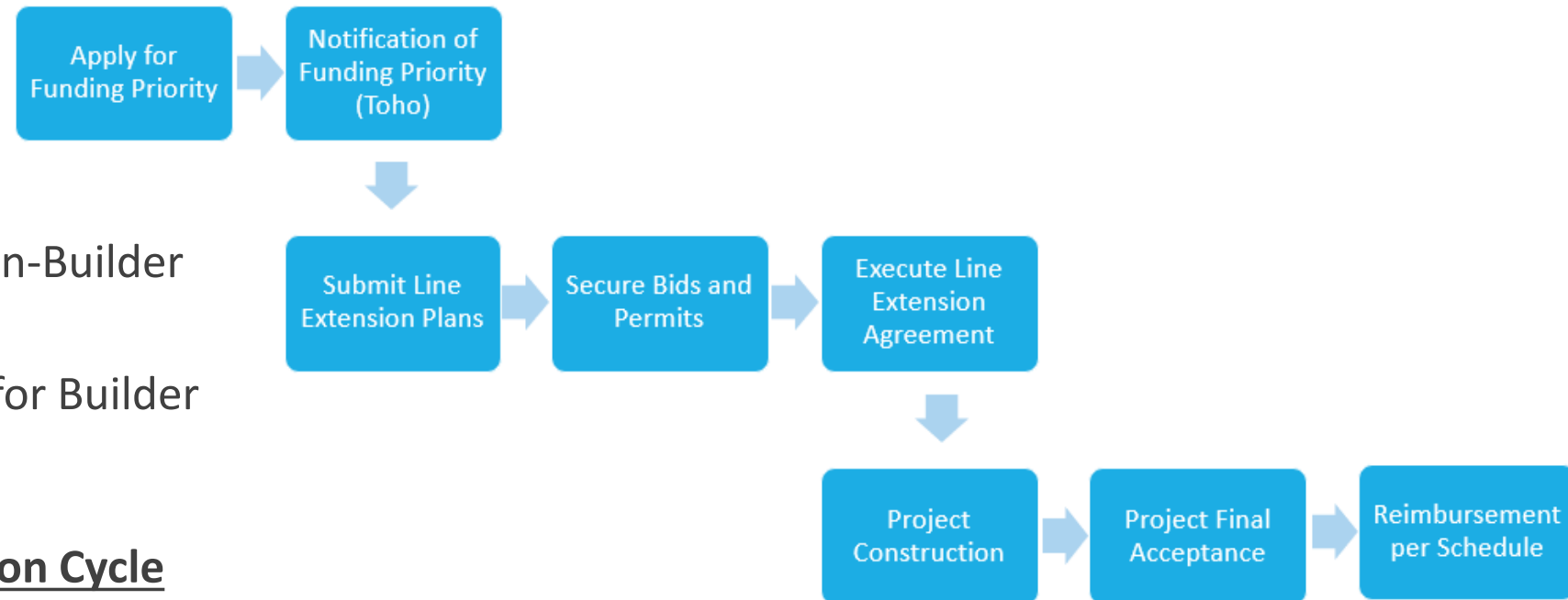
- CIAC Utility Line Extension Program Updates
  - Updated Reimbursement Prioritization for Builder Projects
  - Progress Updates
- Other Toho Developer Updates
- Look Ahead Schedule

# Builder Reimbursement Process

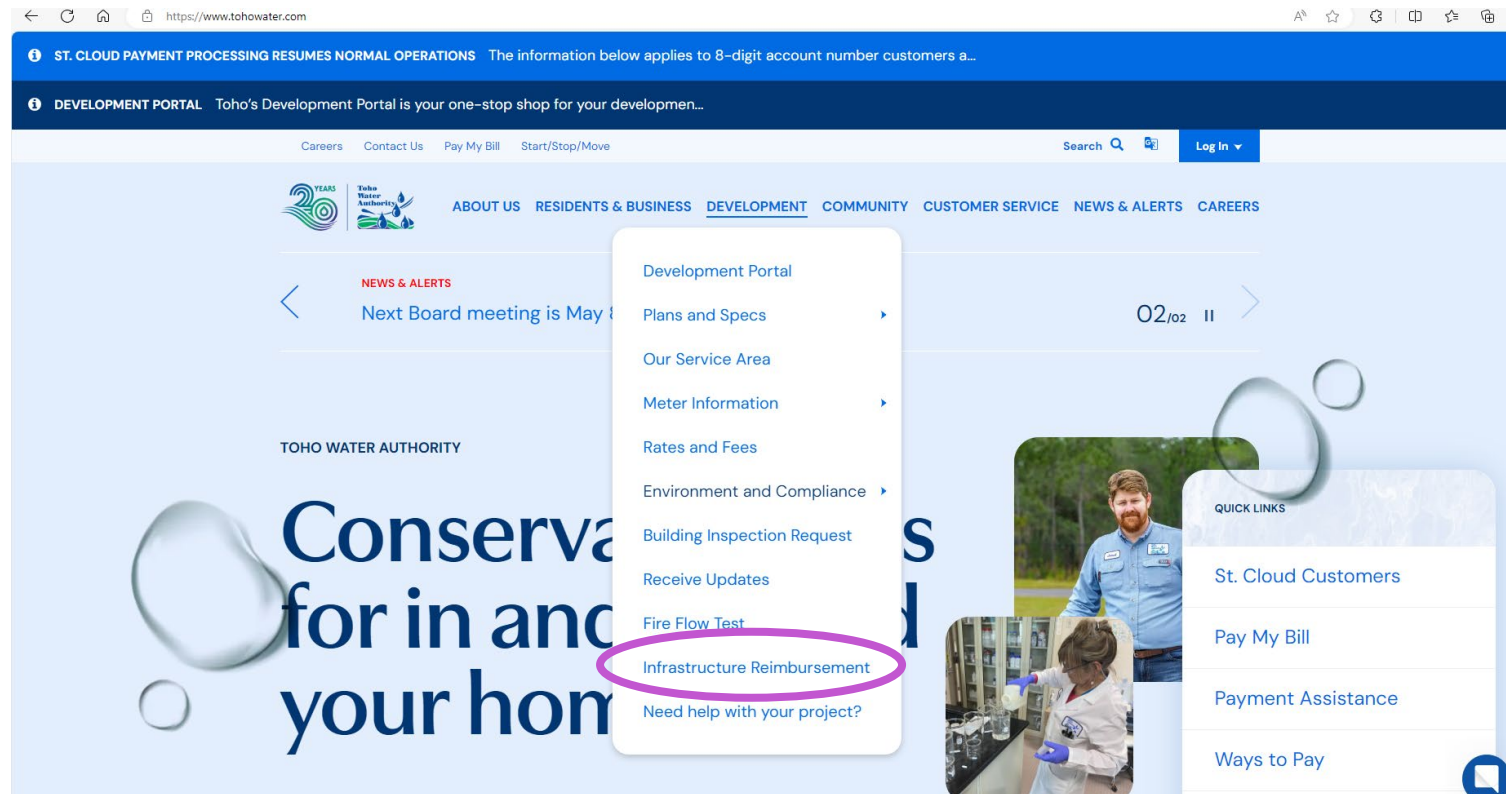
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## Toho Water Utility Line Extension Program

- ✓ Reimbursement for non-Builder owned lots
- ✓ Toho CIAC fee waived for Builder owned lots
- **Next Builder Application Cycle**
  - Q3 2025



# Program Website



[www.tohowater.com](https://www.tohowater.com) >> Development >> Infrastructure Reimbursement

# Latest Builder Reimbursement Prioritization List

Toho Water Authority		Status of CIAC Applications Poinciana Utility Line Extension - Cycle 8 March 2025						
Application	Proportion of Builder-owned Lots	Project Readiness	Immediate Connection Commitment	# of Lots Served/LF sewer	Project Completes Area	Complete Application	Score	Rank
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
Mulberry Court	4	1	1	5	2	3	2.79	1
Tench Drive	5	1	1	3	2	3	2.72	2
Eloise Court	4	1	1	4	2	3	2.64	3
Maitland Court	2	1	1	2	2	3	1.87	4
St. Augustine Court	1	1	1	4	2	2	1.74	5
Wahneta Drive	2	1	1	2	2	2	1.67	6
Mediterranean Drive	2	1	1	1	2	1	1.31	7
Above black line: Current reimbursement funding availability								
Note: Information on completed projects and other active CIAC Program construction projects please see: <a href="http://www.tohowater.com/development/infrastructure-reimbursement">www.tohowater.com/development/infrastructure-reimbursement</a> or contact us at: <a href="mailto:ciacbuilder@tohowater.com">ciacbuilder@tohowater.com</a> OR leave a message at 407-483-3854.								

- 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 will continue to add another \$2M in October 2025 to fund additional projects

# Builder Project Updates

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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
<b>Sarasota Way</b>

# Builder Project Updates

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## Active Construction Projects

Project Name	Completion Status
Trout Way	2025
Seabass Lane	2025
Spoonbill Lane	2025
Spoonbill Drive	2025
<b>Rio Grande Drive (Pisces Dreams)</b>	<b>2025</b>
<b>Punta Gorda Court</b>	<b>2025</b>
<b>Redfin Drive</b>	<b>2025</b>

## Potential Projects - TBD

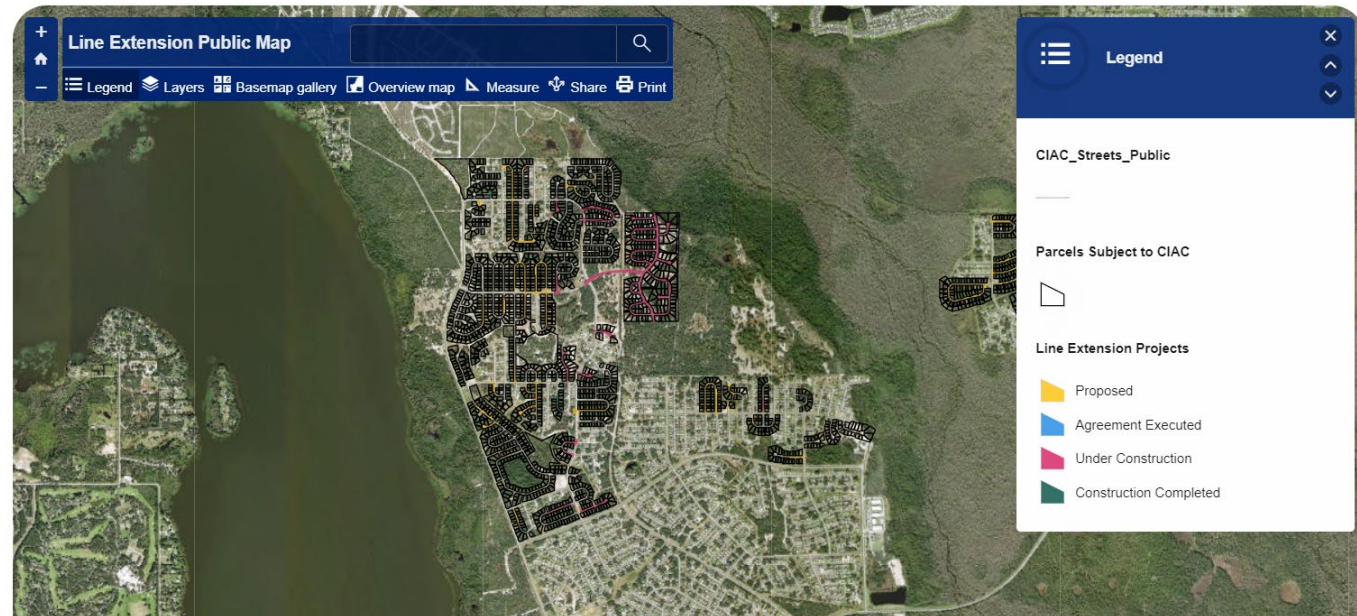
Project Name	Completion Status
Alafia Way	CIAC Agreement Signed
Pickereel Court	CIAC Agreement Signed
Apopka Lane	CIAC Agreement Signed

# 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.tohowater.com/development/infrastructure-reimbursement](http://www.tohowater.com/development/infrastructure-reimbursement)



# Other Developer Updates

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- **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](mailto: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](http://www.tohowater.com)

# FY 2025 SDC Summary by Meter Size

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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

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SDC Schedule				
SDCs Based on 3/4" Meter Size				
ADOPTED				
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 <sup>[1]</sup>				
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

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- **May 5, 2025**
  - Updated SDC fees go into effect
- **July 1, 2025**
  - Next Builder Meeting (moving to quarterly frequency)
- **August 2025**
  - Next Builder Project Application Cycle

# Questions?

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[CIACBUILDER@TOHOWATER.COM](mailto:CIACBUILDER@TOHOWATER.COM)

407.483.3854



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