



May 6, 2025

Toho Request Number: 58 Commercial

Parcel ID & Address: 28-28-14-935310-000001 / 0 Poinciana Parkway, Poinciana

Tohopekaliga Water Authority (Toho) has reviewed your request for a water, reuse and sewer service availability determination and the Parcel ID referenced is within the Toho service area.

Toho staff has determined that Toho has potable water, reuse and sewer capacity with existing facilities and expansions as part of planned improvements contained in its Capital Improvement Plan to serve the referenced project. As noted in the attached document, extension and/or upsizing of infrastructure at the Owner's expense may also be required to serve the property.

Not a Capacity Commitment - The owner/ developer has not yet reserved capacity and this letter does not constitute a reservation of capacity. However, subject to a fully executed Development Service Agreement (DSA), approved construction plans, and Florida Department of Environmental Protection permits, the Executive Director or his designee will ensure public facility capacity is reserved for the development in the amounts stated in the System Development Charge (SDC) Assessment letter and subject to the terms of the DSA, including any conditions associated with planned capital improvements serving the property and payment of SDCs.

Main and Service Line Extensions Responsibility of Owner - Service to the site is the customer's responsibility and may require offsite utility improvements performed by a private contractor hired by the customer. Toho does not typically install main or service extensions, please contact a civil engineer to obtain design and cost information. For projects requiring installation of a main or services for more than three (3) residential units, a hydraulic analysis is required prior to initiating service. The hydraulic analysis is the responsibility of the Owner and could result in required main improvements by the Owner.

Utility Locations are Approximate and Not Guaranteed - Utility locations shown on the attached map are approximate and based upon Toho's available information (i.e. GIS, as-built, record drawings). Toho does not guarantee the accuracy of the information. Toho recommends field verification of utilities by soft dig prior to design. Soft digs should be



performed by a licensed underground utility contractor and coordinated with Toho's inspection team.

Meter Requests - If water and sewer infrastructure is not available, **do not** request a meter set until the installation has been completed.

Limited Time Validity - Please note this letter of availability is only valid for one year from the date of this letter. Should the project not have received Toho approval and reserved capacity by May 06, 2026, they must request a new Letter of Availability from Toho. Toho looks forward to working with you on this project. If you have any questions, please do not hesitate to contact us. More specific infrastructure information is enclosed.

Service in Poinciana and Other Residential Infill Areas – Connection to infrastructure as part of the CIAC program can require significant costs above those normally associated with SDCs and connection fees. Please refer to Toho's website to check applicability for your property.

Questions and Additional Information

- For any Residential questions or extensions in Poinciana, please contact ciacbuilder@tohowater.com
- For all other Residential questions or extensions, please contact Latoya Hanson at lhanson@tohowater.com
- For any Commercial questions or extensions, please contact Ray Biron at rbiron@tohowater.com
- For any inspection requests, please request through [Toho's development portal](#)
- If you would like to speak with someone regarding potential fees or System Development Charges, please contact meterfees@tohowater.com or 407-944-5000 and a Toho representative will be happy to assist.

Please be sure to have your address and request number included in your email.

Sincerely,

Assets and Infrastructure
Toho Water Authority



WATER

- Water main installed
- Water service line needs to be installed.
- 10" Water main approx. 30' north of property. This water service will require a tap.
- 10" Water main approx. 60' north of property. This water service will require a tap.
- 16" Water main approx. 10' west of property. This water service will require a tap.

SEWER

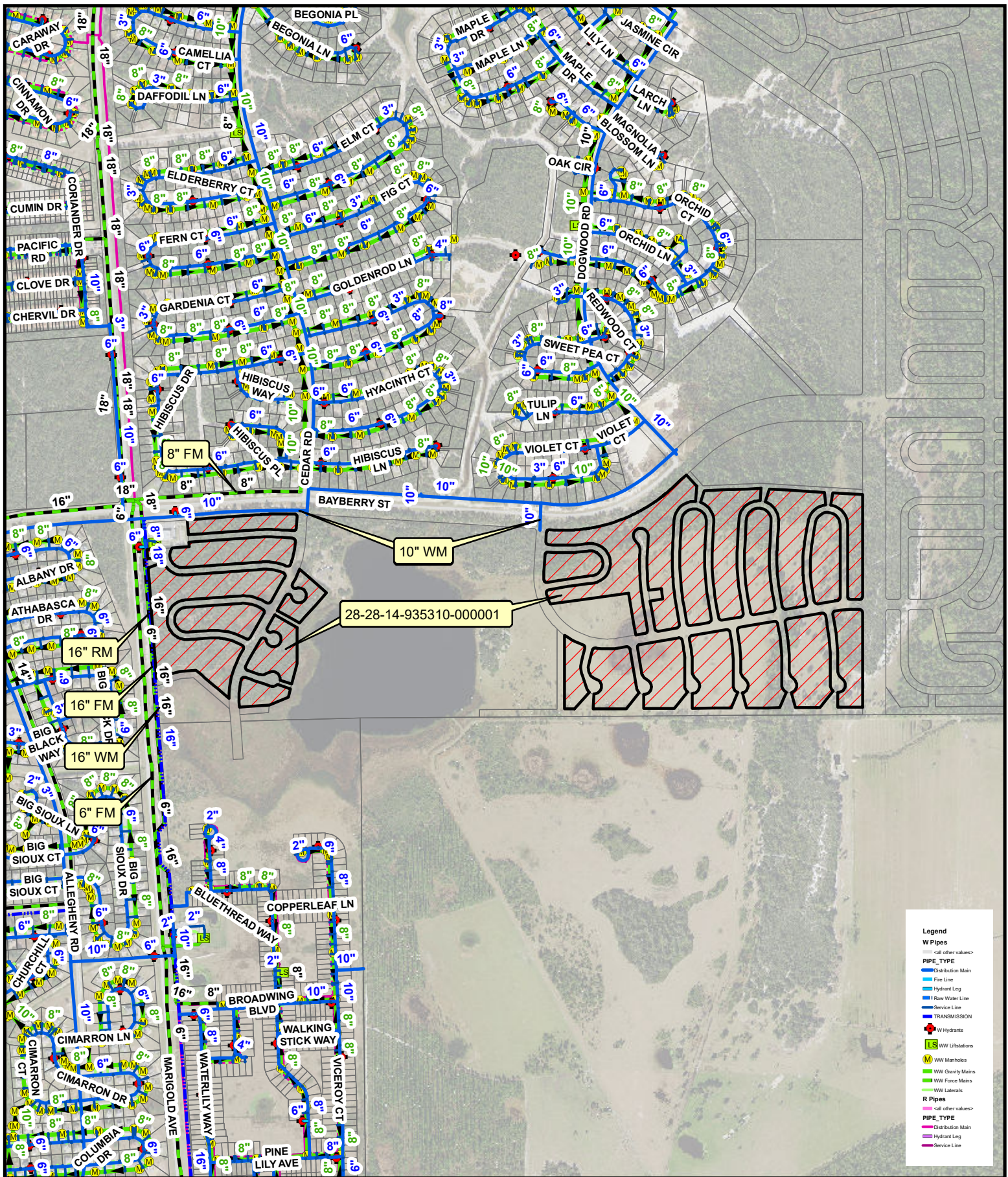
- Gravity main not installed.
- Force main installed.
- Force main connection required
- Force main service line may need to be installed.
- Requires owner to install pump for connection to the force main.
- 16" Force main approx. 25' west of property. This force main service will require a tap.
- 6" Force main approx. 104' west of property. This force main service will require a tap.
- 8" Force main approx. 185' north of property. This force main service will require extension.

REUSE

- Reuse main installed
- Reuse service line needs to be installed.
- This reuse service will require a bore and tap.
- 16" Reuse main approx. 20' west of property.

MISCELLANEOUS/EXCEPTIONS

- Fire hydrant located approx. 70' west of property.
- Fire hydrant located approx. 120' northwest of property



Legend

W Pipes

PIPE TYPE

- Distribution Main
- Fire Line
- Hydrant Leg
- Raw Water Line
- Service Line

TRANSMISSION

- W Hydrants
- LS WW Liftstations
- WW Manholes
- WW Gravity Mains
- WW Force Mains
- WW Laterals

R Pipes

PIPE TYPE

- Distribution Main
- Hydrant Leg
- Service Line

THE TOHOPEKALIGA WATER AUTHORITY MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS AS TO THE TRUTH, ACCURACY, OR COMPLETENESS OF THE DATA ON THIS MAP. THIS IS NOT A SURVEY PRODUCT AND IS A VISUAL REFERENCE TOOL ONLY. The Tohopekaliga Water Authority makes no warranty, express or implied with respect to its ownership of any rights relating to trademarks and trade names described herein. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION OF THE FACE HEREOF. Any questions or concerns should be directed to Toho Water Authority, Information Technology (IT) Department at 407-944-5190.

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1 inch = 1,000 feet