

September 18, 2025

Via upload to ProjectDox

Michele Gibbs, Planner II
City Planning Division – Land Development Studio
City of Orlando
400 S. Orange Avenue – 6th Floor
Orlando, Florida 32801

Re: Sunbridge N7
Master Plan Application

Dear Ms. Gibbs,

On behalf of our client, Toll Brothers, Inc., we are submitting this Master Plan application for your review and recommendation for approval to the Municipal Planning Board. This project is part of the Sunbridge Planned Development which has been annexed into the City of Orlando. The property is within the Sunbridge Planned Development Regulating Plan (PD-RP) T3 and T4 Neighborhood Zones.

The net developable area for this project site is 127.3 acres, identified as Parcel N7, Parcel ID # 36-23-31-0000-00-002. This site is bound on the south and west by the Sunbridge Parkway Segment-1 right of way; to the south and east by the OCU railroad right of way; and to the north by Aerospace Parkway. Please refer to the vicinity map located on the cover sheet of the *Master Plan* set included with this submission.

This project proposes a total of 421 single family residential units, composed of 151 townhome units (20'x105' single family attached lots) and 270 single family detached units within (4) four total phases and an amenity center area. Please see the proposed lot sizes and lot counts per phase as shown on the attached *Master Site Plan* sheet, Sheet 3.

The project includes typical road sections consistent with the Sunbridge PD-RP using Neighborhood Connectors, Local Streets, and Alley typical sections, with variations of parking on one side, both sides, or no parking. Please see the Typical Roadway Sections with correlating key maps shown in the included master plan sheets. There are approximately 225 on-street parallel parking spaces proposed, as shown on the attached *Master Site Plan* sheet, Sheet 3.

Stormwater management will be provided within six (6) wet detention ponds, designed to meet water quality and water quantity requirements for both the City of Orlando and the South Florida Water Management District (SFWMD). One (1) of these ponds is an existing shared use pond, to be expanded with this project, with the Aerospace Parkway roadway. Please see the attached *Stormwater Master Plan*, Sheet 5, included in this submission.

The proposed utility design generally includes a centrally located lift station (LS-1) and a lift station located along Aerospace Parkway (LS-2), with accompanying force main, gravity sewer, potable water and reclaimed water. The force main from LS-1 will connect to an existing OCU owned 16" force main located along the west side of the OCU railroad. The force main from LS-2 will connect to an existing OCU owned 12" force main located along the south side of Aerospace Parkway. The proposed water mains and reclaim main connect to the existing stub-outs along Sunbridge Parkway and Aerospace Parkway. Please see the attached *Water, Sewer, & Reclaimed Master Plan*, Sheet 4, for further information.

Landscape architecture plans are not provided. As agreed upon during the pre-application meeting, the full landscape architecture package will be provided with the future final engineering City ENG submittal and will be consistent with the Sunbridge PD Regulating Plan.

As agreed upon during the pre-application meeting, architectural renderings are not provided with this submittal, but will be provided with the future final engineering City ENG submittal and will be consistent with the Sunbridge PD Regulating Plan.

The attached plan, revised September 12, 2025, is a revision from the previously submitted plan, revised July 17, 2025. The below list summarizes those revisions:

- Sheet 1- Cover Sheet
 - Revised “Revision” date to September 12, 2025
- Sheet 2 – Aerial
 - Removed two (2) cul-de-sacs located on southeast corner of property, near future crossing of Sunbridge Parkway and existing OCU railroad.
 - Reconfigured Lots 1-32 for the removal of above described cul-de-sacs, resulting in net loss on 12 single-family detached units
 - Expanded limits of Tract S-2
 - Revised limits of OS-4
 - Revised naming of Open Space tracts (*OS-#*) to increase sequentially, according to phasing
 - Added Open Space tract between Lots 37 and 38, as tract OS-3
- Sheet 3 – Master Site Plan
 - Same as those listed for Sheet 2, and;
 - Revised *Development Standards and Setbacks* table
 - Revised *Parcel N-7 Lot Summary* table
 - Revised *Open Space*
 - Revised *Density*
 - Revised *Landscaping* reference of Open Space tract from *OS-11* to *OS-13*
 - Revised *Landscaping* reference of Townhome Units from *412 and 413* to *397 and 398*
- Sheet 4 – Water, Sewer & Reclaimed Master Plan
 - Same as those listed for Sheet 2, and;
 - Revised Note 6 reference of Open Space tract from *OS-11* to *OS-13*
- Sheet 5 – Stormwater Master Plan
 - Same as those listed for Sheet 2
- Sheet 7 – Road Sections
 - Revised Key Map of Local Street 1.1, for consistency with revisions listed for Sheet 2.

Transmitted herewith is the following support information:

- Master Site Plan Set, sheets MP-1 through MP-7, revised September 12, 2025
- Open Space Plan, revised September 12, 2025
- Phasing Exhibit, revised September 12, 2025

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Should you have any questions or comments, please do not hesitate to contact our office. We are available to discuss this submittal by telephone, via e-mail, and/or meetings should you prefer. Thank you for your time on this project.

Should you need any additional items for this submittal, please give us a call at 407-644-4068 or via email at wwhitegon@lja.com.

Sincerely,

McIntosh Associates
an LJA company



William C. Whitegon, PE
Senior Project Manager

BW/ss

c: Andrew Hall-Toll Brothers
Johanna Bass-Toll Brothers
Stuart McDonald-Toll Brothers
John Townsend- LJA
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