

October 17, 2024

*Via upload to ProjectDox*

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

Re: Sunbridge N6  
Master Plan Application

Dear Ms. Gibbs,

On behalf of our client, Taylor Morrison of Florida, 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 Neighborhood Zone.

The net developable area for this project site is 155.46 acres, identified as Parcel N6, Parcel ID # 36-23-31-0000-00-002. This site is bound on the east by the Sunbridge Parkway Segment-1 right of way; to the west by the Sunbridge PD boundary line / Starwood PD boundary line; to the south by Parcels 6E & 6F; and to the north by Parcel 6A. 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 526 single family developable units within (4) four total phases, with the fourth phase proposed for the amenity center area. Please see the proposed lot sizes and lot counts per phase as shown on the attached master site plan sheet.

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 300 on-street parallel parking spaces proposed, as shown on the attached site plan.

Stormwater management will be provided within (8) eight total 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). Three of the ponds are located off-site and are shared use with the Sunbridge Parkway Roadway, two of which are existing. Five of the eight total ponds are proposed on-site and are included in the design of this project. Please see the attached Drainage Plan included in this submission.

The proposed utility design generally includes a centrally located lift station with accompanying force main, gravity sewer, potable water and reclaimed water. The proposed pressure piping utilities all connect to the existing stub-outs along the west side of the Sunbridge Parkway Segment-1 right-of-way. Please see the attached Utility Plan for further information.

Landscape architecture concepts have been included in this package for courtesy review. 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.

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Architectural elevations and architectural footprint lot-fit plans have also been included in this package for your review to give you a sense for the style of the products, colors and finishes.

Included with this narrative letter are the following:

- Affidavit for Business Ownership, with Legal Description, signed by the Applicant and the Owner;
- Ownership Disclosure, signed by the Applicant;
- Boundary and Topo Survey;
- Master Site Plan Set, sheets MP-1 through MP-15;
- Lot Fit Plans / Architectural Elevations, sheets LF-1 through LF-11;
- Landscape Concept Plans, sheets LA-1 through LA-24.

Should you need any additional items for this submittal, please give us a call at 407-644-4068 or via email at [mspurlock@lja.com](mailto:mspurlock@lja.com).

Sincerely,

**McIntosh Associates**

an LJA company



Mike Spurlock, PE

Vice President, Sr Project Manager

MCS/ms

c: Marc Rogers, Taylor Morrison of Florida, Inc.  
Andrew Sheppard, GAI  
Don Wishart, GAI  
David Gastel, Atwell  
John Townsend, LJA  
Jeff Newton, LJA