

From: [James Sudermann](#)
To: [AdministrativeServices](#)
Subject: Re: P&Z Speech on City Point Landfall PUD 2025-08-19
Date: Tuesday, August 19, 2025 10:12:06 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

These were the two pictures I put up on the screen. I meant to leave my copies with you, but by the time we left I had forgotten. I apologize.

Can you tell me when the meeting minutes will be posted for yesterday's meeting? Will there be a video posted?

Thank You,
James Sudermann



On Aug 18, 2025, a



t 4:48 PM, AdministrativeServices <administrativeservices@brevardfl.gov> wrote:

Good afternoon, Mr. Sudermann,

Please send us the pictures you presented at today's P&Z meeting; we need a copy for the record. If there are any other items you would like for us to add, please send those as well.

Thank you,

Jordan Sagosz
Operations Support Specialist
Direct: 321-350-8282
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way
Building A 114
Viera, FL 32940

From: James Sudermann <sudermaj@bellsouth.net>
Sent: Monday, August 18, 2025 2:40 PM
To: AdministrativeServices <administrativeservices@brevardfl.gov>
Subject: Fwd: P&Z Speech on City Point Landfall PUD 2025-08-19

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Text of speech concerning 23Z00038 & 24SS00009
Sent from my iPhone

Begin forwarded message:

From: James Sudermann <sudermaj@bellsouth.net>
Date: August 18, 2025 at 13:04:34 EDT
To: James Sudermann <sudermaj@bellsouth.net>, Beverly Sudermann <sudermab@bellsouth.net>
Subject: P&Z Speech on City Point Landfall PUD 2025-08-19

My name is James Sudermann and today I am here representing myself, my wife Beverly Sudermann and several of our neighbors who are are worried about this developer's request to change the Florida Land Use map and zoning from it's current FLU configuration which includes an overriding Binding Development Plan.

The developer, City Point Landfall, and their planner, MBV engineering, are back before you with a new revision that does address several of our concerns but continues to ignore our prime underlying concern - too much density. The developer continues to ask for the FLU to be changed to RES4 (4 units per acre) for the entire 10.86 acres of residential area in his proposed Planned Unit Development. Even though 10.86 acres times 4 units per acre results in a potential 44 units and his PUD calls out for "only" 23 units, 23 units is still more than three times the number of units he is currently allowed to build under the existing Binding Development Plan.

Changing to a greater allowed density will necessarily exacerbate our ongoing flooding problems both on Indian River Drive and all of the adjacent low lying areas.

Increasing the housing density will, by his own PUD design, greatly increase the amount of surface area that is covered by asphalt, concrete, building roofs etc. This land currently is forested with trees and scrub and open permeable land that soaks up rainfall directly. The PUD shows a drainage plan that collects all of this runoff and directs it eastward towards first a holding pond which sits right on top of a coquina ridge, then

onto the low lying wetlands and the properties belonging to our neighbors on Indian River Drive, then onto Indian River Drive itself. This coquina ridge connects to several local natural springs which further distribute the water onto low lying areas along the roadway. Indian River Drive to the east of the developers property already floods quite often. The proposed PUD will make this flooding even worse than it is now and will increase the frequency of these floods.

Here is a 30 second clip showing the extent of the flooding a couple days after a major rain last October. I have more clips and several pictures that we have collected over the years.