

**From:** [Alyssa L](#)  
**To:** [David Quigley](#); [Lise Bazinet](#); [Jeffrey Lavoro](#)  
**Subject:** Proposed development on South Flamingo Rd- Dynaserv  
**Date:** Tuesday, April 7, 2026 5:30:15 PM

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Dear David & Lise,

I am writing to formally express my strong opposition to the proposed development of new townhomes on the 17-acre agricultural property in Davie.

As a resident of this area for 40 years, I have witnessed firsthand how the continued development of new homes has led to a significant increase in damaging flooding to existing properties. My primary concern is that the raised leveling of these new townhomes will further exacerbate this issue, as previous developments have failed to properly mitigate their water runoff.

Furthermore, the impact on local infrastructure would be substantial. The proposed development would lead to a high increase in traffic on a road that is already struggling to handle the volume from the nearby private school—with its 600 students and 100 staff—as well as the existing Vaquero Trails neighborhood. Current residents already face significant traffic challenges, particularly during morning hours.

Davie has a rich agricultural history, and it is disheartening to see another such property lost to residential development. I believe there are better uses for this land that would benefit the existing community. If residential development is truly necessary, there are other properties further down the road that would be better suited for this purpose without causing such a strain on our immediate area.

I urge you to reconsider this development and prioritize the preservation of our town's character and the safety of its long-term residents.

Thank you for your time and for considering these concerns.

Best regards,

Alyssa and Jeff Lavoro

# DAVIE REZONING ZB25-040 BEVERLY TOWNHOMES

## FLOODING

Just 2 inches of rain on 17 acres would travel 1 mile, 5 inches of rain would travel 4 miles.

## TRAFFIC

Between 6:45am and 8:15am there were 93 vehicles in and out (including a trash truck and school bus)

## PARKWAY CHRISTIAN SCOOOL

The school is currently on spring break. When the school is in session, there is no bus service for the students. There are approximately 600 students. There's an additional 100 faculty members.

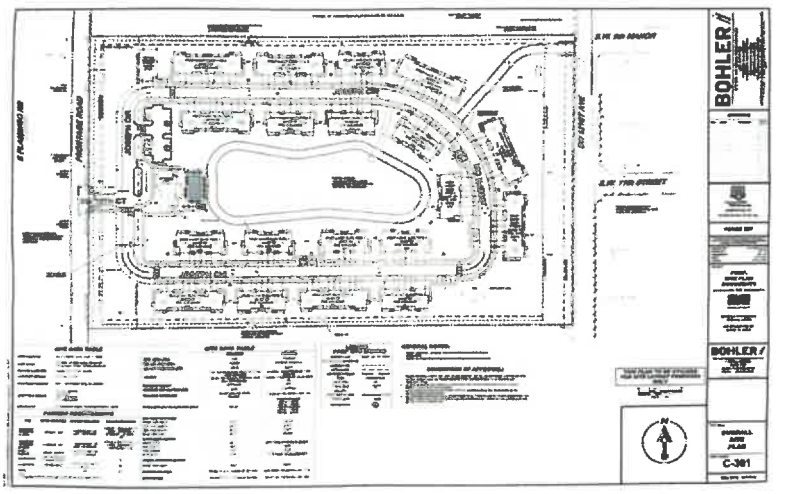
## 92 PROPOSED TOWNHOMES

Based on typical household sizes, 92 townhouses would likely house between 200 and 300 people.

- Average Estimate (2.53 people per household): Using the average US household size, 92 townhouses

2.53 people = ~233 people.

- Higher Density Estimate (3+ people per household): Townhouses often house families, particularly in suburban areas. If the average is 3 people per unit, the population would be 276 people. (Census.gov)





910

+

S FLORIDA

RHINO OAKS DR

SW 124TH AVE

PEACEFUL RIDGE RD

FRONTAGE RD

SW 121ST AVE

New homes built in 2023

Proposed Rezoning

Parkway Christian School

↑ PARKWAY C.S.

Since the homes were  
built on Rhino Oaks  
~~Road~~<sup>DRIVE</sup> in 2023, we're now  
experiencing major flooding.

(910 S. Flamingo Road)

- See previous page for location

