



## **Conservation Easement Annual Monitoring Report**

# **Zona West**

**Completed by Jessie Bastos & Francisco Vidal**

**September 16, 2024**

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# Conservation Easement Volunteer Monitoring Form

CONSERVATION EASEMENT NAME: Zona West  
Property Location (address, city): 1405 - 1425 SW 149<sup>th</sup> Terrace, Davie, FL  
33326

## CONTACT INFORMATION:

Landowner/manager:  
HOA Prof. Mgr. Helena Krotenberg:  
Mailing address:  
1405 SW 149<sup>th</sup> Terrace <sup>786-256-7928</sup>  
Davie, FL 33326

Volunteer monitor name:  
Jessie Bastos & Francisco Vidal  
Mailing address:  
15242 SW 17<sup>th</sup> St  
Davie, FL 33326

Phone: 954-745-4668  
E-mail: info@zonawest.com

Phone: 954-600-3061  
E-mail: jessiebastos@gmail.com

Jesus Fernandez (Jett) - Developer

## SITE VISIT DETAILS

Date of Site Visit: Monday 9/16/24  
Weather and ground conditions at time of visit:  
Sunny, 91°. Ground wet/muddy  
from almost daily rains.

## AREA WALKED

Walked boundaries:  All  Some  None  N/A  
% of boundary walked: 100%  
Walked trails/woods roads:  All  Some  None  N/A  
Walked interior:  All  Some  None  N/A

## BOUNDARY CLARITY, ISSUES, AND POSTING LINES

Well defined  Need improvement  Not defined

## LAND TRUST SIGNS

Well defined  Need Improvement  Not defined

Reviewed conservation easement deed before visit?

Yes  No - Not available at time of visit.  
Contacted landowner/manager before visit? visit.  
 Yes  No

Met with landowner/manager during visit?  
 Yes  No

Landowner/manager participated in site walk?  
 Yes  No

Others present during site walk:  
Jessie Bastos met with Jett @  
2pm, visited parameters of  
Zona West Easement; returned @  
4:30pm for supplemental pictures.

Describe the boundary condition including status of flagging/blazing, presence of conservation easement signs, posting against uses and any other issues found:  
Property is still in development stages -  
cement blocks obstruct entrance to  
walkway from 17<sup>th</sup> St to prevent ATV's  
from entering; chain link fence will later  
be opened near equestrian entrance  
at 14<sup>th</sup> St once construction is completed.

**OBSERVATIONS AND QUESTIONS**

Provide a summary of communication with the landowner/manager):

Called # on Zona West website; Jett called back promptly and was very amenable to meeting in the afternoon. Very friendly, gave lots of background on the property & easement.

Is there anything staff/officials should double-check or consider further, in the even that it might apply to the conservation easement?

Yes  No

Describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Any additional observations (such as significant ecological features, recommendations for next visit)?

N/A

Did you observe evidence of any major natural alterations (flooding, fire, blowdowns, other)?

Yes  No

Describe:

\_\_\_\_\_  
\_\_\_\_\_

Does the landowner have any questions or concerns?

No. Jett provided contact info for the HOA Property Manager for future visits once construction is complete.

Did you observe any evidence of human-caused alterations (new structures, trails, dredged ponds, agricultural use, timber harvest, trash dumping, soil erosion, signs, etc)?

Yes  No

Describe:

\_\_\_\_\_

Did you observe or learn of any third party activities or plans (such as abutters, town, public users) that affect or have potential to affect the property?

Yes  No

Describe:

\_\_\_\_\_

I have completed this Monitoring Field Form based on my personal site visit observations

Signed Jessie Bastos

Date 9/16/24

Thank you very much for your work! Please estimate the support you have donated for this visit:

Field Time (hours): 1 Total Time (hours): 2 Mileage (round trip, miles): 0

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

**Number  
on Map**

**Direction**

**Notes**

**Picture**

**1**

**North East**

**Far Southwest of  
Property**



**2**

**North**



2

East



2

South



2

West



3

North

Cement Blocks to be replaced by buffers



3

East

Cement Blocks to be replaced by buffers



3

South

Cement Blocks to be replaced by buffers



3

West

Cement Blocks to  
be replaced by  
buffers



4

North

In line with south  
border of  
culdesac





4

East

In line with south  
border of  
culdesac



4

South

In line with south  
border of  
culdesac



4

West

In line with south  
border of  
culdesac



5

North

Just north of  
culdesac



5

East

Just north of  
culdesac



5

South

Just north of  
culdesac



5

West

Just north of  
culdesac



6

North



6 East



6 South



6 West



7 North



7 East



7 South



7 West



8 North





8 East



8 South



8

West



9

North

Just before street  
enters  
neighborhood



9

East

Just before street  
enters  
neighborhood



9

South

Just before street  
enters  
neighborhood



9

West

Just before street  
enters  
neighborhood



10

North

Next to sidewalk  
and bridle path  
entrance



10

East

Next to sidewalk  
and bridle path  
entrance



10

South

Next to sidewalk  
and bridle path  
entrance



10

West

Next to sidewalk  
and bridle path  
entrance



11

North

Just south of gate



11 East Just south of gate



11 South Just south of gate



11

West

Just south of gate



12

North

Next to guest parking





12

East

Next to guest  
parking



12

South

Next to guest  
parking



12

West

Next to guest  
parking



13

North

Middle of  
east/west  
bridle  
path



13

East

Middle of  
east/west bridle  
path



13

South

Middle of  
east/west bridle  
path



13

West

Middle of  
east/west bridle  
path



14

North

North east end of  
paved bridle path



14

East

North east end of paved bridle path



14

South

North east end of paved bridle path



14

West

North east end of paved  
bridle path



15

North

Aligned with front  
door of 15042



15

East

Aligned with front door of 15042



15

South

Aligned with front door of 15042



15

West

Aligned with front door of 15042



16

North West

Far South East corner of easement







**MARTY KIARD**  
**BR** **WARD**  
 COUNTY  
**PROPERTY APPRAISER**

<b>Site Address</b>	<b>1405-1425 SW 149 TERRACE, DAVIE FL 33326</b>	<b>ID #</b>	5040 16 10 0140
<b>Property Owner</b>	PRESENT & FUTURE OWNERS	<b>Millage</b>	2412
<b>Mailing Address</b>	%CENTURION LAND GROUP LLC 333 SE 2 AVE #3775 MIAMI FL 33131	<b>Use</b>	09
<b>Abbr Legal Description</b>	"ZONA WEST" 183-388 B PARCEL B		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2024 values are considered "working values" and are subject to change.

**Property Assessment Values**

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$10		\$10	\$10	
2023	\$10		\$10	\$10	
2022	\$10		\$10	\$10	

**2024\* Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$10	\$10	\$10	\$10
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$10	\$10	\$10	\$10
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b> 20	\$10	\$10	\$10	\$10
<b>Taxable</b>	0	0	0	0

**Sales History**

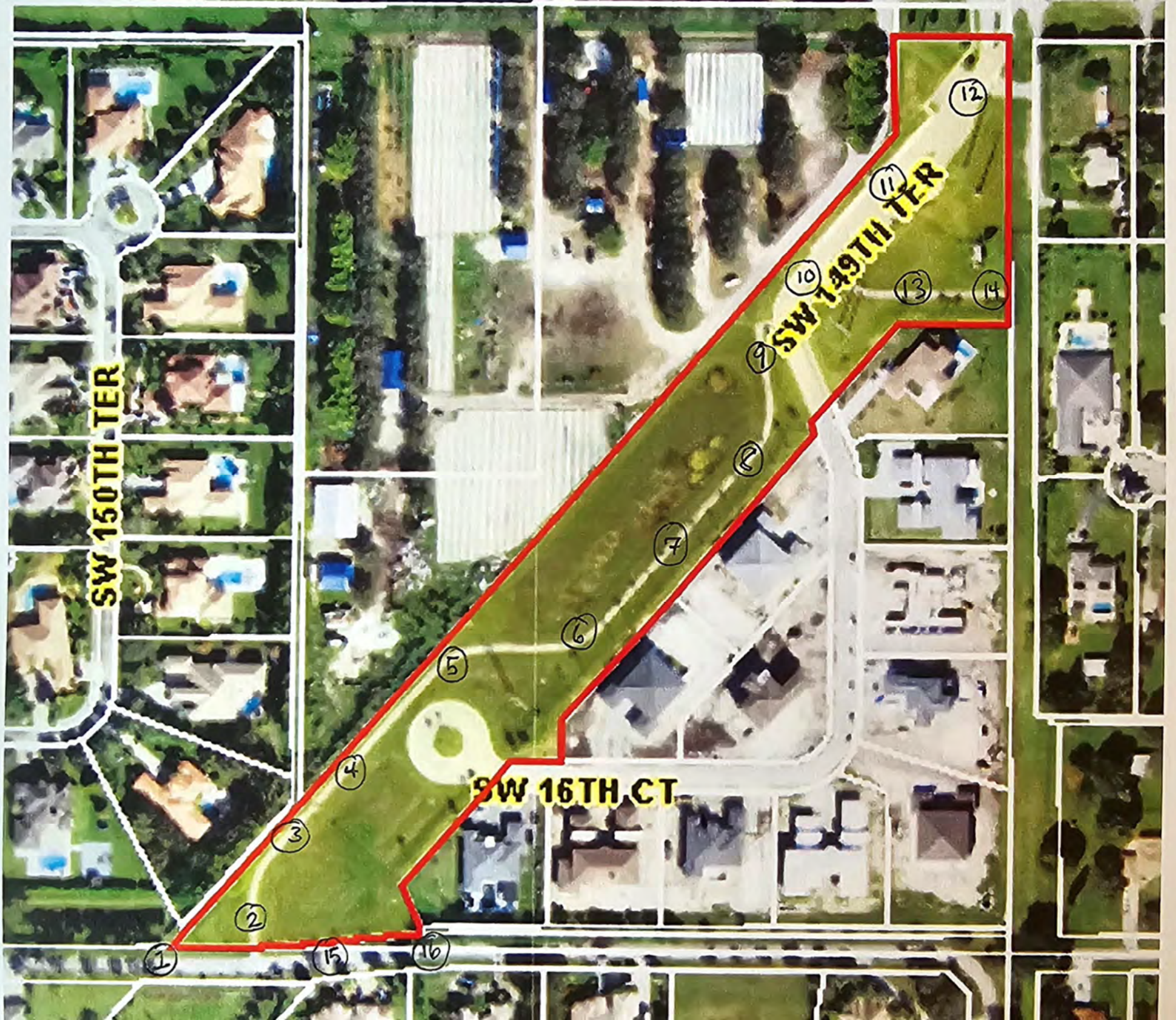
Date	Type	Price	Book/Page or CIN
5/6/2015	DRR	\$100	113000947
4/15/2015	QCD	\$1,050,000	112955911

**Land Calculations**

Price	Factor	Type
\$0.51	319,458	SF
<b>Adj. Bldg. S.F.</b>		

**Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
24			B					
X			B					
1								



SW 150TH TER

SW 149TH TER

SW 16TH CT

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

**S.W. 14TH STREET**



**S.W. 17TH STREET**

# DAVIE LAND TRUST CONSERVATION EASEMENTS

