

May 20, 2022

MINUTES OF THE MEETING OF THE COLLIER COUNTY HISTORIC/ARCHAEOLOGICAL PRESERVATION BOARD

May 20, 2022

LET IT BE REMEMBERED, the Collier County Historic/Archaeological Preservation Board in and for the County of Collier, having conducted business herein, met on this date at 9:30 A.M. in REGULAR SESSION at the Collier County Growth Management Division – Planning and Regulation, Conference Room #610, 2800 Horseshoe Drive North, Naples, Florida, with the following members present:

CHAIRMAN: Eugene Erjavec
Elizabeth “Betsy” Perdichizzi
Barry O’Brien
Patricia Sherry (excused)
George Thompson
Austin Bell

ALSO PRESENT: Andy Youngblood, Operations Analyst
Sean Kingston, Senior Planner
Timothy Finn, Principal Planner
Ray Bellows, Zoning Manager
Amanda Townsend, Museums Director (via Zoom)
Joanna Rivera, HAPB candidate
Michael Delate, VP, Grady Minor & Associates
Daniel DeLisi, President, Delisi Inc. land-use planning (via Zoom)
Maranda Kles, VP, Archaeological Consultants Inc. (via Zoom)

Any persons in need of the verbatim record of the meeting may request a copy of the audio recording from the Collier County Growth Management Department.

1. Roll Call/Attendance:

Chairman Erjavec called the meeting to order at 9:32 a.m. Roll call was taken, and a quorum of five was established.

2. Additions to Agenda

None

3. Approval of Agenda

Mr. Thompson moved to approve the agenda. Second by Mr. Bell. The motion was carried unanimously, 5-0.

4. Approval of Minutes: Feb. 18, 2022

Mr. Bell said that on page 3, the third paragraph, it says “Mr. O’Brien, who is curator of collections at the Marco Island Historical Society.” It should say Mr. Bell.

Under No. 10 on Page 4, the vote should be 4-0, not 3-0. He (Mr. Bell) joined late and voted. The minutes also should say the meeting adjourned at 10:16 a.m., not 9:16 a.m.

Ms. Perdichizzi moved to approve the Feb. 18, 2022, minutes, as amended. Second by Mr. Bell. The motion was carried unanimously, 5-0.

5. Old Business

A. Interlocal Agreement with the City of Marco Island

Mr. Bellows said he and Tim Finn have been in contact with Dan Smith (director of community affairs for Marco Island). We have been trying to get them to make a determination. The last official correspondence from them said they were trying to work on direction from the City Council and they have not responded the last two times we’ve reached out, including yesterday.

Chairman Erjavec asked if their options would be creating an ordinance, joining an interlocal agreement or creating their own preservation board.

Mr. Bellows said yes, and the last time we had a detailed discussion with Dan Smith, it sounded like they were exploring options, such as creating their own preservation board.

Chairman Erjavec said this is very important. We’ve been discussing this for a long time. There’s a need for it. Working as an archaeologist on Marco Island, most of the people, if not all, want to do what we’re doing, a Phase 1 Report, even though it’s not a requirement for Marco Island. That’s my point with the review board. If they’re doing these reports, they should be reviewed because there are standards on these reports and there could be people writing reports that don’t qualify, or they could miss standards. They’re missing out, particularly with the human remains portion of it and any historic aspect. We have a wonderful Historical Society and a wonderful museum, and people want to do this right. The State has guidelines on how to do it. We can even have an Interlocal Agreement to help them

do it and we're still waiting for them to take action. He's been going to City Hall and trying to get them to participate, particularly with human remains. There are things that need oversight.

B. Indian Hill Site on Marco Island

No report

C. Rosemary Cemetery (Plot W) historic designation

Ms. Townsend said that due to staff shortages, she's working at the Roberts Ranch Museum and is being stretched thin. She doesn't have any updates on Rosemary Cemetery, but the ball is now in her court. There have been some questions asked of her from the County Real Estate Services Department and she needs to get back to them.

A concerned citizen, Fred Saunders, has created a website dedicated to Rosemary Cemetery, www.rosemarycemetery.com, so he's asked us to provide photos from the archives and we're working with him. We're grateful that he's bringing awareness and, frankly, she's grateful that he's putting a little pressure on her because she knows we need to keep moving this forward. However, she's been stretched too thin, and will get back to it as soon as she can.

Chairman Erjavec thanked her for the report and said that hopefully, they'll get some of those legal issues addressed.

D. Vacancy status

Chairman Erjavec asked about Joanna Rivera, the woman who is attending the meeting and is interested in the open Board chair. Could we review that online through an email and then vote on it at the next meeting?

Mr. Bellows said we can send all that information once she submits an application. Then you can vote on it.

Chairman Erjavec said they can vote on it next month. It's been vacant for quite a while.

6. New Business

A. CLG Evaluation; Good Standing Letter; training opportunity

Chairman Erjavec apologized for missing the training opportunity. The County we received a State letter congratulating us and certifying us as a Certified Local Government. There is a phone number if you have questions or if you want to call about any additional information.

On the last page, let's have a brief discussion on it. The State obviously wants us to keep updating them on the Interlocal Agreement with the City of Marco Island. It does show that Collier County would have responsibility. It's strange that Marco Island doesn't need any responsibilities, but we missed the training meeting.

Where did the Board left the Tamiami Trail historic marker issue? We kind of shelved it.

Ms. Townsend said the Board made a decision to take no further action on it. You couldn't compel the HOA and they didn't seem willing to move forward.

Chairman Erjavec said there was a preserve area there where it's also shared with tortoises, it is marked. It says there is a placard saying this is where the old trail was and if you were to enter the small park, it's a high pinelands and it's preserved. He believed it was a requirement for that association, and that's the extent of their involvement. We've tried to get them to participate and go forward. He wasn't sure what the original intent of that area was besides preserve land.

My question to Ray is should we put this back on the agenda or should we just let it go as it is?

Mr. Thompson said they should let it go. It's the end of a dead-end road. It's probably a nice little piece of property for walking and hiking, but it's not a high-traffic tourist destination at all.

Chairman Erjavec said that is correct. It's kind of hard to access. You have to go through a residential neighborhood and there's very limited parking, which could have been improved. But the immediate neighbor adjacent to the entrance, you could tell by looking around that he might have had issues with the easement and parking.

The project is going to remain as a preserve. It's posted. He didn't know what else they could do. The Board decided to include a photograph in the Historic Destinations list, so if a person was to attempt to go there, he can see the destination. It does give you the feeling of the old trail. He collects 100-year-old postcards from Southwest Florida and you see images of the old trail, pine flats and the road going through.

We're still going to have to post a picture and leave it on the list for historic destinations people can visit and go from there. It's also shared with a turtle sanctuary. It's posted that they don't want dogs for obvious reasons. It's a nice preserve for turtles.

He encouraged Board members to call the State number if you do have questions.

B. Waiver Request from Historical and Archeological Survey and Assessment

Mr. Delate said Wayne Arnold submitted a waiver request for property on the East Trail, Maple Lane. It's currently an agriculturally zoned property and there has been a nursery there for the last few years. It was quite heavily impacted through the years with former agriculture and now a nursery operation is being converted to a PD for residential, so we've asked for a waiver for the historical review.

Chairman Erjavec asked if there was a home on the frontage of the road and if the nursery was in the back.

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Mr. Delate said historically there may have been home, but now it's a nursery. Local knowledge of the area has definitely agriculture for a long time prior to the 1970s. There's a homestead next door to the west.

Chairman Erjavec asked if other properties were included in this possible development or just the 5 acres.

Mr. Delate said just the 5 acres.

Mr. Thompson said he looked at the aerials and it looks like it's been pretty gone over the years. There's not much more you can disturb.

Chairman Erjavec said the report mentioned that there were no current excavation activities there.

Mr. Delate said mostly fill. There will be very minor excavation just to put in utilities, probably shallow, because he has to fill up anyway. There's no lake proposed.

Chairman Erjavec said that with the heavy impact that was done. And if you blow up the aerial, you'll notice there is quite a bit of development in the area already. The waiver might be appropriate.

Mr. Thompson made a motion to approve the waiver submitted by Grady Minor & Associates. Mr. O'Brien seconded it. The motion carried unanimously, 5-0.

C. Cultural Resource Assessment Survey of Williams Farms PUD

Mr. DeLisi said he's the land-use planner on the case and Maranda Kles is here from Archaeological Consultants Inc. She did the Cultural Resource Assessment, which was pretty straightforward. He deferred all questions to her.

Ms. Kles told the Board she was on the line if they had any questions.

Chairman Erjavec said he reviewed the report and it's satisfactory, a good job done on the Cultural Resource Assessment. There are two sites within the project that would be a concern, but after reviewing the report, he liked the executive summary, where they mention Modular 3 Standards. This is a 150-200-page document that lays out the guidelines and the standards on how to do an archaeological report. For most firms, there are some cases where they might not have read Modular 3 because the report doesn't comply.

We're not here to judge, but in the case of Marco Island, if it was bad report that wasn't standardized, it could be missed. In this case, with Collier, we would review the reports because we have oversight to review these things. That's another good reason Marco Island needs to be doing this.

He noted that Modular 3 is under the County's Cultural Resource Management Standards and Operational Manual. It's good to know. An archaeologist could look at this report and review the executive summary, the methodology, the shovel-test map and the recommendations and you could easily see if this report qualifies under those standards. In this case, it's a job well done.

They actually mention Modular 3 as their part of their mitigation to survey it. If you look at the shovel-test map, 5-2, you've got all the history on the map page. This shows that they actually looked and reviewed it and didn't just produce something for a report.

If you look at their shovel-test map, the standard would be 25 centimeters or larger on a property like this. You see the grid pattern of the 25 centimeters part in there. They don't have to be perfect. You can offset them a little bit, but if you notice, the two groups of clusters of shovel test, they took an honest look at where the sites were. They tried to find a site and if you look around the edge and then up in the highlands, some areas you just dig and there's water or a cow pasture. But this is an honest, true attempt to evaluate the area.

We see others, particularly in Marco, which doesn't require them, where the shovel-test isn't done. They did a good job here.

Looking at that area, there is a lot of development to the north and the lake, that preserve. We're not here to discuss any other issues about it, but we're just simply looking at the assessment and the qualified opinion about preserving any cultural resources, if they're discovered. He assumed the firm would be called back if something was accidentally discovered during the process of development. Any comments from the Board?

Mr. Bellows asked if the Chairman could vote to forward the recommendations from this Cultural Assessment to the Planning Commission. We will incorporate this report with the rezone application that goes to the Planning Commission and the Board of County Commissioners. We need a vote to accept this.

Mr. Bell moved to accept and forward Cultural Resource Assessment Survey of Williams Farms PUD to the Planning Commission. Second by Ms. Perdichizzi. The motion was carried unanimously, 5-0.

7. Review of Project and Activity Log

The Board reviewed the "Collier County Historic and Archaeologic Preservation Board Project & Activity Tracking Log (Revised on 5/2/2022)."

Interlocal Agreement

Chairman Erjavec said we did have a brief discussion earlier. Ray said the City Manager's Office and the State has opened communications with Marco Island. We're waiting for them to proceed on their decision on how they want to go about handling this. Marco Island is nearing full development in three or four years. We have issues. As the island has been developed, there are a lot of vacant lots, particularly in the Caxambas area, that sat there forever. There are no homes on them, and you wonder why there are no homes on these

vacant lots. Well, somebody knew something. Now, all these lots are for sale and the ones he's talking about, where there are known human remains, or a huge site, complex villages, where there once was a lot of activity.

We're preparing that land for development and now it's gotten to the point where the development is in such demand, it's nearly completely developed. So, it's important that the Interlocal Agreement conversations continue. It's a shame that there's no oversight on the work being done there, if it's being done.

Rosemary Cemetery

Chairman Erjavec noted that they'd already spoken to Amanda Townsend and they're working on the legal aspects. It seems like it's getting closer.

Vacancy

Chairman Erjavec noted that there is a candidate at the meeting today and the Board will review her resume shortly.

Ms. Perdichizzi said she appreciated that Joanna Rivera came to the meeting to see what the Board is all about. We look forward to her submitting her application.

Indian Hill Site

No report/update

8. Public Comments:

None

9. HAPB Comments

Ms. Townsend updated the Board on some projects:

- The Special Category Grant for the Roberts Ranch Home stabilization and rehabilitation is complete and the home is now back open to the public. It looks absolutely beautiful and we thank you for your support.
- The Legislature funded a Special Category Grant for rehabilitation and restoration of the small fishing cottages at Margood Harbor Park in Goodland. We're anxiously awaiting our Grant Award Agreement on that. The architectural work is done on that project, so it will be construction only, which should make it go a little faster than the Roberts Home, where we tried to combine both in a two-year project.
- There's a really awesome multi-agency collaborative project to transform the baggage car at the Naples Depot Museum into a permanent space to tell the County's African-American story. The Friends of the Museum are the recipients of a \$400,000 grant to work on that project. There are pledges of private funds, including from the Friends and others coming in. The City looked very favorably upon it this week. The Community Foundation (of Collier County) kickstarted that with some funds for architectural work. The community has really come together, the NAACP, the Friends of the Museum, and Southwest Heritage, which owns the Depot site.
- The HAPB booklets fly off the shelf at the museums. The redesign took a long time, but they're very popular with museum visitors and are a nice resource to have.

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- 2023 will be the Collier County Centennial. May 8, 2023, is the official date that Collier County turns 100 years old. We are working with Collier County Communications and any other divisions that would like to participate to ensure the County centennial is appropriately celebrated. We'll be looking for more information about that.

10. Adjournment

The next HAPB meeting will be held on June 17 at 9:30 a.m.

Mr. Bell made a motion to adjourn the meeting. Second by Ms. Perdichizzi. The motion was carried unanimously, 5-0.

There being no further business for the good of the County, the meeting was adjourned by order of the chairman at 10:07 a.m.

HISTORIC/ARCHAEOLOGICAL PRESERVATION BOARD



Chairman, Eugene Erjavec

These meeting notes were approved by the board on 6/17/2022, as presented (check one) _____, or as amended _____.