

**COLLIER COUNTY
HISTORIC/ARCHAEOLOGICAL PRESERVATION BOARD (HAPB)**

**MINUTES
FEBRUARY 16, 2024**

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 10:00 AM in REGULAR SESSION at Roberts Ranch Visitors Center, 1215 Roberts Avenue W., Immokalee, Florida, with the following members present:

BOARD: Austin Bell, Chairman
Elizabeth Perdichizzi
Barry O'Brien
Hank Sentowski
Zach Burch

ALSO PRESENT: Tim Finn, Planner III
Ray Bellows, Zoning Manager

1. Roll Call/Attendance

- **Austin Bell:** We have a quorum.

2. Addenda to the Agenda

3. Approval of the Agenda

- **Zach Burch:** Motion to approve the agenda with the corrected date of February 16, 2024.
- **Hank Sentowski:** Seconds the motion.
All in favor – aye.

4. Approval of Minutes, December 15, 2023

- **Austin Bell:** A few corrections: 5B – ‘pole’ – not pool; 6A – 8CR-107 – not HCR-107; 6A bullet point 7 – changed to ‘Conservation Collier’s mission is protecting endangered species, plant life, and wildlife. Preservation of archaeological sites and the contents would have been an added bonus’; 6B – included the ‘family’ name of Allard.
- **Zach Burch:** Approves the minutes as amended.
- **Hank Sentowski:** Seconds the motion.
All in favor – aye.

5. Old Business

A. Rosemary Cemetery (Plot W) Historic Designation

B. Atlantic Coast Railroad Depot Discussion

- A couple of emails were included in your packet. And the County does not want to demolish it.
- **Ray Bellows:** Last time we talked with Mr. Odrey, I think he still wants to retain it and bring it back at some point, and he may still at some point look for historic designation. The last of our research indicated the building had been modified over the years. I don’t know how many historic qualities there are other than as a historic site.

C. Letter – Agua Colina Parcel-Conservation Collier

Discussion ensued about the content of the letter regarding conservation or ecological significance, consideration if the property comes up again before the Board of County Commissioners for acquisition, capture at the front end prior to an acquisition, extra costs, interim step, input from Summer Araque.

Suggested changes:

- **First Paragraph:** Change the date to reflect February 16, 2024

- First Paragraph: Scratch out unanimous objection to the decision not to acquire – change to ‘importance of preserving’
- Add ‘The conservation of this property is important for reasons:’
- Item #5: Scratch out which is inconsistent with the logic presented at the Board’s October 24, 2023 regular meeting
- Item #8: Scratch out should have – replace with ‘would be’ (past tense; future generally)
- Paragraph under Item #9: Scratch out entire first sentence – The HAPB applauds the Board.... South Terra parcel
- Notation: Board willing to work with to include arch and hist criteria
- Notation: I (Austin Bell) will make edits today.

Letter will be forwarded to Ray or Ailyn and presented to the Board at the next HAPB meeting.

- **Betsy Perdichizzi:** Motion to accept changes and direction.
- **Zach Burch:** Seconds the motion.
All in favor – aye.

D. Old Marco Inn Discussion

Emails in the packet. Ray has been in touch with the city. It is in rough shape. Austin has been working with the Historical Society. On January 4, we met with the owners, the Allards, who have no definitive plans yet. On January 26 we went back and walked the property photographing the interior and exterior. With permission we collected some museum pieces. There are 500 to 600 tarpon scales on the walls with individual names, some including the date, where they are from, and length of the tarpon they caught. Next step will be a Faro (3D) scanner. Heather Otis will be replacing Austin Bell as curator.

6. New Business

A. Waiver – 182 Cocohatchee Blvd. Variance

Discussion of a single-family home built in 1971 on ½ acre of land just north of the hospital. A new house will replace the old one and will require various setbacks; the new home will be a bit bigger and will encroach the water. The area has a high probability of archeological potential. Motion made to have an archeologist on site on any future excavation, to be monitored and certified.

- **Zach Burch:** Approves the motion.
- **Hank Sentowski:** Seconds the motion.
All in favor – aye.

B. Waiver – Immokalee One Stop PUDZ

- **Tim Finn:** The building is already there; they want 61 additional residential units; 33 proposed commercial uses. Rezoning for mixed use.
- **Austin Bell:** Motion made to approve the waiver.
- **Barry O’Brien:** Seconds the motion.

All in favor – aye.

C. Waiver – NC Square PUDR

Information included in your packet. Mixed use; Exhibit F – list of developer commitments; letter E – stays intact; not requesting any waivers.

- **Zach Burch:** Motion to approve.
- **Barry O’Brien:** Seconds the motion.

All in favor – aye.

D. Election of New Chair

Motions made to nominate Zach Burch as the new Chairman; Barry O’Brien to remain as Vice Chair.

- **Hank Sentowski:** Motion to approve.
- **Elizabeth Perdichizzi:** Seconds the motion.

All in favor – aye.

E. Tour of Roberts Ranch

Helen Midney, Museum Manager

Walk-about of the 13 acre property.

7. Review of Project and Activity Log

8. Public Comments

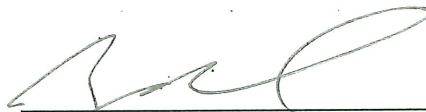
9. HAPB Comments

Next meeting date: Friday, March 15, 9:30 a.m.

10. Adjournment

The meeting was adjourned at 12:00 noon.

Collier County Historic/Archaeological Preservation Board



Zach Burch, Chairman

These minutes were approved by the Chairman of the HAPB

on 3/15/24, (check one) as submitted _____ or as

February 16, 2024

amended X .