

March 15, 2024

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

**MINUTES
MARCH 15, 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 9:30 AM in REGULAR SESSION at 2800 N. Horseshoe Drive, Naples, Florida, with the following members present:

BOARD: Zach Burch, Chairman
Betsy Perdichizzi
Barry O'Brien
Hank Sentowski
Janice O'Connell

ALSO PRESENT: Ray Bellows, Zoning Manager
Amanda Townsend, Director of Museums

1. **Roll Call/Attendance**

- **Zach Burch:** Quorum established.

2. **Addenda to the Agenda**

- No changes.

3. **Approval of the Agenda**

- **Janice O'Connell:** Motion to approve the agenda.
- **Hank Sentowski:** Seconds the motion.
All in favor – aye.

4. **Approval of Minutes, February 16, 2024**

- **Betsy Perdichizzi:** Approves the minutes with spacing issues.
- **Barry O'Brien:** Seconds the motion.
All in favor – aye.

5. **Old Business**

A. **Rosemary Cemetery (Plot W) Historic Designation**

- **Amanda Townsend:** All quit claim deeds are signed and will be taken to the Board of County Commissioners to be recognized and recorded. Interested in seeking an easement from the plaza owner at the plot end area for benches and signage. In addition, would like to bring that easement and the quit claim deeds and donated funds recognized to be accepted as well as a recommendation from HAPB for a formal historic designation – wrap all that together – make it one package.
- **Zach Burch:** Motion to have a packet together and add it to the April agenda.
- **Janice O'Connell:** Seconds the motion.
All in favor – aye.

B. **Letter – Agua Colina Parcel-Conservation Collier**

- **Ray Bellows:** Filling in for Tim who is out sick today with regard to a letter being sent, Tim had a meeting with our county attorney's office, the findings of the attorney is that the Preservation Board as a Board should not be sending a letter; it is not within the purview of the Board; recommendation, any individual member of the Board can send a letter to the Board of County Commissioners expressing a desire for them to consider archaeological sites as a component of Conservation Collier's ranking of properties to purchase.
- **Zach Burch:** The current letter needs to be updated from the minutes of February 16. Change out 'Board' to 'I', etc.
- **Betsy Perdichizzi:** Any one or all of us can send a letter to the BCC.

- **Ray Bellows:** We will clean up the letter and send it to the Board members via email. You are sending it as a member of the Board but not on behalf of the Board. We will supply the BCC emails.

C. Roberts Ranch Tour Highlights; Selection of Next Site Visit

- **Zach Burch:** It was nice to get out; and to hear about the history and the Roberts family and see what they have done with the Ranch.
- **Ray Bellows:** Designated this site initially; recognized how great it has come along.
- **Future site visit:** Margood – currently in procurement for construction; no start date yet but there is a community building to have the Board meeting. Access to the building will be coordinated by Ray with Parks and Recreation. If the date is not available, we will meet here for the next meeting.
- **Betsy Perdichizzi:** Motion was made to visit the Margood Harbor Park, 321 Pear Tree Avenue, Goodland, FL 34140, on April 19 at 10:00 a.m.
- **Barry O'Brien:** Seconds the motion.
All in favor – aye.

6. Old Business

A. Waiver – Palm River RV Motorcoach Resort PUDZ

- **Tim Hall, Tim Hall & Associates:** Representing the petitioner. The project is the renovation and reconfiguration of an existing RV park originally constructed in the 1960's. The new owners are trying to do some minor renovations to the site and then it will be for recreational vehicles. There was flooding due to Ian – about 3-3.5 feet of water; a number of trailers were damaged.
- **Ray Bellows:** Part of the process to allow for improvements and changes is to the property owners rezoning the property to what we call a PUD instead of under the base zoning of RT or mobile home ~~image~~ zoning. The PUD zoning district gives more flexibility in how to deal with design standards and it also will help dealing with historic archaeological issues. We could write those into the PUD ordinance. Part of the process requires that if the site is within an area of historic or archaeological probability they either hire an archaeologist or submit a waiver. Given the age of the previous development site, they chose to submit a waiver. Given the amount of development that has occurred over the years, the waiver seems appropriate.
- **Tim Hall:** I don't know the specifics of the management but I do know that they will be more seasonal based. Some of them will be for trailer RVs and bus RVs. All of the homes there are being demolished or moved.
- **Ray Bellows:** The difference in the change of zoning, a mobile home type zoning or travel trailer park has different connotations in how they operate. A recreational vehicle park is a commercial zoning district while a mobile home zoning is a residential zoning district. You can technically claim residency in a mobile home whereas these will be transient RV owners.
- **Zach Burch:** I move to favor the waiver.
- **Janice O'Connell:** Seconds the motion.

All in favor – aye.

B. Recommendation for Filling Austin Bell's Vacancy

Discussion about advertisements for the open position; ongoing process to find a replacement.

7. Review of Project and Activity Log

None.

8. Public Comments

None.

9. HAPB Comments

Next meeting date: Friday, April 19, 10:00 a.m. – Margood Harbor Park

10. Adjournment


The meeting was adjourned at 10:15 a.m.

■ **Janice O'Connell:** Motion to adjourn the meeting.

■ **Betsy Perdichizzi:** Seconds the motion.

All in favor – aye.

Collier County Historic/Archaeological Preservation Board



Zach Burch, Chairman

These minutes were approved by the Chairman of the HAPB

on 4-19-24, (check one) as submitted _____ or as amended X.