

October 17, 2012

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

Naples, Florida, October 17, 2012

LET IT BE REMEMBERED, that the Collier County Historical/Archaeological Preservation Board in and for the County of Collier, having conducted business herein, met on this date at 9:15 AM in REGULAR SESSION at the Collier County Growth Management Division – Planning and Regulation, Conference Room 610, 2800 N. Horseshoe Drive, Naples, Florida with the following members present:

CHAIRMAN: Craig Woodward
Matthew Betz
William Dempsey
Patricia Huff (absent)
Sharon Kenny
Elizabeth Perdichizzi
Rich Taylor

ALSO PRESENT: Ray Bellows, Manager – Zoning Services
Fred Reischl, Staff Liaison – Zoning Services

I. Roll Call/Attendance

Chairman Craig Woodward called the meeting to order at 9:19 A.M.
Attendance was taken and a quorum established.

II. Addenda to the Agenda

Add: Under Old Business - D. Old Marco Inn Update, Craig Woodward
Under New Business - C. Mar-Good - discussion
Under New Business – D. Pottery, Will Dempsey

III. Approval of Agenda

Elizabeth Perdichizzi moved to approve the Agenda, as amended to include the three Addenda items. Second by Sharon Kenny. Carried unanimously, 6-0.

IV. Approval of Minutes – September 19, 2012

*Correction: Page 4. VIII. 2nd line “...and shell tools that had been found”
Page 5. 1st line – remove. Replace with “Matthew Betz suggested” ... etc.*

*Sharon Kenny moved to approve the minutes of September 19, 2012, as amended.
Second by Rich Taylor. Carried unanimously, 6-0.*

V. Old Business.

A. Revisions to the Historic Guide

Ray Bellows had provided copies of the updated map locations and a final review with the HAPB for accuracy, item by item, took place.

Craig Woodward noted a few changes. He commented the Brochure had evolved into a much improved Guide. The rest of the Board members agreed.

Ray Bellows will make the changes and forward final corrections to Patty Huff.

B. Interlocal Agreement with the City of Marco Island (Craig Woodward)

Craig Woodward reported the status had not changed since the last meeting. Meetings with City officials had to be scheduled. He will keep working on it.

Item D. was taken up prior to Item C. as it tied in with the urgency to finalize the interlocal agreement.

D. Old Marco Inn Update (Craig Woodward)

Craig Woodward recapped his meeting with the architect, who had previously planned to tear out, reconfigure and totally change the look and character of the Old Marco Inn. As was noted in the minutes of September 19, 2012, the research by Ray Bellows produced the documents designating the Old Marco Inn historic. Any renovations were required to be in keeping with the historic nature of the building. In addition, Ray found an ordinance (1998) whereby the City of Marco described the Old Marco Inn as being “subject to the historic archaeological preservation regulations of the Collier County Land Development Code.” Also, the PUD zoning district gave an affirmative obligation to renovate and restore the building. Any renovation plans would have to come before the HAPB.

Craig had e-mailed the architect all the information he would need along with

many pictures of the way the Inn originally looked. The architect indicated he would comply and would re-work his plans.

When Craig met with him again, he was told he needed to bring the plans and ideas to the HAPB. Craig noted the new plans showed all the old structure of the Old Marco Inn being preserved, the room with the piano and the Audubon room. The floor would be shored up and the staircase would be left in place. Upstairs would have more modern hotel suites. The chandelier room was taken out and the kitchen redone and moved to a different location. A parking garage was to be located below and rooms added on the third floor. The area by pool was all redone except for the historic bar. A parking garage was to be located below and rooms added on the third floor. Upon re-revision, the architect will bring the plans to HAPB.

Craig determined there was more density than allowed and there maybe zoning issues. He encouraged the architect to visit the Collier Inn on Useppa Island to see an example of a well done restoration.

Craig said the restaurant was open and operating. Presumably, they may not do any renovations during the season.

A future phase was to remove the Shops of Marco buildings, which the Inn owners had purchased.

C. Pepper Ranch Update (Fred Reischl)

Fred Reischl and Ray Bellows spoke about looking into the site at Pepper Ranch, part of the Conservation Collier purchase of sensitive lands, for park use. Ray said it was in an area of high probability; and, by Code, requiring a cultural assessment survey. Copies of that assessment report were distributed. The Project Parcel in question, 15.4 acres, was in the southeast area of the larger 2,512 acre Pepper Ranch property. Conservation Collier were addressing issues in the report so as not to impact sensitive areas.

Fred Reischl added the park would be used for Ecotourism. He explained the existing pathway into the camp would be converted to a lime-rock/shell road. There would be no structures; only markers to indicate the nine primitive campsites, with a pathway to Lake Trafford for a fishing destination. There would be no hook-ups for water or electricity. An existing ranch building would be available for rest room facilities. A Park Ranger would be on site.

Ray Bellows explained the process. When a site development plan comes in and the area is within an area of historic or archaeological probability, the owner (in this case, the County) is required to contract a certified archaeologist to do a cultural survey and assessment. It was then sent to the HAPB to concur or add their comments, which become a part of the Site Development Plan. Any future plans for development would need a separate site plan & survey and assessment for any ground or vegetation disturbances.

The site plan that staff reviewed determined the campsites will not impact anything.

The HAPB asked for time to review the Cultural Resource Survey and to see the Site Development Plan (SDP) before giving their recommendations.

Ray Bellows stated the HAPB may choose to begin the designation process for other areas of Pepper Ranch, such as the structures, based on the determinations in the Cultural Assessment and SDP.

Matthew Betz moved to bring back the issue; and, the Site Development Plans to be reviewed by the HAPB at the next meeting. Second by Elizabeth Perdichizzi. Carried unanimously, 6-0.

VI. New Business

A. Election of Officers

Sharon Kenny moved to appoint Will Dempsey as Chairman. Second by Rich Taylor. Carried unanimously, 6-0.

Sharon Kenny moved to appoint Matthew Betz for Vice Chairman. Second by Craig Woodward. Carried unanimously, 6-0.

Will Dempsey took over the meeting as the new Chairman. He announced he had a pending appointment and turned over the meeting to the Vice Chairman, Matthew Betz.

Will Dempsey left at 9:50AM.

B. Revision to HAPB Application Forms

Ray Bellows had been contacted to review the forms. He asked the HAPB to look over the forms and make suggestions for corrections and/or revisions and bring them back for discussion at the next meeting.

Matthew Betz asked how often the probability maps were updated.

Ray Bellows responded for several years there had been no funding. However, he will look into funding for updating and coordinating data with the Florida master site file. The County was required to put out for bid, the services of a professional consultant.

Ray Bellows stated there were many levels of updating and some data bases had periodically been updated in house.

Matthew Betz noted all new surveys may not be incorporated. Also, Probability Maps were not in the Florida master site file. Therefore a Certified Archeologist was required. He mentioned 1/4 more sites (900) needed to be included since the last Probability Map updates. Several area companies could provide the service.

C. Mar-Good

Sharon Kenny cited a letter to the editor in the newspaper criticizing the changes made by the County and what had been done to the Mar-Good property. **Craig Woodward** commented the former owners were extremely upset with the renovations. He spoke of the site tour the HAPB had taken with the staff liaison and a representative from the Parks and Recreation department. Certain cottages were to remain and there were many artifacts inside the building. HAPB was assured they would be apprised of any changes progress; but nothing had come

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back to HAPB. Everything was torn down and a new structure put up without coming before the HAPB. The building and site were in the Historic Guide.

Elizabeth Perdichizzi stated she was at the opening and the inside was bare. Nothing of interest was in there. She questioned the whereabouts of the items that were observed on the tour. She was told time and money was the issue.

Craig Woodward reported he had met with Commissioner Donna Fiala and learned of a group in Goodland, the Goodland Village Arts, who were interested in displaying art in the main building. They would eventually form a non profit corporation, leasing and renovating the four remaining cottages and creating an Art Colony. The HAPB agreed it would be a positive outcome for Goodland.

Craig Woodward expressed concerns of the Board that, like Pepper Ranch, the HAPB was to provide input before changes were made. They questioned HAPB's purpose if projects were executed without the required step to submit items to them. *Ray Bellows responded he will research to look into what transpired with the Mar-Good project. He was not a part of the department concerned at the time decisions were made. He recalled it had been put on hold and will find out why.*

Discussion of Pepper Ranch and Mar-Good will be revisited at the next meeting.

D. Pottery (Will Dempsey)

Will Dempsey, prior to leaving, shared some of the Calusa pottery shards and artifacts he and his son had discovered in the Rock Creek area. Several pieces were large enough to determine their use. Updates will be forthcoming.

Matthew Betz, a certified archaeologist identified the pieces as authentic.

VII. Public Comments - None

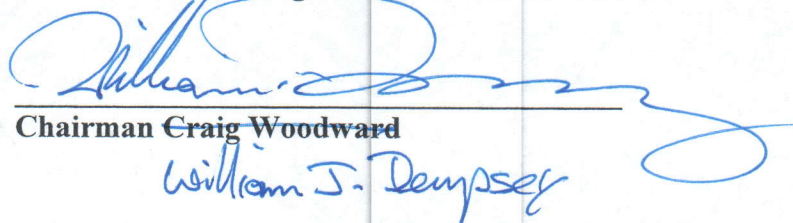
VIII. Board Member Announcements - None

There will be no November meeting due to the Thanksgiving Holiday.

The next scheduled meeting will be December 19, 2012, at 9:15 A.M.

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 10:22 A.M.

Historical/Archaeological Preservation Board



Chairman Craig Woodward
William J. Dempsey

These minutes approved by the Board/Committee on 12/19/12 as presented or as amended _____.