

December 19, 2012

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

Naples, Florida, December 19, 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 A.M. in REGULAR SESSION at the Collier County Growth Management Division - Planning and Regulation, Engineering Conference Room, 2800 North Horseshoe Drive , Naples, Florida with the following members present:

CHAIRMAN: William Dempsey
VICE CHAIRMAN: Matthew Betz (excused)
Patricia Huff
Sharon Kenny
Elizabeth Perdichizzi (absent)
Rich Taylor
Craig Woodward (tele-conference)

ALSO PRESENT: Ray Bellows, Planning Manager – Zoning Services
Fred Reischl, Liaison, Senior Planner, Zoning Services
Alexandra Sulecki, Conservation Collier

I. Roll Call/Attendance:

Chairman Will Dempsey called the meeting to order at 9:25 AM.
Roll call was taken and a quorum established.

Chairman Will Dempsey moved to accept Craig Woodward's attendance by conference call. Second by Sharon Kenny. Carried unanimously, 4-0.

II. Addenda to the Agenda:

Add: under V. New Business –A. *The Lewis House*

Sharon Kenny moved to approve the addenda to the agenda of Item A. the Lewis House under New Business. Second by Rich Taylor. Carried unanimously, 5-0

III. Approval of the Agenda:

Sharon Kenny moved to approve the Agenda, including the addenda item. Second by Patricia Huff. Carried unanimously, 5-0.

IV. Approval of Minutes: October 17, 2012 (No meeting in November)

Sharon Kenny moved to approve the minutes of October 17, 2012, as presented. Second by Craig Woodward. Carried unanimously, 5-0.

Craig Woodward pointed out that Will Dempsey took over the chairmanship at the October 17, 2012 meeting. He suggested Will sign those minutes. Craig also pointed out the suggestion in those minutes by Matt Betz that the archeological probability maps needed revising since up to 900 more sites had been added. He asked to have the item put on the next agenda.

V. Old Business:

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

Craig Woodward asked to keep the item on the Agenda for the next meeting when he would have more opportunity to work on it.

B. Pepper Ranch Update SDP Update

Alexandra Sulecki, representing Conservation Collier, provided the background information and an update on the three site development phases planned for the Pepper Ranch property. She provided a handout of Sections 3.4 through 3.6 of the Pepper Ranch Preserve Land Management Plan. She described the location, vegetation, buildings and plans for minimal development as a rudimentary campground to be used by the public. The property lies within an area of historical and archaeological probability. As a part of Phase 1 a Reconnaissance Cultural Resource Survey had been conducted by the Archaeological and Historical Conservancy, Inc. in November of 2010. Evidence of archeological artifacts was discovered and

the lodge and a midden area were considered historical. Assurance was given that any site development involving ground disturbance would have an archeologist present, as required.

- Phase 1 plan was the caretakers' cottage renovation; re-do the water system, connecting water and electric into the cottage, lodge and rest rooms. A Sheriff Deputy, attached to the Rural Agricultural Division, will live there as a security presence as well as having various other duties.
- Phase 2 was putting in a drain field; connection of the rest rooms to the lodge with a ramp.
- Phase 3 was for widening the driveway; putting in a gravel roadway that would loop around the campsites; grading the campsites and adding a new main gate at the entry. Later, a boardwalk to the lake would be added.

The HAPB were informed of the public events and activities at the site since 2009 and plans for future activities to be held there. The main opening to the public will be the Sunflower Festival in October. Current hours are on the County's web site. Conservation Collier would benefit by a historical designation by being eligible for restoration grants.

The HAPB commented on the informative presentation. Ray Bellows will make the Historic Designation application available to Conservation Collier.

Craig Woodward noted the great job Conservation Collier had done on Otter Mound in the City of Marco; making it a nice amenity to the Island.

C. Mar-Good County Park Update

Craig Woodward summarized what had transpired with the Mar-Good County Park Site since the HAPB had voted for its historic designation at the January 17, 2007 meeting. The finalization of the designation was never presented to the BCC and the historic designation application was relegated to an inactive status. The County owned the Park and developed it without HAPB input. Some artifacts were returned to the main building. Craig stated the Art Alliance of Goodland wanted to lease three of the original buildings that remain for workshops and art displays that could also be displayed in the main building in a sort of private/government partnership. They will raise the money to renovate the buildings. He asked if the application for historic designation could be revived and scaled down to just the three buildings; and, since the designation had been ready to go to the BCC, it would just be a matter of revision. It would help the Arts Alliance, would be good for the community and have local involvement. He saw it as a win, win situation for everyone. HAPB's interest, involvement and support for the endeavor was encouraged.

Patty Huff mentioned the County was supposed to get back to the HAPB with a Site Development Plan. She suggested creating a spreadsheet containing a project list that follows the status of the projects the HAPB

are following up on. Projects like Mar-Good would not fall through the cracks. Everyone agreed it was a good idea and staff will set it up.

Ray Bellows stated he and Fred Reischl will contact Barry Williams of the Parks and Recreation Dept. and invite him to the next meeting.

Patty Huff suggested inviting someone from the Arts Alliance also.

D. Discuss Revisions to HAPB Application Forms

Chairman Will Dempsey requested this item be placed on next month's agenda.

E. Old Marco Inn Update

Craig Woodward reported he had spoken to the architect and he was told the PUD had been revised regarding density. He suggested HAPB approval should be required as well as the historic or zoning requirements being followed. Craig will inform the architect.

Sharon Kenny asked that the Old Marco Inn be one of the items on the projects spreadsheet.

VI. New Business:

A. The Lewis House

Fred Reischl introduced an issue involving an owner, Pam Lewis, who owned a house on Fort Myers Beach which she wanted to move to the Bayshore area of Collier County. He distributed copies of the interior of the house, which was of Dade County Pine and more than 50 years old. If it was recognized as historic and designated as such, certain administrative variances would apply in order to put it on a lot in Bayshore. Her question was: Would HAPB consider its designation as historic if she made an application.

Will Dempsey asked if it would meet the criteria.

Discussion followed on dates and styles of Bayshore CRA underlying zoning, setbacks and elevation requirements. It was determined that it would meet the criteria.

Patty Huff stated she was in favor of designation if there was no conflict with the Bayshore CRA.

Sharon Kenny was concerned with the historic nature and impact on neighbors.

Craig Woodward moved to grant a tentative yes, to the application for historical designation of the Lewis House, if the owner wants to keep it historical and in keeping with the nature of the neighborhood's quaint appearance. The details are to be worked out later. Second by Patty Huff. Carried unanimously, 5-0.

VII. **Public Comment:** None

VIII. **Board Member Announcements**

Patty Huff announced:

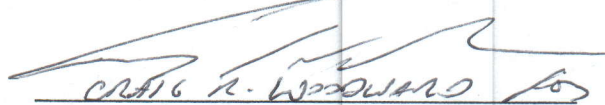
December 21, 2012-The mayors luncheon, Santa visit and a tree lighting

January 4, 2013 -The Scenic Trail 30th anniversary at the Oasis visitor Center

The next meeting will be held on January 16, 2013 at 9:15 AM.

There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 10:16 AM.

Historical/Archaeological Preservation Board



Chairman, Will Dempsey

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