

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

Naples, Florida, June 15, 2016

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 Community Development Services Division  
Conference room #610, 2800 N. Horseshoe Drive, Naples, Florida with the  
following members present:

CHAIRMAN: Sharon Kenny  
VICE CHAIRMAN: Elizabeth Perdichizzi  
Eileen Arsenault  
Eugene Erjavec  
Patricia Huff  
Craig Woodward (excused)

ALSO PRESENT: Ray Bellows, Planning Manager - Zoning Services  
Rachel Beasley Growth Management Division  
Al Reynolds, Stantec, Representative Rural Lands West  
Marion Almy, Stantec, Archaeological Consultants, Inc.  
Elaine Reed, President & Ceo, Naples Historical Society  
Terry Rushing, D&W/XY3, LLC

Nancy Gundlach, Growth Management  
Daniel Smith, Collier County  
Valerie Pike, Collier Enterprises

1. **Roll Call/Attendance:**  
Chairman Sharon Kenny called the meeting to order at 9:20 A.M.

**Roll Call was taken. A quorum was present.**

2. **Addenda to the Agenda: None**
3. **Approval of Agenda**

*Elizabeth Perdichizzi moved to approve the Agenda, as presented. Second by Eileen Arsenault. Carried unanimously, 5-0.*

4. **Approval of Minutes: April 20, 2016**  
**Correction: April 20, 2016: Change Next meeting date to May 18, 2016.**  
**Change the Carried unanimously votes of 4 to 0, to 5 to 0 to include the vote by phone.**  
*Eileen Arsenault moved to recommend approval of the minutes of April 20, 2016, as amended. Second by Elizabeth Perdichizzi. Carried unanimously, 5-0.*

**The approval of the revised minutes from March 16, 2016 will be placed on the next meeting's Agenda, after everyone has a chance to review them.**

5. **Old Business:**

**A. Pam Brown's Historic Designation of a cemetery in Immokalee**

**Rachel Beasley** announced that Pam Brown had contacted Amanda Townsend, Interim Museum Director. Amanda was in the process of reviewing the application and needed more information from Pam.

**Ray Bellows** added some insight- that the County would be more amenable to supporting acquisition of the cemetery if it could be tied in with Roberts Ranch; citing the cost of maintenance as a factor in the use of museum funds.

**Eugene Erjavec** commented that a dog kennel and house were abutting the cemetery with a field and open road nearby. He noted some graves/ markers could have overlapped into those areas.

*Ray Bellows will have a follow-up report at the next meeting whether Pam Brown, as owner; or the County as purchaser, will proceed with the Historic Designation process.*

**B. Historic Designation of Pepper Ranch Status**

**Rachel Beasley** stated the hold-up for this designation revolved around the specific area of designation and its proper title. It was still being worked on and she will report the scheduled hearing date to the HAPB Members when it becomes available.

**C. Rural Lands West, Stewardship Receiving Area (SRA) Presentation**

**Alan Reynolds**, a land-use planner with Stantec Consultants, representing Collier Enterprises and Minto Communities provided a video, overview and extensive commentary on the scope and processes being conducted at the Rural Lands West project proposed for Eastern Collier County.

He noted the following:

a. The landowner is Collier Enterprises and the developer is Minto Communities, who also developed The Isles of Naples project in East Naples.

b. The scale of what the proposed development contains 4,000 acres, 75% of which will be for preserves and wildlife habitats, while 25% will be for development. This will consist of homes, apartments, parks, schools, community and retail centers; much like its neighbor, the Ave Maria community. The land designated for development is mostly agricultural lands. The forested lands will remain intact.

c. Under the Collier County Rural Lands Stewardship program, a balance of agriculture, conservation and sustainable growth is to be considered. Plans for water conservation, preserves, transportation, schools retail and employment will be put in place as the building of a whole community unfolds. The town will also serve the Golden Gate Estates residents –helping to ease the travel from the Estates into Naples. The exchange of credits program was explained as part of the Collier County Land Development Code.

d. Points stressed by Mr. Reynolds:

- Diversification of community and planning for future growth
- Anticipated population – 10,000 various living units and 22,000 in population
- Plans are in place for hotels, golf courses and eventually, a hospital.
- Water management to be stored and conveyed to serve the community as it had served the agriculture community.
- Water for home use, retention and wastewater will be in conjunction with the town of Ave Maria, that has its own utility, water and treatment plants.
- Stormwater runoff through existing miles of waterways now serving agriculture, will be repurposed for the community, utilizing the lake system with buffers to the wildlife areas.
- Balance of the lands to be developed is already cleared. Growth will be directed to cleared or fallow agricultural land to minimize its impact.
- Neighborhoods will be tied together by various pathways and roads to accommodate walking, driving, cyclists and golf carts.

**Questions by HAPB:**

**Eileen Arsenault** asked about plans for sustainable energy, such as solar and/or wind power.

*Mr. Reynolds responded there were no direct plans for a solar field. However, the possibility exists for those types of energy projects to be accommodated.*

**Sharon Kenny** asked what became of the Big Cypress; and, what about land for crops. As more and more people take the land for development what will happen to our cropland for fresh food. She also asked if the town plans included being a separate entity or would be part of the County.

*Mr. Reynolds responded the croplands will move to other locations. What will be needed is a balance –development on fallow lands and minimal impact on forested and wildlife lands. Most of the area that was Big Cypress is now Rural Lands West.*

*The town would remain as part of the unincorporated Collier County.*

**Patty Huff** was concerned with what happened to the proposal to limit development east of 951, as more and more wildlife habitats were being taken for development. She noted the many empty buildings and homes already on the market for sale—why do we need more development east of 951?

*Mr. Reynolds responded office space was hard to find. The coastal area of the County had become saturated and pricey. Future growth and the need for more affordable housing spur the growth to the east. The project's vision for growth will be for the next 30 to 40 years.*

**Patty Huff** inquired about fertilizers and the run off from golf courses into the lakes and water systems. She also asked about the effect on the panther refuge.

*Mr. Reynolds responded the community will be subscribing to the new guidelines for best practices in regards to fertilizer use; and, use of lawns, soils and grasses that retain moisture and need less water and fertilizer.*

*Mr. Reynolds pointed out areas on the maps set aside for wildlife refuge and panther habitat. He explained there was an area consisting of 130,000 acres, in the Big Cypress Stewardship District permanently to be conserved through an incentive program. As part of the unincorporated area of Collier County, 54,000 acres of conservation is the goal for eastern Collier County. There were no plans to develop beyond Highway 29.*

Mr. Reynolds concluded his portion of the presentation by introducing Marion Almy, the Certified Archaeologist for the project.

**Ray Bellows** explained there would be nothing for HAPB to vote on at the meeting. The HAPB was to receive a presentation of the Cultural Assessment and the overview of the Rural Lands West project to enhance the Cultural Assessment packet already received. It will be voted on at a later date.

**Marion Almy** stated her company had been contracted in 2005 to prepare a Cultural Assessment of thousands of acres of the properties of Big Cypress and what is now Rural Lands West. She provided detailed information of the background researches prior to the actual survey. These included research of Master Site Files, both National Register of Historic Places and State Historical site maps, U.S. Agricultural Soil maps, USGS quadrangle (elevation, water, contour) maps, SFWM maps, 19<sup>th</sup> century Federal Field Survey Notes and Plat maps. They researched pre-historic settlement patterns, reviewed history in the 1800's for where forts were and Seminole history (Collier County has very good maps) to see where the camps were located; and, U.S. Military and Indian camp surveys. They did a physical visit to the area and spoke with people familiar with the agriculture and history of the area. The foregoing activities took 6 to 8 months. They then prepared a predictive model which was sent to the State

Preservation office for peer review, comment and concurrence. Sites were identified. She pointed out the moderate possibility; and, some areas of high probability, where Native Americans and military would have used high ground and water. She said sites have been greatly disturbed; and, since camps of natives and military groups would not stay in an area very long, middens or graves were not likely there. She explained what was found and the significance of the area, though highly altered. The 2,000 shovel tests that were done found nothing. They had conducted tests at 25 to 50 meter intervals. Where test pits were put was shown on the maps.

**Eileen Arsenault** asked how deep the shovel tests were.

*Marion Almy* replied approximately 3 ft. by 2ft. and then put through screening. She noted the underlying land was limestone.

**Eugene Erjavec** asked several questions and thought it unusual that no evidence at all was found – no trash pits, shards or bottles. He asked if companies who owned the land and ran rail and tram lines left any evidence. *Marion Almy* stated they most likely took stuff with them. Also, the land had been highly altered over time. The trams came much later in time than the military and Indian camps; and, some evidence of the trams was there. She explained Henry Bradley Plante built railroads over several areas in Florida. The trams were from logging roads in the 1930's to 1950's. Some early maps go back to the 1930's. She stated it was unlikely to find anything where there was agriculture; and, low lying areas were not camped in. There were a few areas of hardwood hammocks but no Indian sites.

All tested areas were pointed out on the development maps projected on a large screen.

The HAPB went over many parts of the Cultural Assessment and had many questions.

The presentation was quite extensive and Marion Almy was complimented on her explanations, insight and scope of the Cultural Assessment.

**Ray Bellows** stated the HAPB would have the next few months to reach a comfort level with, and time to digest, the many parts of the Cultural Assessment. They will vote on it sometime in the next few months; after other concerned departments are finished reviewing it.

The HAPB requested a site visit to the proposed project.

**Ray Bellows** will check to see if private tours could be conducted. He reminded the HAPB that only one person could go on a tour due to the Sunshine Law, without advertising it as an off-site meeting.

Ray will discuss with the applicant if there would be an opportunity for a tour to accommodate the HAPB.

**Elizabeth Perdichizzi** complimented Marion Almy on the thoroughness of the research and testing and of the quality of her presentation to the HAPB.

*Ray Bellows* stated the timing to vote on the Cultural Assessment will be discussed at the next meeting. Prior to that, he will notify everyone if a tour will be possible.

## 6. New Business - NONE

7. **Review of Project and Activity Log**

**Patty Huff** asked if there should be some statement or notation in the Historic Guide regarding Monroe Station being burned down and if the site could still have some sort of marker.

*It was decided to update the web-site for the guide that Monroe Station had burned down, with a notation that the next printing will contain updated information.*

She also asked if there were anymore applicants for the vacant position on the HAPB.

**Rachel Beasley** responded she had e-mailed the former applicant to supply additional background information if she was still interested in the position. There had been no response as of today. No new applications had been received.

**Eugene Erjavec** asked about item 2, the Interlocal Agreement with the City of Marco Island.

**Ray Bellows** responded that Craig Woodward was following up on that and had not provided any update.

8. **Public Comments:**

**Elaine Reed**, of the Naples Historical Society had asked to speak about the progress of their initiative to make the Naples Historic District (NHD) a priority. She mentioned that development may be heading east; but there was only one Gulf and the coast will always be an area of great demand; making the preservation of the Naples Historic District even more important. The group was getting closer to an inter-local agreement between the City of Naples and Collier County. She pointed out the County was a Certified Local Government-the City of Naples was not. Naples Historical Society has done extensive background research, held a recent roundtable with County staff and met with representatives in Tallahassee to discuss how to push forward. The Naples Historic District area is *less than one tenth of one square mile*. Lists of the many contributing structures that are in the Naples Historic District; and, groups that have or will be addressed were compiled by the Naples Historical Society Initiative group. Progress will be slow-at least a year or more, as there are many steps and hurdles to go through. Elaine stressed having people at City Council chambers when this topic comes up was very important. She encouraged HAPB to promote and be present to offer support. She had talked with many local groups who are positive about getting behind this collaborative effort. She will update HAPB from time to time.

**Patty Huff** asked if any City of Naples properties in the Historic Guide needed updating or added in, to let her know.

**Elaine Reed** responded the whole Naples Historic District itself is a landmark listed in the National Register and that qualified it- not any individual sites.

**Eileen Arsenault** questioned how the group would get around the property rights of individual owner within the NHD.

**Elaine Reed** responded the proposed project would not work without the acknowledgment of individual property rights. Assurances are given as part of the project that individual property rights will not be infringed upon. There will be no mandate. Compliance will happen once it is known and acknowledged that

*there is a Historic District and what is allowed. In order to accomplish this, owners, buyers and sellers will have to be made aware that a Naples Historic District does indeed exist and they are a part of it. As properties are conveyed, the acknowledgement and requirements will go along with those sales.*

***Elaine added one more comment-** that the list of structures included in the Naples Historic District was available on the Naples Historical Society website. Once the list is acknowledged by a Certified Local Government it will be on record with the local governing body that a particular house is on the list.*

**Terry Rushing**, affiliated with D&W/XY3 LLC, asked to provide the HAPB with a presentation regarding his process of 3-D Laser scanning, which provides a full dimensional view and a digital archive of structures. Historical structures like Monroe Station could be captured before they are lost to destruction or collapse.

**Sharon Kenny** asked Mr. Rushing to provide his contact information to Ray Bellows, who will add him to the next HAPB Agenda for a presentation.

**9. HAPB Member Comments**

**Patty Huff** offered some suggestions on how they promote the Historical District, its conditions and restriction, in Everglades City by educating the public.

**Betsy Perdichizzi** complimented Elaine Reed on her drive and efforts to bring this subject to fruition and for doing such a fine job of bringing it to the forefront.

**Sharon Kenny** asked that Elaine keep the HAPB informed through Ray Bellows or Rachel Beasley of presentations or talks that are coming up; or, if they need an HAPB member to speak at a gathering. They will notify the HAPB members.

*Discussion of the next meeting followed: The summer meeting schedule will be to forego the July and August meetings and reconvene in September.*

**The next scheduled meeting will be held on Wednesday, September 21, 2016 at 9:15AM.**

***Eileen Arsenault moved to adjourn. Second by Patty Huff. Carried unanimously 5-0.***

**10. There being no further business for the good of the County, the meeting was adjourned by order of the chair at 11:05 A.M.**

**HISTORICAL/ARCHAEOLOGICAL  
PRESERVATION BOARD**

  
\_\_\_\_\_  
**Chairman, Sharon Kenny**

These minutes approved by Board/Committee on \_\_\_\_\_ as presented \_\_\_\_\_ or as amended \_\_\_\_\_.

