

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

Naples, Florida, March 15, 2017

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, Conference Room #610, 2800 North Horseshoe Drive,
Naples, Florida with the following members present:

CHAIRMAN: Sharon Kenny, absent
VICE CHAIRMAN: Elizabeth Perdichizzi
Eileen Arsenault
Eugene Erjavec
Stuart Miller
Craig Woodward, excused

ALSO PRESENT: Ray Bellows, Planning Manager, Zoning Services
Rachel Beasley, Staff Liaison, Growth Management Division
Patty Kulick, Staff Liaison, Growth Management
Elaine Reed, Naples Historical Society

1. **Roll Call/Attendance:**
The meeting was called to order at 9:17 AM. by Vice-Chairman, Elizabeth Perdichizzi.
Roll call was taken and a quorum established.
2. **Addenda to the Agenda:**
Under 6 A- Reception of an additional candidate's application for the vacated seat left by Patty Huff's resignation was accepted on a motion by Eileen Arsenault with a second by Stuart Miller. Carried unanimously, 4-0.
3. **Approval of the Agenda**
Stuart Miller moved to approve the Agenda, including the Addenda item. Second by Eileen Arsenault. Carried unanimously, 4-0.
4. **Approval of Minutes: November 16, 2016 and February 15, 2017**
Eileen Arsenault moved to approve the minutes of February 15, 2015 as presented. Second by Stuart Miller. Carried unanimously, 4-0.
NOTE: The minutes of November 16, 2016 had been approved, but needed signing by Sharon Kenny
5. **Old Business:**
 - A. **City of Naples Inter-local Agreement Update**
Ray Bellows reported the City's Official involved with this issue, Robin Singer, had not been in contact with the County regarding their intentions. His office was still waiting to hear from them.
The City of Marco was waiting until they become more stable before addressing an inter-local agreement issue. They would probably follow the lead of the City of Naples.
Rachel Beasley left messages with Robin to contact her.
 - B. **Brown Family Update**
Rachel Beasley stated she and **Amanda Townsend** had reached out to Pam Brown; and, Pam had also met with Teresa Schober, the curator of Roberts Ranch. They now may be able to move forward with pursuing Historic Designation.
Ray Bellows noted the County would only be interested in the cemetery property if it was tied in with Roberts Ranch. If the County takes control under a tie-in with Roberts Ranch, they would need to maintain it. Otherwise, if the Brown family wants to pursue Historic Designation on their own, they would need to assume the requirements needed under that Designation. He stated Teresa has a strong knowledge of the property's history and of the Brown Family She will be able to guide them to a good decision.
Eugene Erjavec described parts of the, less than an acre, cemetery and what he noted there that should be preserved.
Ray Bellows explained the family had two options. Donate or sell the property to the County who will need to agree to maintain it; or, proceed with the Historic Designation process themselves. They would then need to maintain it on their own under Historic Preservation rules.

Vice-Chairman Elizabeth Perdichizzi proposed sending a letter of support from the HAPB for moving forward with obtaining Historic Designation of the Brown Family Cemetery.

Eileen Arsenault recommended sending a letter of support be sent to the County for acquiring and maintaining the Brown Family Cemetery in conjunction with Roberts Ranch; and, encourage proceeding with Historic Designation. Second by Eugene Erjavec. Carried unanimously, 4-0.

C. Rural Lands SRA

Rachel Beasley stated that Eugene Erjavec and others had expressed the fact that they would like to have a site visit; either singly or as part of a group, or a HAPB meeting, to comply with the Sunshine Laws. She stated Val Pike, who works for Collier Enterprises, had asked for more information as to a visit being part of the HAPB approval process or a citizen's request regarding a site visit. Rachel provided a contact number for Eugene Erjavec to contact Ms Pike.

Eugene Erjavec noted the HAPB had a six year old report to review and wanted to see what a 5,000 acre property with no shovel test looked like. He stated the several hardwood hammocks most often test positive, but, many were not tested according to the report. His concern was that the HAPB, in order to do "due diligence," should visit the site.

Ray Bellows suggested Eugene contact Val Pike for further information on a possible single or HAPB visit, reminding him of the Sunshine Laws.

6. New Business

A. New HAPB Member Selection, Elaine Reed application

Vice-Chairman Elizabeth Perdichizzi opened up the discussion of the two applications received. It was the consensus of the HAPB that the newly received applicant had less qualifications for the open position; and, that Elaine Reed's interest in HAPB had been shown by her attendance and offerings at many HAPB meetings

Eileen Arsenault moved to recommend approval of Elaine Reed for a position on the HAPB. Second by Eugene Erjavec. Carried unanimously, 4-0

B. Review of Naples Historical Society and the District Inventory List

Elaine Reed spoke about the Naples Historic District Initiative which will be presented to the Naples City Council at a workshop on April 17, 2017 at 8:30 am. She encouraged the HAPB to attend as an inter-local agreement with the County will be on the agenda.

She provided an updated list of the 1987 Inventory of Resources originally made when the Naples Historic District was created, and has been presented to the National Register. The current updated list is determined by age, significance and architectural integrity; qualifications determined by the Historical Registry, and contains all of the deemed Historic properties within the Historic District. She explained that each house was reviewed from the outside by professionals in their fields. Four approaches to preservation were assigned to each one to follow. Number 4 would be total replacement such as the Naples Pier. Sixty four homes are historical. There were also six vacant lots. The List went to the State Historical

Review Board and was now going through the National Review Board. The results and updates to the list were expected by May. In order to obtain State approval, a Certified Local governing body would be needed, which the County is; and another reason for an inter-local agreement to be in process.

Modification, restoration, remodeled or replaced, once approved, architectural plans would go to HAPB whose roll would be to render a decision by the design plans and guidelines. The City will provide reasonable guidance to keep historical changes as the property gets remodeled. Owners may still do what they want given the information on choices of one of the 4 options which pertains only to the outside - nothing on the inside.

Her question was, upon an inter-local agreement, if the City chose to do this, would HAPB recognize the list? If yes, use the design guidelines in trying to give owners the incentive for historic preservation.

Two examples cited were: Old flood elevations can be excused.

Raising the elevation would be exempt from the flood plain.

Also, no tax abatement if choosing to remodel using their own finances.

Eileen Arsenault moved that HAPB to recommend endorsement of the list contingent upon the National Register's approval of the list. Second by Eugene Erjavec. Brief discussion followed regarding reducing red tape, owners' options and replicating the Initiative in other communities in the County and State. Motion carried 4-0.

7. Review of Project and Activity Log

Mentioned was the status of Marco Inn and Marco Lodge with follow-up pending.

Rachel Beasley provided copies of the Executive Summary for Pepper Ranch Historical Designation with the comment that the exact legal title and completed legal description of what is being designated was still pending.

Ray Bellows explained that anything approved has to have a legal description.

The recommendation by the HAPB was for the Lodge *and its 1000 foot perimeter* around it to be designated. This would entail significant surveying to create the proper legal description of the surrounding 1,000 ft. It was proposed that only the Lodge itself be designated historic.

This would entail an additional presentation to the HAPB and a revised Executive Summary; as well as consulting with the County Attorney. The HAPB would need to amend their vote if they decide to exclude the 1,000 ft. perimeter.

Eugene Erjavec questioned what the concern was for not including the voted on perimeter?

It was agreed to read and review the issue and put it on the next month's Agenda.

8. Public Comments -

Elaine Reed asked when BCC will vote on her appointment and was told there would be two BCC meetings before the next HAPB meeting.

9. HAPB Comments

Eugene Erjavec reported the home builder at Indian Hill on Marco Island will most likely need to change the location of the house for the third time due to its location is over a 2,000 year old cemetery.

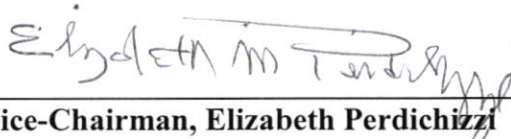
Elizabeth Perdichizzi commented on the Marco Island Museum's new Pioneer exhibit and the Olds family, some of whom she had the opportunity to meet. She also mentioned the wonderful Windows and Doors exhibit.

10. Adjournment

The next scheduled meeting will be held on Wednesday April 19, 2017

There being no further business for the good of the County, the meeting was adjourned the meeting was adjourned at 10:28 A.M.

**HISTORICAL/ARCHAEOLOGICAL
PRESERVATION BOARD**


Vice-Chairman, Elizabeth Perdichizzi

These minutes were approved by the Board/Committee on 6/21/2017 as presented _____ or as amended .