

June 21, 2017

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

Naples, Florida, June 21, 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, Conference Room #610, 2800 North Horseshoe Drive, Naples, Florida with the following members present:

CHAIRMAN: Sharon Kenny (Excused)
VICE CHAIRMAN: Elizabeth Perdichizzi
Craig Woodward
Elaine Reed
Stuart Miller
Eileen Arsenault (Excused)
Eugene Erjavec

ALSO PRESENT: Ray Bellows, Planning Manager, Zoning Services
Patty Kulak, Staff Liaison, GMD
Rachel Bailey, Staff Liaison, GMD
Fred Reischl, Sr. Planner

1. **Roll Call/Attendance:**

Vice Chairman Perdichizzi called the meeting to order at 9:15am, roll call was taken and a quorum was established.

2. **Approval of Agenda**

Mr. Woodward moved to approve the Agenda subject to addition of Item 5.D – Absenteeism. **Second by Ms. Reed. Carried unanimously 5 – 0.**

3. **Approval of Minutes: March 15, 2017 & May 17, 2017**

Ms. Woodward moved to approve the minutes of the March 15, 2017 meeting subject to the following changes:

- Page 4, Item #7, paragraph 3, line 1 – from “...Lodge...” to “...**Pepper Ranch** Lodge...”
- Page 3, Item #6.B, paragraph 1, line 11 from “...approaches to preservation were assigned to each one follows” to “...approaches to preservation **serve as recommended guidelines.**”
- Page 3, Item C., line 8 – from “...property with no shovel test...” to “...property with no **positive** shovel test...”

Second by Mr. Erjavec. Carried unanimously 5 – 0.

Ms. Woodward moved to approve the minutes of the May 17, 2017 meeting subject to the following changes:

- Page 2, Item 4.A, line 10 – from “...sight...” to “...**site**...”
- Page 5, Item 8, line 5 – from “...as the HAPB it is part...” to “...as the HAPB **is part**...”

Second by Mr. Erjavec. Carried unanimously 5 – 0.

4. **Old Business**

A. **Pepper Ranch**

Mr. Bellows reported the item is to be heard by the Board of County Commissioner’s in September.

B. **Naples Historical Society**

Ms. Reed disseminated the handout “*Naples Historic District Initiative Design Review Guidelines*” for information purposes. The following was noted during discussions:

- The document was developed as guidelines for historic preservation activities.
- The City of Marco Island and Everglade City may use the document as guidelines as necessary.
- The “*10 Standards of the Secretary of the Interior*” allows for flexibility as the jurisdiction may choose to utilize any or all the standards identified on page 2.
- The Society continues to work with the City of Naples on the issue and the concept of an inter-local agreement between the City of Naples and the HAPB to administer any guidelines is no longer under consideration.

5. **New Business**

A. **Roberts Ranch COA, Notice of Decision**

Mr. Bellows reported the Board’s approval of the capital projects at Roberts Ranch requires a “*Notice of Decision*” to be issued by the County. In the future Staff recommended the notice be issued absent of the item returning to the HAPB, given an action was previously taken by the Board.

The Board noted in the future, if an action is taken, Staff shall fulfill the necessary requirements to issue a Notice of Decision.

Mr. Woodward moved for Staff to issue the Notice of Decision for the Roberts Ranch project as previously approved by the HAPB. Second by Ms. Reed. Carried unanimously 5 – 0.

B. Hand Out of All Future Meeting Dates

Ms. Kulak provided the “Historical Architectural Preservation Board – Perspective Meeting Dates June 2017-June 2018” for information purposes so Members may plan accordingly.

Discussion occurred on if a meeting in July and August is necessary given the BCC does not meet the last half of July and all of August reconvening in September. The Board noted it may be beneficial to hold the July meeting date open, however if no business warrants a meeting, it be cancelled, and not meet in August.

Mr. Woodward moved to cancel the HAPB August meeting. Second by Ms. Reed. Carried unanimously 5 – 0.

C. Pavilion Lake PDI, Convert Preserve to Parking in Area of Probability

Mr. Bellows reported:

- Pavilion Lake is proposing a parking lot expansion into the preserve area adjacent to commercial uses.
- The area of the preserve is identified as an “Area of Probability” on the County maps.
- The item is being heard as an Insubstantial Site Plan Change which requires a public notice and hearing before the Hearing Examiner.
- Staff is not in favor of reducing the preserve area, however if approved recommends a Cultural Assessment be required on the project given its location in the “Area of Probability.”
- They sought direction if the HAPB wishes to provide a recommendation on the application.

Mr. Reischl noted the area is identified on the Florida Master Site File as “shell scatter” and Staff is awaiting feedback from the applicant. They will provide updates as they become available.

Mr. Woodward moved for any changes to the preserve area in the Planned Unit Development be subject to the applicant providing a Cultural Assessment and for the Hearing Examiner being notified on the HAPB’s recommendation. Second by Ms. Reed. Carried unanimously 5 – 0.

D. Absenteeism

The Board expressed concern on the status of Members who do not attend meetings on a regular basis.

Ms. Kulak noted:

- The County’s attendance policy states if an Advisory Board Member has two consecutive unexcused absences from a meeting, the Executive Manager to the Board be notified.

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- Unexcused absences are normally declared by the Chairman of the Committee and it is unclear how the item is handled if the Chairman has not been present and the individual who is potentially triggering the notification.
- She is in possession of emails regarding the previous absences by the Chairman and will be forwarding the information Executive Manager for a determination on how to proceed on the issue.

The Board requested Staff to review the guidelines for "Certified Local Government" to ensure the Board complies with all requirements set forth.

6. Review of Project and Activity Log

Staff provided the "Collier County Historical and Architectural Preservation Board Project and Activity Tracking Log (Rev. 9-23-15)" for information purposes.

Mr. Woodward reported the owners of the Old Marco Inn have expressed a renewed interest in preservation of the site and he will provide an update on the status of the project at the next meeting.

Area of Probability Map

Mr. Bellows reported the map was last revised approximately 10 years ago and an effort is underway to update it. There are funds in the budget however no consultant has been selected to undertake the project.

The Board noted for a prudent use of funds, and in order to expedite the process, it would be beneficial to prioritize the areas for review and phase the work if necessary

7. Public Comment

None

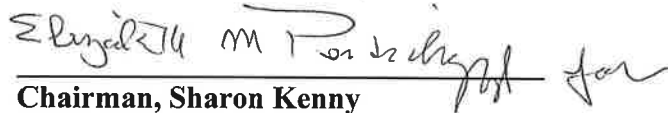
7. HAPB Comments

Ms. Reed reported she will be consulting with Mr. Bellows and Mr. Erjavec on an item not foreseeable to be acted upon by the HAPB.

Mr. Erjavec reported the Indian Hill Site on Marco Island is still under review.

There being no further business for the good of the County, the meeting was adjourned at 10:15 A.M.

HISTORICAL/ARCHAEOLOGICAL PRESERVATION BOARD


Chairman, Sharon Kenny

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