



**COLLIER COUNTY
APPLICATION FOR HISTORIC DESIGNATION**

(This is a petition to designate a Site, District, Structure, Building, or Property as historically significant Pursuant to Section 2.03.07.E of the Collier County Land Development Code)

PETITION NO. _____ DATE PETITION RECEIVED: _____

PRINCIPAL PLANNER: _____

(ABOVE TO BE FILLED IN BY STAFF)

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OWNER'S NAME: Collier County Government

OWNER'S ADDRESS: 15000 Livingston Road, Naples, FL 34109

TELEPHONE: 239-252-2961

PETITIONERS NAME: (if different from owner) Conservation Collier Program /Alexandra Sulecki

PETITIONERS' ADDRESS: North Collier Regional Park, 15000 Livingston Road, Naples, FL 34109

TELEPHONE 239-252-2961

LEGAL DESCRIPTION OF SUBJECT PROPERTY: LOT(S) n/a BLOCK(S) n/a

UNIT n/a SECTION 35 TWP. 46 RANGE 28

(If legal description is lengthy, i.e. metes & bounds description, attach additional page)
Property Appraiser Detail Report attached.

CURRENT ZONING OF SUBJECT PROPERTY: A-MHO Base Map zoning sheet attached

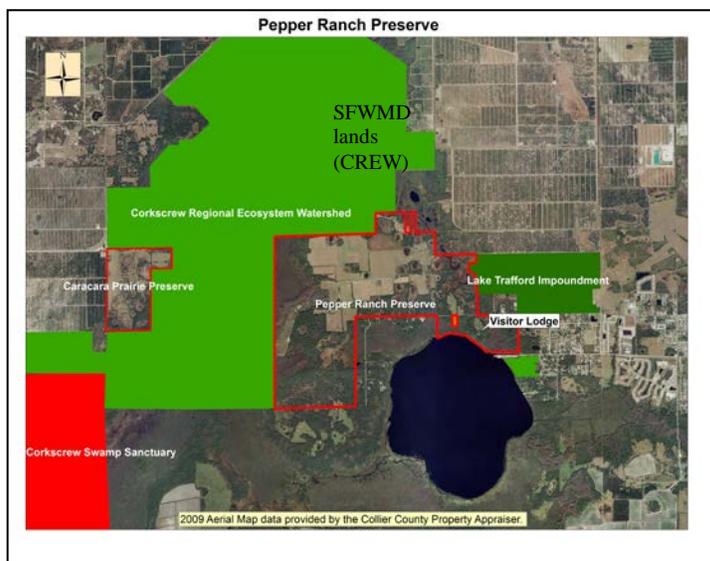
EXISTING LAND USE OF SUBJECT PROPERTY: **Please provide a brief description of the existing and historical land use and structures on the subject site and reference the attached designation criteria where applicable. (Attach additional page if necessary)**

The existing land use of Pepper Ranch Preserve is environmental, historic and cultural/archeological preservation with limited public uses. There is an active cattle lease. Oil production is ongoing by separate oil, gas and mineral rights holders (not the County). The historical land uses, starting in the 1920s, include farming, cattle ranching, oil production (starting in the 1980's) and cabbage palm harvesting. The Visitor Center, which is the structure

for which an historic designation is requested, was built in 1960 and used by the Pepper Family as a hunting lodge and sometime residence. It is characteristic of a ranch home of the period, with wood frame construction and interior of cypress and pine. The Pepper Family came to Immokalee from Miami, where Frank Pepper, the patriarch, worked for Henry Flagler on the Florida East coast Railway. In addition to agricultural pursuits, Pepper Ranch was known as a local fishing camp, which existed when Frank Pepper acquired the ranch in 1926. His brother James Pepper (and wife Jesse) came to the ranch as well and worked the fishing camp until the 1950s. James was also a Baptist Minister and founded the 1st Baptist Church in Immokalee. Staff has an archeological survey performed on the Visitor Center grounds in February 2013 and the report advises that “the site is a prehistoric black earth midden dating to as early as ca. AD 1000. The report also mentions the fish/hunting camp dating to the early 20th century. During excavations, faunal bone and a Late Archaic stemmed chert projectile point were found. The overall site is potentially eligible for listing in the National Register of Historic Places.”

ADJACENT ZONING AND LAND USE: (Provide brief descriptions of the surrounding land use and zoning designations.)

The Pepper Ranch Preserve is bordered on its west and northwest boundaries by the Corkscrew Regional Ecosystem Watershed (CREW) project lands, which are mostly zoned A-MHO (Agricultural with a Mobile Home Overlay) and are also part of the Rural Lands Stewardship Area Overlay (RLSAO). These are lands purchased by the South Florida Water Management District (SFWMD) under the Save our Rivers program. Adjacent to the west are CREW project lands known as the CREW Marsh; to the north are SFWMD lands, agricultural lands and orange groves (zoned A-MHO); to the east are SFWMD lands, with a small portion zoned MPUD and most zoned A-MHO, and residential lands (town of Immokalee) zoned for commercial and residential uses. To the south are Lake Trafford, lands zoned for preservation as Stewardship Sending area SSA-13, estate-sized residential properties (Trafford Oaks Road) with a-MHO zoning, and agricultural and undeveloped lands owned by Baron Collier Investments, Ltd., which are primarily zoned A-MHO.



Approximately 25,000 acres of conservation land in the CREW Project owned by the South Florida Water Management District (SFWMD) are located west, north and east of the Pepper Ranch Preserve.

Eight sections of land, primarily zoned for agriculture, owned by Turner Grove Citrus LTD Partnership located to the northeast of the ranch, and extending into Lee County, currently have citrus groves on them.

DESIGNATION CRITERIA:

The Designation of Historical/Archaeological Sites, Structures, Districts, Buildings and Properties as "Historically Significant" is authorized by Section 2.03.07.E of the Collier County Land Development Code (LDC). The recommendation of the Historical and Archaeological Preservation Board and the decision of the Board of County Commissioners will be based on the below listed criteria. Provided a detailed response, including any documentation or other resources, to each of the criteria, which is applicable to this petition. For consideration by the Board of County Commissioners, the petition need only meet one of the required criteria. However, a detailed response should be provided to any of the criteria, which appear relevant.

1. Association with distinctive elements of the cultural, social, ethnic, political, economic, scientific, religious, prehistoric and architectural history that have contributed to the pattern of history in the community, Collier County, the State of Florida or the nation; or

This property and the Pepper Ranch Visitor Center structure are associated with early 20th century farming and ranching in Immokalee, Florida. The family that built the Visitor Center structure (Pepper Family) was part of the distinctive social and cultural history of the town of Immokalee. The site it is built on was also used by prehistoric cultures as a fish camp along the shores of Lake Trafford.

2. Association with the lives of persons significant in history; or

Frank Pepper is associated with the historical figure Henry Morrison Flagler (1830-1913), an American industrialist and founder of Standard Oil. He was also a key figure in the development of the Atlantic Coast of Florida and founder of what became the Florida East Coast Railway. Mr. Pepper began working for Henry Flagler as a surveyor with the Florida East Coast Extension Railroad (to Key West) and was a real estate agent working for Henry Flagler before opening his own real estate office in 1920. Frank Pepper was also one of the founders and owners of the Royal Palm Club and the Gulfstream Racetrack, both in Miami.

3. Embodiment of the distinctive characteristics of a type, period, method or materials of construction, or that possess high artistic values, quality of design and craftsmanship, or that represent an individual architect or builder's prominence or contribution to the development of the County, the State of Florida, or the nation; or

The interior of the house is lined with tongue and groove cypress and pine, representative of early cracker houses.

4. Location of historic or prehistoric activities such as habitation, religious, ceremonial, burial, fortification, etc. during a particular period of time, and may maintain a sufficient degree of environmental integrity to reflect a significant aspect of the relationship of the site's original occupants to the environment; or

This site is believed to be a camp site for early Native Americans.

5. An historic or prehistoric site which has been severely disturbed but which may still allow useful and representative data to be recovered; or

See attached Archeological Report.

- 6. Have yielded or are likely to yield information on local history or prehistory; or
See attached archeological report.
- 7. Derive it's primary significance from architectural or artistic distinction of historical importance; or
n/a
- 8. Is the birthplace or grave of an historical figure or is a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events; or
n/a
- 9. A building or structure removed from its original location which is significant for architectural value, or is the sole surviving structure most importantly associated with an historic period, person or event; or
n/a
- 10. A property primarily commemorative in intent where design, age, tradition or symbolic value has invested it with its own historical significance; or
n/a
- 11. Area contains known archaeological sites that have not been assessed for significance but are likely to conform to the criteria for significance or areas where there is a high likelihood that unrecorded sites of potential significance are present based on prehistoric settlement patterns and existing topographic features; or
This area is likely to contain additional archeological sites. A full archeological survey of Pepper Ranch Preserve is planned as funding allows.
- 12. Are listed in the National Register or Historic Places.

OWNER'S SIGNATURE

DATE

PETITIONER'S SIGNATURE
(If different from owner)

DATE