

Vanderbilt Beach M.S.T.U.

Advisory Committee
8300 Radio Road
Naples, FL 34104

JANUARY 8, 2026, 2:00 PM

**Committee Members and Project Manager will meet at
Cocohatchee River Marina-13535 Vanderbilt Drive, Naples, FL 34110
All others are encouraged to attend via Zoom video conference**

AGENDA

1. Call to order
2. Attendance

Advisory Committee

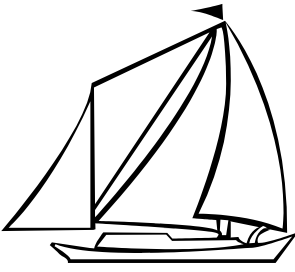
Bruce Forman - Chairman	(11/13/2027)
Bill Sjostrom - Vice Chairman	(11/13/2028)
Gabriella R. Miyamoto	(11/13/2027)
William Harris	(11/13/2028)
Ryan Schwartz	(11/13/2029)
Aaron Gross, Ground Zero Landscaping	
Judy Sizensky– Project Manager	
Rosio Garcia – Operations Coordinator	
Wendy Warren- Transcriptionist	

3. Approval of the agenda
4. Approval of the Minutes – December 11, 2025
5. Landscape Maintenance Report - Aaron Gross, Ground Zero Landscaping Services
6. Project Manager Report – Judy Sizensky
 - a. Current Budget FY26 – January 2026
 - b. The RFQ for the greenway bike path is in and the lowest bidder is Quality Enterprises (QE). The bid amount is \$815,066 (\$200K less than the engineer’s estimate) with \$30,000 for owner’s allowance if needed. It is on January 13, 2026, BCC meeting agenda.
 - c. Gulf Shore Drive (north section beginning 10701 Gulf Shore Drive) Davidson Engineering will prepare the plans and construction documents. The PO for engineering has been issued. The RFQ will go out once plans are completed and the RFQ bids will be presented at the following meeting.
 - d. Gulf Shore Drive – (Southeast section @ Buzz’s Lighthouse) RWA.
 - e. Traffic signal relocation Vanderbilt Beach Rd & Vanderbilt Drive-. DRMP, Inc, (PO 4500237965) which we used on Crosswalks project, is 90% completed with plans.
 - f. SCS has received PO 4500241994 for power washing. They have completed the power-washing and painting of the Halas bridge (it looks great!). They are currently working on the Bluebill bridge.
 - g. Wiggins Pass median reconfiguration-Jacobs Engineering is now on board for the plans. They have submitted the proposal for \$54,920. A work order/purchase order is in progress.
 - h. Mulch has been installed.
7. Old Business
8. New Business
 - a. The contractor stated an engineer will not be required for the 700’ fence extension at Connor Park. An RFQ will be sent out shortly.
9. Public Comment
10. Adjourn

NEXT MEETING DATE

FEBRUARY 5TH, 2026 AT 2:00 P.M.

COCOHATCHEE RIVER MARINA, 13535 VANDERBILT DR, NAPLES, FL 34110



Vanderbilt Beach M.S.T.U

Advisory Committee

8300 Radio Road
Naples, FL 34104

DECEMBER 11, 2025

I. CALL TO ORDER

Chair Forman called the meeting to order at 11:00 A.M. Roll call was taken, and a quorum of four was established.

II. ATTENDANCE

Advisory Committee:

Bruce Forman – Chair
William Sjostrom – Vice Chair
Gabiella R. Miyamoto
William Arell Harris
Open Seat

Staff:

Judy Sizensky - Project Manager
Rosio Garcia – Operations Analyst (Virtual)
Keyla Castro - Operations Support Analyst II

Contractors:

Aaron Gross – Ground Zero Landscaping
Wendy Warren – Transcriptionist

Guests:

Ryan Schwartz – Resident (Virtual)
Jack Keller - Resident
Herb Ertmier – Resident

Ms. Sizensky introduced Ryan Schwartz whose membership to the Advisory Committee is pending approval by the Board of County Commissioners. Mr. Swartz shared his credentials with the members and noted that he is looking forward to contributing to the MSTU's endeavors.

III. APPROVAL OF THE AGENDA

Vice Chair Sjostrom moved to approve the Agenda of the Vanderbilt Beach MSTU Advisory Committee as presented. Second by Ms. Miyamoto. Carried unanimously 4 - 0.

IV. APPROVAL OF THE MINUTES – November 6, 2025

Ms. Miyamoto moved to approve the minutes of the November 6, 2025, minutes of the Vanderbilt Beach MSTU Advisory Committee meetings as presented. Second by Mr. Harris. Carried unanimously 4 - 0.

V. LANDSCAPE MAINTENANCE REPORT

Mr. Gross reported:

- Damaged plant material was removed from the swale area.

- Flowers in Conner Park were fertilized, Clerodendrum on top of the berm was pruned, Bulbine in the bench area was removed and planting beds were cleaned.
- Green Island Ficus and Clusia were planted along the mid-point wall areas on Vanderbilt Drive.
- Planting the area on the corner of Willet Avenue and Vanderbilt Drive with green Arboricola or Cocoa Plum shrubs will be considered.
- Suggest planting Clusia to camouflage the Florida Light & Power utility box.

Landscaping Proposal

Ms. Sizensky presented Ground Zero's Estimate No. E741, in the amount of \$6,796.70, to purchase plants for installation on the west side of Vanderbilt Drive in the vicinity of Willet, Tradewind and Conners Avenues, remove a hedge at Willet Avenue, and the Ixora at Palm Court, and replant.

Discussion ensued and the Committee agreed to increase the amount of the proposal by \$1,000.00 to fund installation of twelve Clusia plants to camouflage the FPL utility enclosure.

Chair Forman motioned to approve Ground Zero Landscaping Services, Inc's. Estimate No. E741, dated December 5, 2025, for \$6,796.70, for plantings on Vanderbilt Drive. An additional \$1,000.00 is approved to fund planting of additional items, bringing the total amount authorized not to exceed \$7,796.70. Second by Vice Chair Sjostrom. Carried unanimously 4 - 0.

VI. PROJECT MANAGER REPORT – Judy Sizensky

Ms. Sizensky reported:

A. Budget FY-26 – December 2025

Vanderbilt Beach MSTU Fund 1617 Budget for December 11, 2025, prepared December 8, 2025.

Purchase Orders

1. Collier County Utilities – Water and Sewer.
2. Capital Contractors – Fence installation.
3. Davidson Engineering – Plans and construction documents for Gulf Shore Drive sidewalk.
4. DRMP – Engineering service for traffic signal relocation.
5. Florida Service Painting, dba SCS - Bluebill Avenue and Halas Bridges maintenance.
5. FPL – Electricity.
6. Ground Zero Landscaping Service –
 - o Incidentals include landscape refurbishment and miscellaneous.
 - o Ground Maintenance and Non-Bid Items include Conner Park and irrigation repairs.
7. Premier Staffing Source – Transcription services.
8. RWA Engineering – Design services for the Greenway multi-use path project, Phase I and II.
9. SiteOne Landscape Supply – Irrigation parts & pumps.

Budget Summary

1. Line 1, Ad Valorem Tax Millage: Millage assessed totals \$1,906,700, an increase of \$120,400 over 2024.
2. Lines 5, Interest: Investment interest of \$28,000 has been credited.
3. Line 11, Carry Forward – Unexpended prior year funds total \$7,379,400.
4. Line 15, Total Revenue - \$9,384,616, including interest, carry forward amounts, and contributions, minus a 5% (\$96,700) reserve for estimated uncollected revenue.

5. Line 38, Operating Expense - Of the \$8,115,416 budgeted, \$522,045 is committed to existing Purchase Orders and \$25,493 is expended leaving a budget remainder of \$7,567,877 available within budget for additional operating expenses as needed.
6. Line 40, Capital Outlay - \$1,000,000 is budgeted for the current fiscal year long term projects, consistent with the MSTU ordinance and upon a motion from the Advisory Committee.
7. Line 42, Transfer to Fund 111 - Of the \$106,400 budgeted \$0 has been transferred (PTNE Staff and Support).
8. Line 45, Transfer Construction – Of the \$52,500 budgeted, \$20,127 has been transferred, leaving a balance of \$32,372 available for transfer (Property Appraiser and Tax Collector).
9. Line 47, Capital Reserves - Of the \$110,300 budgeted for anticipated Maintenance and Capital projects in future fiscal years as identified in the Asset Management Plan, \$0 has been spent and a balance of \$110,300 remains.
10. Line 48, Total Budget – Of the \$9,384,616 budgeted, tabulated commitments to existing purchase orders total \$522,045 and expenditures total \$45,621., leaving a remainder of \$8,816,950 for FY-26 MSTU expenditures.

General

1. The Fiscal Year 2026 budget is effective October 1, 2025.
2. Unspent Fiscal Year 2025 funds were carried forward to 2026.
3. The Ad Valorem property tax value increased 6.6% for fiscal year 2025 over 2024 generating additional revenue of \$120,400.
4. The MSTU Tax Rate for 2026 is 0.5000 mills.
5. Tax millage collected and interest, to maintain and improve MSTU assets, can only be utilized by the MSTU and within the district boundary.

Ms. Sizensky noted:

- The Purchase Order dollar commitment for Preferred Materials was removed.
- The financial estimate for five pending projects totals \$8,506,000.00 million.

Fiscal Year 2026

1. The Greenway Multi-Use Bike Path
2. Gulf Shore Drive North Sidewalk
3. Delnor-Wiggins Park Entrance
4. Conner Park Fence Extension

Fiscal Year 2027

5. Gulf Shore Drive Southeast Sidewalk

B. Greenway Multi-Use Bike Path – Vanderbilt Drive – Gulf Shore Drive

Ms. Sizensky reported:

- RWA Engineering designed plans for the Vanderbilt Drive sidewalk improvements, Phases I and II, from The Dunes of Naples north to the Marina Bay Club of Naples.
- BID TAB 25-0813, Vanderbilt Drive Sidewalk Replacement, was redistributed to *Asphalt Maintenance and Related Services* firms on contract with the County.
- Quality Enterprises (QE) was the lowest qualified bidder. The bid amount is \$815,066 with a \$30,000 owner’s allowance if needed.
- The recommendation for the contract award will be submitted to the Board of County Commissioners (BCC) for their consideration on January 13, 2026.
- RWA will obtain the required County permit.

- Environmental Protection Agency (EPA) permits were issued for the original bridge construction and pathway; EPA will receive a copy and review the new permit.
- The Road Maintenance Division will be responsible for maintaining the walkway following completion of construction.
- Phases I and II of the Greenway multi use sidewalk improvement project on Vanderbilt Drive north will be undertaken simultaneously.
- Construction will be scheduled based on contractor's availability, ideally in April 2026.

C. Gulf Shore Drive Sidewalks North

Ms. Sizensky reported:

- Davidson Engineering design plans and construction documents for a concrete sidewalk installation on the west side of Gulf Shore Drive from 10701 to 10451, including reconfiguration of the swale, are 90% complete.
- Existing pavers in areas such as driveways will remain intact.
- A Request for Quote (RFQ) will be distributed on completion of the plans.
- The bids will be presented to the Committee for consideration.

The Greenway Multi-Use Bike Path and the Gulf Shore Drive sidewalk projects will be undertaken within the same period.

D. Gulf Shore Drive Sidewalks Southeast

Ms. Sizensky reported:

- RWA Engineering, Inc. submitted a proposal dated November 5, 2025, in the amount of \$216,156.00 for survey and mapping services for the "Gulf Shore Pathway Feasibility Study."
- The project begins at the intersection of Vanderbilt Beach Road and Gulfshore Boulevard and ends two hundred feet north of the existing mid-point crosswalk for LaPlaya Beach Resort.
- The concept is to evaluate using the east side of the road's right of way for a continuous pathway and west side to improve the drainage system.
- An elevated boardwalk-style pedestrian walkway on the southeast side of Gulf Shore Drive from Buzz's Lighthouse Restaurant north to Le Playa Beach & Golf Resort will be considered.

E. Traffic Signal Box

Ms. Sizensky reported:

- The Committee approved the relocation of the County's Traffic Signal Box on the northwest corner of Vanderbilt Drive to the Right of Way (ROW) on the south side of Vanderbilt Beach Road.
- A Work Order in the amount of \$44,563 was issued to DRMP, Inc. to prepare plans for the project and the design is 90% complete.
- The Traffic Operations Division is responsible for reviewing the plans.
- The plans will be submitted to Southern Signal for a quote to remove the signal box and relocate it to the south side of Vanderbilt Beach Road by the entrance to the parking garage.
- The MSTU will be invoiced for the project cost.
- Relocation of the box will improve the appearance of the landscaped areas at The Regatta Vanderbilt Beach.

F. Bridge Refurbishment

Ms. Sizensky reported:

Bluebill Avenue Bridge and Frank Halas Bridge

- Service Contract Solutions (SCS) completed power washing and painting the Frank Halas bridge.
- Pressure washing and painting of the Bluebill Avenue Bridge is in progress. Maintenance will be done to the underside of the bridge and graffiti removed.

A request for quote (RFQ) to pressure wash and refurbish the bridge adjacent to the Halas Bridge will be presented at the January 2026 meeting.

G. Wiggins Pass Median Reconfiguration

Ms. Sizensky reported:

- Jacobs Engineering Group, Inc. submitted a proposal in the amount of \$54,920.00 to prepare plans for reconfiguring the turn-around section at the entrance to Delnor-Wiggins Pass State Park.
- A work order for the project is in progress. The plans will be presented to the Committee and upon approval, Requests for Quotes will be issued.
- MSTU participation in cost sharing of the project will be at the discretion of the Committee.
- A Memorandum of Understanding (MOU) for the Program will be developed for the participating parties.
- In coordination with the designer, Ground Zero Landscaping will landscape the turnaround on completion of construction.

H. Mulch

Ground Zero Landscaping installed County brown mulch in Conner Park and The Regatta of Naples.

I. Committee Member Application

Ms. Sizensky reported the Ryan Schwartz's application was on the Board of County Commissioners Consent Agenda for December 9, 2025.

Mr. Schwartz will receive a letter from the Board about their decision.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

A. Conner Park Fence Extension South Side

Ms. Sizensky reported:

- A quote to survey the area and extend the fence on the south side of Conner Park, approximately seven-hundred feet to the water, will be requested from a County contractor.
- The contractor stated an engineer will not be required for the project.
- Ground Zero Landscaping will plant the area.
- The fence and landscaping project will be undertaken simultaneously.

B. Sidewalk Lighting

Ms. Sizensky noted the feasibility of sidewalk lighting on Gulf Shore Drive and Vanderbilt Drive will be researched.

Future Improvements for Committee Consideration

- Solar light installation bordering the crosswalk area at the entrance to The Dunes of Naples.
- Opportunities to improve drainage and beautify Vanderbilt Drive around the Anchorage, The Dunes of Naples, and Marina Bay Club of Naples.
- Solar spotlights to enhance landscaping on Vanderbilt Drive. Property owners will be consulted if the light installation borders their residence.

IX. PUBLIC COMMENTS

Ms. Sizensky noted:

- Plans for concrete sidewalk construction on Gulfshore Drive East will be presented to the Committee at a future meeting.
- Flooding and drainage are an issue in certain areas of the MSTU which is the responsibility of the Road, Bridge and Stormwater Maintenance division. Commissioner Hall may be contacted to attend a meeting and to relay concerns and request solutions.

X. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by the Chair at 11:47 A.M.

VANDERBILT BEACH M.S.T.U. ADVISORY COMMITTEE

Bruce Forman, Chair

The minutes approved by the Board/Committee on _____, 2026 “as submitted” [___] or “as amended” [___].

NEXT MEETING

JANUARY 8, 2026 - 2:00 P.M.
Cocohatchee River Marina
13535 Vanderbilt Drive
Naples, Florida

	Vendor	Item	PO#	Budget	Commitments	Expenditures	Total
1		CUR AD VALOREM TAX		\$ (1,906,700.00)	\$ -	\$ (1,502,199.49)	\$ (404,500.51)
2		DEL AD VALOREM		\$ -	\$ -	\$ -	\$ -
3		STATE REVENUE					\$ -
4		OVERNIGHT INTEREST		\$ -	\$ -	\$ (17,806.04)	\$ 17,806.04
5		INVESTMENT INTEREST		\$ (28,000.00)	\$ -	\$ (32,059.22)	\$ 4,059.22
6		INTEREST TAX COLL.		\$ -	\$ -	\$ -	\$ -
7		REVENUE STRUCTURE		\$ (1,934,700.00)	\$ -	\$ (1,552,064.75)	\$ (382,635.25)
8		TRANSFERS FROM PROP APP		\$ -	\$ -	\$ -	\$ -
9		TRANSFERS FROM TAX COLL		\$ -	\$ -	\$ -	\$ -
10		REIMBURSEMENT - INTERDEPT.		\$ -	\$ -	\$ -	\$ -
11		CARRY FORWARD GENERAL		\$ (7,379,400.00)	\$ -	\$ -	\$ (7,379,400.00)
12		CARRY FOR OF ENCUMB AMT		\$ (167,216.40)	\$ -	\$ -	\$ (167,216.40)
13		NEG 5% EST REV		\$ 96,700.00	\$ -	\$ -	\$ 96,700.00
14		TRANSFERS & CONTRIB		\$ (7,449,916.40)	\$ -	\$ -	\$ (7,449,916.40)
15		TOTAL REVENUE		\$ (9,384,616.40)	\$ -	\$ (1,552,064.75)	\$ (7,832,551.65)
16		ENG FEES		\$ 83,042.50	\$ 79,973.74	\$ 3,040.76	\$ 28.00
17		SURVEYING FEES		\$ 100,000.00	\$ -	\$ -	\$ 100,000.00
18	Collier County	Indirect Cost	Direct Pay	\$ 9,700.00	\$ 4,850.00	\$ 4,850.00	\$ -
19	Collier County	Stop Signs & Hardware	Direct Pay	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
20		LANDSCAPE INCIDENTALS		\$ 100,000.00	\$ 111,045.00	\$ 455.00	\$ (11,500.00)
	RWA Engineering	Sidewalk Improvements - Phase I	4500231986	\$ 58,363.00	\$ 25,825.50	\$ -	\$ -
	Preferred Materials	Brick paver crosswalk	4500232149	\$ 437,124.80	\$ -	\$ -	\$ -
	Ground Zero	Landscape Maintenance	4500242711	\$ -	\$ 73,826.79	\$ 18,673.21	\$ -
	RWA Engineering	Sidewalk Improvements - Phase II	4500236702	\$ 33,632.00	\$ 9,112.00	\$ -	\$ -
21		OTHER CONTRACTUAL		\$ 7,696,173.90	\$ 108,764.29	\$ 18,673.21	\$ 7,568,736.40
22	Florida Service Painting	Bluebill & Halas Bridges	4500241994	\$ -	\$ 147,051.12	\$ -	\$ (147,051.12)
23		POST FREIGHT UPS		\$ 100.00	\$ -	\$ -	\$ 100.00
24	FPL	Electricity		\$ 700.00	\$ 471.96	\$ 78.04	\$ 150.00
25	Collier County Utility	Water & Sewer		\$ 100,000.00	\$ 53,118.04	\$ 6,881.96	\$ 40,000.00
26		RENT BUILDINGS		\$ -	\$ -	\$ -	\$ -
27	Collier County	Insurance General	Direct	\$ 1,300.00	\$ 1,300.00	\$ -	\$ -
28	Site One	Irrigation Parts		\$ 10,000.00	\$ 3,000.00	\$ -	\$ 7,000.00
29		MULCH		\$ 5,000.00	\$ 81.90	\$ 1,253.70	\$ 3,664.40
30		LICENCES AND PERMITS		\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
31		CLERKS RECORDING FEES		\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
32		LEGAL ADVERTISEMENT		\$ -	\$ -	\$ -	\$ -
	Premier Staffing	Transcriptionist Serv.		\$ -	\$ 2,306.95	\$ 193.05	\$ -
33		OTHER MISCELLANEOUS		\$ 2,500.00	\$ 2,306.95	\$ 193.05	\$ 0.00
34		OFFICE SUPPLIES		\$ 200.00	\$ -	\$ -	\$ 200.00
35	JM Todd	Monthly CPC (shared) (monthly lease)	4500241387	\$ 200.00	\$ 133.59	\$ 16.41	\$ 50.00
36		FERT HERB CHEM		\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
37		OTHER OPER SUPPLIES		\$ 500.00	\$ -	\$ -	\$ 500.00
38		OPERATING EXPENSE		\$ 8,115,416.40	\$ 512,096.59	\$ 35,442.13	\$ 7,567,877.68
39		IMPROVEMENTS GENERAL		\$ 1,000,000.00	\$ -	\$ -	\$ 1,000,000.00
40		CAPITAL OUTLAY		\$ 1,000,000.00	\$ -	\$ -	\$ 1,000,000.00
41		TRANS TO 1011 UNINCOR		\$ 106,400.00	\$ -	\$ -	\$ 106,400.00
42		TRANSFERS		\$ 106,400.00	\$ -	\$ -	\$ 106,400.00
43		Budget Trans Appraiser		\$ 15,000.00	\$ -	\$ 7,039.52	\$ 7,960.48
44		Budget Trans Tax Collector		\$ 37,500.00	\$ -	\$ 30,276.49	\$ 7,223.51
45		TRANSFERS CONST		\$ 52,500.00	\$ -	\$ 37,316.01	\$ 15,183.99
46		RESV For Capital Out		\$ 110,300.00	\$ -	\$ -	\$ 110,300.00
47		RESERVES		\$ 110,300.00	\$ -	\$ -	\$ 110,300.00
48		TOTAL BUDGET		\$ 9,384,616.40	\$ 512,096.59	\$ 72,758.14	\$ 8,799,761.67

UPCOMING PROJECTS-FY26 ESTIMATED COSTS

VBD Greenway Path	\$ 700,000.00
Davidson Eng-Gulf Shore Sidewalk-N	\$ 50,000.00
Sidewalk Construction	\$ 200,000.00
Delnor Wiggins Entrance-Design	\$ 50,000.00
Delnor Wiggins Entrance-Construction	\$ 250,000.00
Connor Park Fence Ext.-Design	\$ 50,000.00

Connor Park Fence Ext.-Construction	\$ 840,000.00	62'=\$70K 700'=\$840K
Gulf Shore Drive-East- Survey-Study	\$ 216,000.00	

UPCOMING PROJECTS-FY27 ESTIMATED COSTS

Gulf Shore Drive-East-Design	\$ 150,000.00
Gulf Shore Drive-East-Construction	\$ 6,000,000.00
ESTIMATE TOTAL	\$ 8,506,000.00

Complete estimate by me!

Total Available Balance	\$ 8,799,761.67
Plus Committed And Not Spent	\$ 512,096.59

Estimated Cash \$ 9,311,858.26

**Estimated Cash Less
 Uncollected Ad Valorem Taxes \$ 8,907,357.75**



Quotation

12/5/2025

To: Collier County
 Attn: Judith Sizensky
 Project: Little Horse Pass Bridge

<u>Top of Bridge Area. Pressure wash Inside and outside of roadside concrete rail barriers, sidewalks, & barrier side facing sidewalk. Application of 2 coats of paint on barriers to a uniform original light color.</u>	<u>*Sq Ft</u>	<u>Unit Price</u>	<u>Total Price</u>
Painting Services	9860	\$ 1.56	\$ 15,381.60
Pressure Washing	23630	\$ 0.56	\$ 13,232.80
		Total	\$ 28,614.40

NOTE: NO MOT is included in this quote. We'll utilize cones along the roadway during while working on the roadside barriers.

SCOPE OF WORK:

- a. Set-up and remove necessary equipment daily.
- b. Clean all surfaces to remove all surface containments for barrier wall painting and as much staining as possible on sidewalks.
- c. Apply two full coats of PPG PermaCrete on vertical concrete barriers.

A handwritten signature in blue ink, appearing to read 'Brad R. Ervans', with a long horizontal line extending to the right.

Brad R. Ervans
 Division Manager
 SERVICE CONTRACTING SOLUTIONS
 12140 Metro Parkway Suite K
 Fort Myers, FL 33966
 Phone: (239) 939-7622