

Vanderbilt Beach M.S.T.U.

Advisory Committee
8300 Radio Road
Naples, FL 34104

FEBRUARY 5, 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

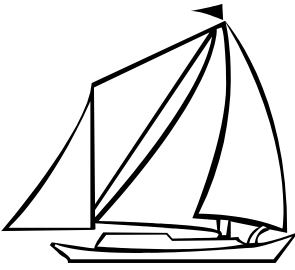
Bruce Forman - Chairman	(11/13/2027)
Bill Sjostrom - Vice Chairman	(11/13/2028)
Gabriella R. Miyamoto	(11/13/2027)
William Harris	(11/13/2028)
Ryan Schwartz	(11/13/2029)
Aaron Gross, Ground Zero Landscaping	
Judy Sizensky- Project Manager	
Rosio Garcia – Operations Coordinator	
Wendy Warren- Transcriptionist	

- 3. Approval of the agenda**
- 4. Approval of the Minutes – January 8, 2026**
- 5. Landscape Maintenance Report - Aaron Gross, Ground Zero Landscaping Services**
- 6. Project Manager Report – Judy Sizensky**
 - a. Current Budget FY26 – February 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. The item was approved and the PO is in process. QE will be ready to commence in March 2026.
 - c. Gulf Shore Drive (north section beginning 10701 Gulf Shore Drive) Davidson Engineering will have plans completed by the beginning of March 2026. The RFQ will go out once plans are completed and the bids will be presented at the following meeting.
 - d. Gulf Shore Drive – (Southeast section @ Buzz's Lighthouse) RWA. The workorder has been approved. A PO and NTP will be issued. The survey and feasibility study should take approximately a year to complete. 30%, 60% and 90% plans will be provided in meetings as provided.
 - e. Traffic signal relocation Vanderbilt Beach Rd & Vanderbilt Drive-. DRMP, Inc, (PO 4500237965) which we used on Crosswalks project, is 90% completed with plans. We met with Traffic Ops Friday for final review of networking, and the plans can be completed. Southern Signal is on contract to perform the work so a PO and schedule of will be issued as soon as possible.
 - f. SCS has completed the Halas and Bluebill bridges. The Little Horse Pass bridge is postponed until Road & Bridge completes an inspection.
 - g. Wiggins Pass median reconfiguration-Jacobs Engineering has received the PO and NTP for February 9, 2026. Plans will be presented once received.
- 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

MARCH 5, 2026, AT 2:00 P.M.

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



Vanderbilt Beach M.S.T.U

Advisory Committee

8300 Radio Road
Naples, FL 34104

JANUARY 8, 2026

I. CALL TO ORDER

Chair Forman called the meeting to order at 2:00 P.M. Roll call was taken, and a quorum of four was established.

II. ATTENDANCE

Advisory Committee:	Bruce Forman – Chair William Sjostrom – Vice Chair Gabriella R. Miyamoto William Arell Harris Ryan Schwartz
Staff:	Judy Sizensky - Project Manager Rosio Garcia – Operations Analyst Keyla Castro - Operations Support Analyst II (Virtual)
Contractors:	Aaron Gross – Ground Zero Landscaping Wendy Warren – Transcriptionist
Guests:	Jack Keller - Resident

III. APPROVAL OF THE AGENDA

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

IV. APPROVAL OF THE MINUTES – December 11, 2025

Ms. Miyamoto moved to approve the minutes of the December 11, 2025, minutes of the Vanderbilt Beach MSTU Advisory Committee meetings as presented. Second by Mr. Schwartz. Carried unanimously 4 - 0.

V. LANDSCAPE MAINTENANCE REPORT

Mr. Gross reported:

- The west side of Vanderbilt Drive in the vicinity of Willet, Tradewind and Conners Avenues, were landscaped.
- Clusia was planted to camouflage the FPL utility enclosure.
- Irrigation is functioning as intended.

Chair Forman motioned to allow Mr. Harris to participate in the meeting as a virtual participant due to extraordinary circumstances. Second by Mr. Ryan. Carried unanimously 4 - 0. A quorum of five were present.

Dog Park

Creating a community dog park would be within the jurisdiction of the Parks and Recreation Department.

VI. PROJECT MANAGER REPORT – Judy Sizensky

Ms. Sizensky reported:

A. Budget FY-26 – January 2026

Vanderbilt Beach MSTU Fund 1617 Budget for January 18, 2026, prepared January 2, 2026.

Purchase Orders

1. Collier County Utilities – Water and Sewer.
2. Davidson Engineering – Plans and construction documents for Gulf Shore Drive sidewalk.
3. DRMP – Engineering service for traffic signal relocation.
5. Florida Service Painting, dba SCS - Bluebill Avenue and Halas Bridges maintenance.
4. FPL – Electricity.
5. 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 generating a revenue structure of \$1,934,700.
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, \$512,096 is committed to existing Purchase Orders and \$35,442 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, \$37,316 has been transferred, leaving a balance of \$15,183 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 \$512,096 and expenditures total \$72,758., leaving a remainder of \$8,799,761 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:

- Ground Zero Landscaping's monitoring and adjustments to the irrigation schedule has reduced the water bill by an estimated fifty percent.
- The financial estimate for five pending projects totals \$8,506,000.00.

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 East 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.
- Quality Enterprises (QE) was the lowest qualified bidder for the project. The bid amount for the concrete sidewalk is \$815,066 with a \$30,000 owner's allowance if needed. Performance bonds were submitted.
- The recommendation for the contract award will be considered by the Board of County Commissioners (BCC) 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.
- Mobilization will be scheduled for the end of March, 2026 with construction commencing 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.
- The existing swale handrail will be eliminated with installation of a miter edge culvert, a precast, angled edge section that matches the slope of the embankment, creating a smooth transition for water flow and efficient drainage.
- 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.

Property owners abutting the new sidewalk will be notified of the project. Members noted installation of brick paver driveways would create an aesthetically pleasing element to the roadway.

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 a survey, civil engineering services and preliminary design plans 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.
- Drainage improvements are a County responsibility and will not be undertaken by the MSTU.
- A Purchase Order will be issued for the Feasibility Study.

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 reviewed the plans and required the signal box steps be widened to prevent flooding.
- 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.

Mast Arm Painting

Southern Signal & Lighting submitted proposal No. 010525.01SHP, dated January 5, 2026, in the amount of \$40,292.72, to pressure wash and paint the Mast Arm which mounts the traffic signal at Vanderbilt Beach Road and Vanderbilt Beach Drive, and requested the MSTU fund the project.

Vice Chair Sjostrom motioned for the Vanderbilt Beach M.S.T.U. to fund the pressure washing and painting of the Mast Arm at Vanderbilt Beach Road and Vanderbilt Beach Drive in accordance with proposal Southern Signal & Lighting’s proposal No. 010525.01SHP, dated January 5, 2026, in the amount of \$40,292.72. Second by Mr. Schwartz. Motion failed. 1 yes; 4 no. Chair Forman, Vice Chair Sjostrom, Mr. Harris and Mr. Shwartz voted “no.”

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 and Bluebill Avenue Bridges.
- The Road Maintenance Division will assess the riprap underneath the Bluebill Bridge.
Ms. Sizensky will update the Committee on his recommendations at the February meeting.

Little Horse Pass Bridge

- SCS submitted Service Agreement No. 23-8169, dated December 5, 2025, in the amount of \$28,614.40, to pressure wash the barrier wall, treat the surface and refurbish the Little Horse Pass Bridge.
- Ms. Sizensky will confirm the product the vendor is proposing to use when treating the vertical concrete barrier surfaces.

Ms. Miyamoto motioned to approve Service Contracting Solutions Service Agreement No. 23- 8169, dated December 5, 2025, for an amount not to exceed \$30,000.00, to refurbish Little Horse Pass Bridge including pressure washing and cleaning all surfaces. Second by Mr. Schwartz. Carried unanimously 5 – 0.

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/purchase order for the project is in progress. The ADA compliant 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.

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 distributed an outdoor, waterproof, solar spotlight fixture for installation consideration on Vanderbilt Drive.

Members expressed concern that the portable fixtures presented a theft risk and a more permanent fixture should be considered.

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. COMMITTEE COMMENTS

Consideration should be given to ventures in partnership with the Parks and Recreation Department if it is determined the project is beneficial to constituents.

X. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by the Chair at 2:55 P.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

FEBRUARY 5, 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)	\$ -	\$ (1,595,186.62)	\$ (311,513.38)
2	DEL AD VALOREM				\$ -	\$ -		\$ -
3	STATE REVENUE							\$ -
4	OVERNIGHT INTEREST				\$ -	\$ -	\$ (28,982.65)	\$ 28,982.65
5	INVESTMENT INTEREST				\$ (28,000.00)	\$ -	\$ (43,476.09)	\$ 15,476.09
6	INTEREST TAX COLL.				\$ -	\$ -	\$ (762.11)	\$ 762.11
7	REVENUE STRUCTURE				\$ (1,934,700.00)	\$ -	\$ (1,668,407.47)	\$ (266,292.53)
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)		\$ (1,668,407.47)	\$ (7,716,208.93)
16	ENG FEES				\$ 83,042.50	\$ 121,681.86	\$ 16,252.64	\$ (54,892.00)
17	SURVEYING FEES				\$ 100,000.00	\$ -	\$ -	\$ 100,000.00
18	INDIRECT COST	Collier County	Indirect Cost	Direct Pay	\$ 9,700.00	\$ 4,850.00	\$ 4,850.00	\$ -
19	INTERDEPT PAYMENT	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		\$ 53,684.41	\$ 38,815.59	\$ -
		RWA Engineering	Sidewalk Improvements - Phase II	4500236702	\$ 33,632.00	\$ 9,112.00	\$ -	\$ -
21	OTHER CONTRACTUAL				\$ 7,696,173.90	\$ 88,621.91	\$ 38,815.59	\$ 7,568,736.40
22	PAINTING CONTRACTURAL	Florida Service Painting	Bluebill & Halas Bridges	4500241994	\$ -	\$ 330.00	\$ 146,721.12	\$ (147,051.12)
23	POST FREIGHT UPS				\$ 100.00	\$ -	\$ -	\$ 100.00
24	ELECTRICITY	FPL	Electricity		\$ 700.00	\$ 440.78	\$ 109.22	\$ 150.00
25	WATER AND SEWER	Collier County Utility	Water & Sewer		\$ 100,000.00	\$ 53,118.04	\$ 6,881.96	\$ 40,000.00
26	RENT BUILDINGS				\$ -	\$ -	\$ -	\$ -
27	INSURANCE GENERAL	Collier County	Insurance General	Direct	\$ 1,300.00	\$ 1,300.00	\$ -	\$ -
28	SPRINKLER SYSTEM MAIN	Site One	Irrigation Parts		\$ 10,000.00	\$ 2,758.37	\$ 241.63	\$ 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 ADVERTISMENT					\$ -	\$ -	\$ -
		Premier Staffing	Transcriptionist Serv.			\$ 1,891.15	\$ 608.85	\$ -
33	OTHER MISCELLANEOUS				\$ 2,500.00	\$ 1,891.15	\$ 608.85	\$ (0.00)
34	OFFICE SUPPLIES				\$ 200.00		\$ -	\$ 200.00
35	COPYING CHARGES	JM Todd	Monthly CPC (shared) (monthly lease)	4500241387	\$ 200.00	\$ 127.88	\$ 22.12	\$ 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	\$ 386,246.89	\$ 216,211.83	\$ 7,512,957.68
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	\$ -	\$ 32,136.23	\$ 5,363.77
45	TRANSFERS CONST				\$ 52,500.00	\$ -	\$ 39,175.75	\$ 13,324.25
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	\$ 386,246.89	\$ 255,387.58	\$ 8,742,981.93

VANDERBILT BEACH MSTU
FUND 161700000
February 2026
FY26

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
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!

62'=\$70K 700'=\$840K

Total Available Balance	\$	8,742,981.93
Plus Committed And Not Spent	\$	386,246.89

Estimated Cash	\$	9,129,228.82
----------------	----	--------------

Estimated Cash Less Uncollected Ad Valorem Taxes	\$	8,817,715.44
---	----	--------------