

Vanderbilt Beach M.S.T.U.

Advisory Committee
8300 Radio Road
Naples, FL 34104

DECEMBER 11, 2025, 11:00 AM

**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

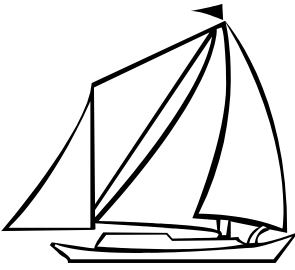
1. Call to order
2. Attendance

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)
	-Vacant-	
	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 – November 6, 2025
5. Landscape Maintenance Report - Aaron Gross, Ground Zero Landscaping Services
6. Project Manager Report – Judy Sizensky
 - a. Current Budget FY26 – December 2025
 - 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.
 - i. The application for committee member-applicant Ryan Schwartz will go to the Board meeting on December 9th meeting for approval.
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
TBD**

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



Vanderbilt Beach M.S.T.U

Advisory Committee

8300 Radio Road
Naples, FL 34104

NOVEMBER 6, 2025

I. CALL TO ORDER

Chair Forman called the meeting to order at 2:03 P.M. Roll call was taken, and a quorum of three were established.

II. ATTENDANCE

Advisory Committee: Bruce Forman – Chair
William Sjostrom – Vice Chair (Excused)
Gabriella R. Miyamoto
William Arell Harris
Open Seat

Staff: Judy Sizensky - Project Manager
Rosio Garcia – Operations Analyst
Keyla Castro - Operations Support Analyst II
Melissa Vanderwerken – Budget Analyst I

Others: Aaron Gross – Ground Zero Landscaping
Wendy Warren – Transcriptionist

III. APPROVAL OF THE AGENDA

Ms. Miyamoto moved to approve the Agenda of the Vanderbilt Beach MSTU Advisory Committee as presented. Second by Mr. Harris. Carried unanimously 3 - 0.

IV. APPROVAL OF THE MINUTES – October 2, 2025

Ms. Miyamoto moved to approve the minutes of the October 2, 2025, minutes of the Vanderbilt Beach MSTU Advisory Committee meetings as presented. Second by Mr. Harris. Carried unanimously 3 - 0.

V. LANDSCAPE MAINTENANCE REPORT

Mr. Gross reported:

- Fertilization of areas is complete.
- County brown mulch installation in Conner Park and The Regatta of Naples will be completed mid-November.
- Plantings in the swale area at The Regatta of Naples will be replaced.

Ms. Sizensky reported:

- A resident reported MSTU irrigation was not functioning in an area on Vanderbilt Drive.

- She walked a section of Vanderbilt Drive from Egret Avenue north with residents to assess vegetation over hanging the sidewalk.

Ground Zero Landscaping will:

- Install drip irrigation in planted areas flagged by a homeowner for insufficient watering.
- Prune the Ficus hedge encroaching the sidewalk north of Egret Avenue.
- Trim Indian Hawthorne shrubs overhanging the sidewalk and lift tree canopies.
- Remove the Ficus shrub on the corner of Germaine Avenue and replant.

VI. PROJECT MANAGER REPORT – Judy Sizensky

Ms. Sizensky reported:

A. Budget FY-26 – November 2025

Vanderbilt Beach MSTU Fund 1617 Budget for November 6, 2025, prepared November 3, 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 and Halas Bridges maintenance.
5. FPL – Electricity.
6. Ground Zero Landscaping –
 - Incidentals include landscape refurbishment and miscellaneous.
 - Ground Maintenance and Non-Bid Items include Conner Park and irrigation repairs.
7. Premier Staffing – Transcription services.
8. RWA Engineering – Design services for the Greenway multi-use path project, Phase I and II.
9. Site One 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 37, Operating Expense - Of the \$8,115,416 budgeted, \$646,749 is committed to existing Purchase Orders and \$26 is expended leaving a budget remainder of \$7,468,641 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, \$3,554 has been transferred, leaving A balance of \$49,946 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 \$648,749 and expenditures total \$3,850., leaving a remainder of \$8,734,287 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 for Preferred Materials will be removed.
- Service Contracting Solutions (SCS) bridge work is pending retainment of a Maintenance of Traffic (MOT) contractor.
- Pending projects financial estimate totals \$8.5 million.
 1. The Greenway Multi-Use Bike Path
 2. Gulf Shore Drive North Sidewalk
 3. Delnor-Wiggins Park Entrance
 4. Conner Park Fence Extension
 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.
- RWA's "Probable Opinion of Cost" for Phases I and II construction was \$656,258.42.
- BID TAB 25-0813, Vanderbilt Drive Sidewalk Replacement, will be redistributed to *Asphalt Maintenance and Related Services* firms on contract with the County on August 18, 2025.
- Four contractors submitted bids for the project.
- Variation in the prices submitted posed concerns regarding interpretation of the "alternate concrete bid item."
- The Invitation to Bid will be redistributed with a line item added to bid the project with concrete versus asphalt sidewalks.
- The contract recommendation for award will be submitted to the Board of County Commissioners (BCC) for 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 will prepare design plans and construction documents for concrete sidewalk installation on the west side of Gulf Shore Drive from 10701 to 10451 on the west side, including reconfiguration of the swale.
- Existing pavers in areas such as driveways will remain intact.
- The Purchase Order for engineering has been issued.
- A Request for Quote (RFQ) will be distributed on completion of the plans.
- The bids will be presented to the Committee for consideration.

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 pathway 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 right of way for a continuous pathway and west side of the right of way to improve the drainage system capacity and performance.
- 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 relocation of the box.
- Plans for the project are ninety percent complete.
- 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 project is contingent upon approval of the Traffic Operations Division.
- 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 Contracting Solutions, (SCS), proposal dated August 22, 2025, in the amount of \$78,656.32, to pressure wash and paint the Bluebill Avenue and Halas Bridges was approved by the Committee on October 2, 2025.
- Paint color samples will be presented to the Committee for consideration.
- Bridge refurbishment service date(s) will be scheduled.

G. Wiggins Pass Median Reconfiguration

Ms. Sizensky reported:

- A work order in the amount of \$49,160 has been issued to Johnson Engineering Group, Inc. to prepare plans to reconfigure the turn-around section at the entrance to Delnor-Wiggins Pass State Park.
- On November 4, 2025, an on-site meeting with representatives was held to review the project.
- Johnson Engineering Group, Inc., submitted an “*Opinion of Probable Cost*” dated November 6, 2025, in the amount of \$244,148.75, for construction of Bus Bay Improvements.
- 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 for the Program (MOA) 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 will complete installation of cocoa brown mulch by mid-November.

I. Bluebill Bridge Maintenance

Ms. Sizensky reported the Road Maintenance Division cleaned the sidewalk and pruned the landscaping on the north side of the Bluebill Bridge.

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 will file an application with the County for the required permit.
- Ground Zero Landscaping will plant the area.
- The fence and landscaping project will be undertaken simultaneously.

B. Application for Committee Member

Ms. Sizensky reported a seat for a four-year term is available on the Vanderbilt Beach MSTU Advisory Committee.

An application was received from Ryan Schwartz.

Recommendation for Ryan Schwartz

Mr. Harris moved to recommend the Board of County Commissioners appoint Ryan Schwartz to the Vanderbilt Beach MSTU Advisory Committee. Second by Chair Forman. Motion carried unanimously 3 – 0.

The applicant recommended will be considered for appointment to the Advisory Committee by the Board of County Commissioners.

IX. COMMITTEE AND PUBLIC COMMENTS
Future Improvements for Committee Consideration

The Dunes of Naples Crosswalk

Ms. Sizensky will research feasibility of solar light installation bordering the crosswalk area at the entrance to The Dunes of Naples.

Vanderbilt Drive North

Consult with RWA Engineering on opportunities to improve drainage and beautify Vanderbilt Drive around the Anchorage, The Dunes of Naples and Marina Bay Club of Naples.

Solar Lights on Vanderbilt Drive

Solar spotlights to enhance landscaping on Vanderbilt Drive will be considered. Property owners will be consulted if the light installation borders their residence.

X. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by the Chair at 2:51 P.M.

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

Bruce Forman, Chair

The minutes approved by the Board/Committee on _____, 2025 “as submitted” [____] or “as amended” [____].

NEXT MEETING

DECEMBER 11, 2025 - 11:00 A.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)	\$ -	\$ (817,044.65)	\$ (1,089,655.35)
2	DEL AD VALOREM				\$ -	\$ -	\$ -	\$ -
3	STATE REVENUE							\$ -
4	OVERNIGHT INTEREST				\$ -	\$ -	\$ (9,087.81)	\$ 9,087.81
5	INVESTMENT INTEREST				\$ (28,000.00)	\$ -	\$ (12,799.71)	\$ (15,200.29)
6	INTEREST TAX COLL				\$ -	\$ -	\$ -	\$ -
7	REVENUE STRUCTURE				\$ (1,934,700.00)	\$ -	\$ (838,932.17)	\$ (1,095,767.83)
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)		\$ (838,932.17)	\$ (8,545,684.23)
16	ENG FEES				\$ 83,042.50	\$ 83,014.50	\$ -	\$ 28.00
17	SURVEYING FEES				\$ 100,000.00	\$ -	\$ -	\$ 100,000.00
18	INDIRECT COST	Collier County	Indirect Cost	Direct Pay	\$ 9,700.00	\$ 9,700.00	\$ -	\$ -
19	INTERDEPT PAYMENT	Collier County	Stop Signs & Hardware	Direct Pay	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
20	LANDSCAPE INCIDENTALS				\$ 100,000.00	\$ 111,500.00	\$ -	\$ (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	\$ 14,400.21	
		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	PAINTING CONTRACTURAL	Florida Service Painting	Bluebill & Halas Bridges	4500241994	\$ -	\$ 147,051.12	\$ -	\$ (147,051.12)
23	POST FREIGHT UPS				\$ 100.00	\$ -	\$ -	\$ 100.00
24	ELECTRICITY	FPL	Electricity		\$ 700.00	\$ 497.94	\$ 52.06	\$ 150.00
25	WATER AND SEWER	Collier County Utility	Water & Sewer		\$ 100,000.00	\$ 54,920.57	\$ 5,079.43	\$ 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	\$ 2,757.74	\$ 242.26	\$ 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	COPYING CHARGES	JM Todd	Monthly CPC (shared) (monthly lease)	4500241387	\$ 200.00	\$ 150.00	\$ -	\$ 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	\$ 522,045.01	\$ 25,493.71	\$ 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	\$ -	\$ 3,553.97	\$ 11,446.03
44	Budget Trans Tax Collector				\$ 37,500.00	\$ -	\$ 16,573.38	\$ 20,926.62
45	TRANSFERS CONST				\$ 52,500.00	\$ -	\$ 20,127.35	\$ 32,372.65
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	\$ 522,045.01	\$ 45,621.06	\$ 8,816,950.33

VERBILT BEACH MSTU
FUND 161700000
December 2025
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

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

Complete estimate by me!

Total Available Balance \$ 8,816,950.33
Plus Committed And Not Spent \$ 522,045.01

Estimated Cash \$ 9,338,995.34

Estimated Cash Less
Uncollected Ad Valorem Taxes \$ 8,249,339.99