

# Vanderbilt Beach M.S.T.U

## Advisory Committee

8300 Radio Road  
Naples, FL 34104

JANUARY 7, 2025

### I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

**Chair Forman** called the meeting to order at 2:00 P.M. Roll call was taken, and a quorum of three was established. The Pledge of Allegiance was recited.

### II. ATTENDANCE

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

Staff:                             Judy Sizensky - Project Manager  
   Brian Wells – Director, PTNE (ZOOM)  
   Rosio Garcia – Operations Analyst  
   Keyla Castro - Operations Support Specialist

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

### 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 3 - 0.*

### IV. APPROVAL OF THE MINUTES – November 7, 2024

*Ms. Miyamoto move to approve the minutes of the November 7, 2024, Vanderbilt Beach MSTU meeting as presented. Second by Vice Chair Sjostrom. Carried unanimously 3 - 0.*

### V. LANDSCAPE MAINTENANCE REPORT – Aaron Gross, Ground Zero Landscaping Services

**Mr. Gross** reported:

- Vanderbilt Drive landscape refurbishment, west of the sidewalk, is continuing in areas impacted by Hurricane Milton.
- Clusia interspersed with Jatropha trees were planted on the north side of Bluebill Avenue bordering the parking lot.
- The wetland retention area gully, adjacent to the tennis courts, needs to be cleared of debris. The County mowed the side hill.
- Sea Grapes on Conner Park's south property line, fell over the guard rail during Hurricane Milton.

- The plants are too large to stand up. Options are “trunking” or removing the plant.
- Maintenance of the area is not the County’s responsibility.

*Ms. Sizensky will walk the area with Mr. Gross to evaluate the options.*

Committee discussion:

- Green utility boxes abandoned by companies no longer providing service in the area should be removed.

**VI. VANDERBILT DRIVE REFURBISHMENT – Judy Sizensky**

Ms. Sizensky reported:

**A. Regatta Corner of Vanderbilt Drive and Vanderbilt Beach Road**

- The project, undertaken with Infinite Construction, is near completion.
- Upon completion of punch list items and passage of Right of Way (ROW) inspection, final payment will be processed and the project closed out.
- Retention of a Construction, Engineering & Inspection (CEI) firm was beneficial to the process.

**B. Crosswalks (6 with 1 alternate) Along Vanderbilt Beach Drive**

Ms. Sizensky reported:

- Preferred Materials was awarded a contract to install six paver crosswalks, three north of The Regatta of Naples and three at the Anchorage at Vanderbilt, The Dunes of Naples and Marina Bay.
- The brick paver installation is complete. Asphalt work must be finalized for one crosswalk at the Chateau Vanderbilt entrance.
- With passage of the ROW inspection, final payments will be processed and the project closed out.

**C. Vanderbilt Drive Landscape**

Vanderbilt Beach Road to Bluebill Avenue Landscape West Side Vanderbilt Drive

Ms. Sizensky reported that Ground Zero Landscaping has completed the landscape refurbishment.

**VII. PROJECT MANAGER REPORT – Judy Sizensky**

Ms. Sizensky reported:

**A. Budget FY-25**

Vanderbilt Beach MSTU Fund 1617 Budget for January 7, 2025, prepared December 26, 2024.

**Purchase Orders**

1. Collier County Utilities – Water and Sewer.
2. FPL – Electricity.
3. Capital Contractors – Sidewalk and bench refurbishment.
4. DRMP, Inc. – Greenway multi-use pathway.
5. Ground Zero Landscaping –
  - Incidentals are for landscape refurbishment and miscellaneous.
  - Ground Maintenance includes Conner Park and irrigation repairs.
  - Non-Bid Items: Vanderbilt Drive Landscape Refurbishments.

6. Infinite Construction – Renovation of the corner of The Regatta of Naples and Vanderbilt Drive.
7. Preferred Materials – Installation of crosswalks.
8. McGee & Associates – Architectural Landscape services.
9. Premier Staffing – Transcription services.
10. Q Grady Minor & Associates - West Vanderbilt Drive sidewalks.
11. RWA Engineering – Design services for the Greenway multi-use path project.
12. Site One Landscape Supply – Irrigation parts & pumps.

### **Budget Summary**

- a. Line 1, Ad Valorem Tax Millage: Of the Millage assessed and to be collected of \$1,786,300, \$1,443,886 has been collected, leaving an outstanding balance of \$342,413.
- b. Line 5, Investment Interest: Of the \$28,000 budgeted, \$15,064 has been credited, leaving a balance of \$15,064 to collect.
- c. Line 11, Carry Forward – Unexpended prior year funds of \$5,052,000.
- d. Line 15, Total Revenue - \$7,780,367, including investment interest, transfers, and contributions, minus a 5% (\$90,800) reserve for estimated uncollected revenue.
- e. Line 37, Operating Expense - Of the \$6,576,067 budgeted, \$1,144,733 is committed to existing Purchase Orders and \$240,327 has been spent, leaving a budget remainder of \$5,191,807 available within budget for additional operating expenses as needed.
- f. Line 39, Capital Outlay - Budgeted at \$1,000,000 is for the current fiscal year long term projects, consistent with the MSTU ordinance and upon a motion from the Advisory Committee.
- g. Line 40, Transfer to Fund 111 - Of the \$102,300 budgeted \$0 remains has been transferred (PTNE Staff and Support).
- g. Line 44, Transfer Construction – Of the \$51,200 Budgeted, \$32,749 has been transferred and a balance of \$18,450 remains for transfer (Property Appraiser and Tax Collector).
- h. Line 46, Capital Reserves - Of the \$50,000 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 \$50,000 remains.
- j. Line 47, Total Budget – Of the \$7,789,367, tabulated commitments to existing purchase orders total \$1,144,733, \$273,076 has been expended leaving a remainder of \$6,362,557 for FY-25 MSTU expenditures.

### **General**

- a. Available funds are sufficient to satisfy outstanding invoices for the landscaping at the Regatta of Naples at Vanderbilt Beach Road and Vanderbilt Drive, the crosswalks, the Vanderbilt Drive landscape renovation project, the Greenway Multi-Use Path and sidewalk installation on the east side of Vanderbilt Drive.
- b. The Ad Valorem property tax value increased 11.17% for fiscal year 2025 over 2024 generating additional revenue of \$30,000.
- c. Funds not spent in FY-25 (fiscal year 2025) will be carried forward into FY-26.
- d. Tax millage collected and interest can only be utilized by the MSTU and within the district boundary.

### **Millage Rate**

The Committee will analyze the Millage Rate for FY-26 with consideration for current and future expenses in the first quarter of 2025. Options are:

- Revenue Neutral: Lower the current millage rate to maintain the FY-25 income level.
- Millage Neutral: Maintain the current millage rate of 0.5000 mills, increasing revenue equal to the Ad Valorem property value increase assessed by the County appraiser.

### **B. Utilities Project Landscape Refurbishment**

**Ms. Sizensky** reported the Burial Project landscaping restoration at The Dunes of Naples and the Anchorage at Vanderbilt is completed. Sod will be installed at The Dunes.

### **C. Greenway Multi-Use Bike Path – Vanderbilt Drive – Gulf Shore Drive**

**Ms. Sizensky** reported:

- A 10-foot bike and pedestrian path north of The Dunes of Naples on Vanderbilt Drive near the bridge cannot be navigated at high tide or during extreme rain events.
- RWA Engineering provided an “Engineer’s Opinion of Probable Cost” for improvements to the infrastructure of 2075 linear feet of the Vanderbilt Drive sidewalk in the amount of \$347,593.74 including engineering services and a 10% contingency. The plans are 90% complete.
- RWA is extending the plans to incorporate the entire stretch of the pathway from The Dunes of Naples to the Anchorage Vanderbilt and Marina Bay.
- RWA’s estimated cost for design services and construction for the revised project is \$750,000.00.
- The South Florida Water Management District (SFWMD) will be consulted on the project.
- Plans are subject to Road Maintenance approval prior to construction.
- The Road Maintenance Division may consider undertaking construction with costs borne by the MSTU.
- The Road Maintenance Division will be responsible for maintaining the walkway following completion of construction.

*Ms. Sizensky will present the 30% plans to the Committee at a future meeting.*

### **D. Gulf Shore Drive Sidewalks**

**Ms. Sizensky** reported RWA Engineering received the work order to design plans to install a new concrete sidewalk and improve drainage on the northeast corner of Gulf Shore Drive and Vanderbilt Beach Road from Buzz’s Lighthouse Restaurant to LaPlaya’s service building.

She provided details on the work garnered from a November 6, 2024, meeting with the consultant to review the project.

*Ms. Sizensky will present the 30% engineering plans and an Opinion of Cost to the Committee at a future meeting.*

### **E. Bench and Sidewalk Project**

**Ms. Sizensky** reported:

- The south portion of the new concrete sidewalk between *Le Dauphin* and *La Playa*, constructed by Capital Contractors, did not pass inspection due to paving aggregates surfacing during a rain event post construction.

- The Permitting Department also determined a handrail is required in front of the drain.
- Capital Contractors submitted revised engineering plans addressing the Right-of-Way (ROW) issues sited by the County.
- Construction to remedy the issues will commence soon.

#### **F. Decorative Wall Extension Conner Park**

**Ms. Sizensky reported:**

- A permit to extend the decorative post and rail wall on the south side of the park has been issued.
- The fence will be extended approximately sixty-two feet with columns spaced 15 feet apart.
- A gate to enable maintenance access for the Parks and Recreation Department is incorporated in the design and construction plans.
- The construction contract has been awarded to Capital Contractors, the vendor for the original fence installation, in the amount of \$69,500.00.
- Ground Zero Landscaping will locate and “flag” the irrigation system in preparation for construction.
- Ground Zero Landscaping will remove vegetation and mow the grass on the south side of Conner Park in preparation for installation of the new fence at a cost of \$1,316.00 if the Parks and Recreation Department fails to prepare the area.

#### **G. Butterfly Garden Restoration**

**Ms. Sizensky reported:**

- Community volunteers will refurbish the original Butterfly Garden.
- Creation of a new garden, east of the tree, will also be undertaken by the resident volunteers.
- The plants for the projects have been ordered at a cost of \$958.00 from the MSTU.

### **VIII. OLD BUSINESS**

**Ms. Sizensky reported:**

#### **A. Traffic Signal Box**

- The Committee motioned to approve \$100,000.00 to relocate 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 licensed engineer on contract with the County, DRMP, Inc., has been assigned to submit a cost proposal for relocation of the box and prepare the plans.
- The project is contingent upon approval of the Traffic Operations Division.
- DRMP, Inc. would perform the work and invoice the MSTU for the expense.
- Relocation of the box will improve the appearance of the landscaped areas at The Regatta Vanderbilt Beach.

### **IX. NEW BUSINESS**

**Ms. Sizensky reported:**

#### **A. Wiggins Pass Entrance Beautification**

- Cribb, Philbeck & Weaver Group has been assigned to present plans accompanied by a quote proposal to reconfigure the turn-around section at the entrance to Delnor-Wiggins Pass State Park.
- She will meet with them to review the project on January 9, 2025.

- MSTU participation in cost sharing the project will be at the discretion of the Committee.
- A Memorandum of Understanding for the Program (MOA) will be written.

**B. Bluebill Avenue Bridge Cleaning**

- SCS will provide quotes to pressure wash and seal the Bluebill Avenue Bridge including removal of peeling paint from the “pile ons.”
- SCS will submit separate quotes for condition restoration of all bridges within the MSTU boundaries.

**C. Beautification 11118 Gulf Shore Drive Area**

- The County noted it is not responsible for maintenance of the area.
- Aaron Gross, Ground Zero Landscaping, and Request a Quote (RFQ) to clean up the area.

**D. 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. COMMITTEE COMMENTS**

Future improvements to the Vanderbilt Beach MSTU for Committee consideration include:

Vanderbilt Drive North

Ms. Sizensky will consult with RWA Engineering on opportunities to improve drainage and beautify Vanderbilt Drive around the Anchorage, The Dunes of Naples and Marina Bay.

The Halas and Blue Bill Bridges

Opportunities to enhance landscaping in the vicinity and entrances to the bridges will be researched.

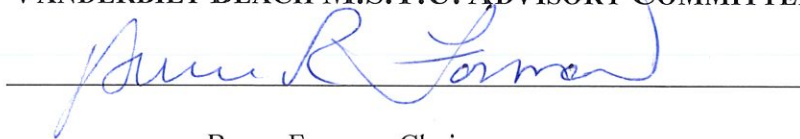
Gulf Shore Drive Sidewalks

Contributions to sidewalk improvements will be considered.

**XII. ADJOURN**

There being no further business for the good of the County, the meeting was adjourned by the Chair at 3:03 P.M.

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



Bruce Forman, Chair

The minutes approved by the Board/Committee on 2/6, 2025 “as submitted” [] or “as amended” [].

**NEXT MEETING**

FEBRUARY 6, 2025 - 2:00 P.M.  
Cocohatchee River Marina  
13535 Vanderbilt Drive  
Naples, Florida