



# Vanderbilt Beach M.S.T.U

## Advisory Committee

8300 Radio Road  
Naples, FL 34104

FEBRUARY 6, 2025

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

**Chair Forman** called the meeting to order at 2:01 P.M. Roll call was taken, and a quorum of four 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

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

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 Vice Chair Sjostrom. Carried unanimously 4 - 0.*

### IV. APPROVAL OF THE MINUTES – January 7, 2025

*Ms. Miyamoto move to approve the minutes of January 7, 2025, Vanderbilt Beach MSTU Advisory Committee meeting as presented. Second by Mr. Harris. Carried unanimously 4 - 0.*

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

**Mr. Gross** reported:

- Irrigation lateral pipes were repaired from two main line breaks.
- Perennial planting beds were sprayed for weeds.
- Fertilizer will be applied in February.
- Sod will be installed between the sidewalk and the building at The Regatta of Naples.

## Landscape Quotes

Ms. Sizenksy presented:

### 1. Delnor-Wiggins Pass State Park Entrance

- Estimate number E696, dated January 14, 2025, in the amount of \$17,110.46, for landscape restoration of the park entrance.
- Ground Zero Landscaping will replace damaged plantings in the turnaround.
- Ground Zero Landscaping will also relandscape the Park Drive area from the restroom facilities to Gulf Shore Drive by Moraya Bay Beach Tower.
- Salt tolerant landscaping will be colorful and the irrigation system for the area, an asset of the Parks and Recreation Department, will be repaired and reactivated.

*Ms. Miyamoto motioned to approve Estimate number E696, dated January 14, 2025, in the amount of \$17,110.46 for landscape refurbishment of the entrance to Delnor-Wiggins Pass State Park. Second by Vice Chair Sjostrom. Carried unanimously 4 – 0.*

### 2. 1118 Gulf Shore Drive Beautification

- Estimate number E698, dated January 14, 2025, in the amount of \$2,732.00, to prune trees and clean the southwest side of the Bluebill Avenue Bridge.
- Prune Seagrape trees, clean wooded areas and remove debris on Conner Park's south property line, southwest of the Bluebill Avenue Bridge.

*Mr. Harris motioned to approve Estimate number E696, dated January 14, 2025, in the amount of \$2,732.00 to prune Seagrape trees and clean the area on the southwest side of the Bluebill Avenue bridge. Second by Ms. Miyamoto. Carried unanimously 4 – 0.*

### 3. Conner Park and Vanderbilt Drive

- Responsibility for repairs to park landscaping damaged during a County construction project will be requested.
- Estimate number E697, dated January 14, 2025, in the amount of \$4,280.95, will be considered at a future date.

## 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 a few punch list items and passage of Right of Way (ROW) inspection, the final payment will be processed and the project closed out.
- A section of asphalt for the turn lane into the Regatta Vanderbilt Beach is cracking apart. The Director of Road Maintenance reviewed the area and agreed to redo it, a cost savings of \$11,500.00 to the MSTU.
- 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.

- A large culvert was uncovered during excavation for the crosswalk at the entrance of The Dunes of Naples creating a dip in the crosswalk slope. The crosswalk will be redone to correct the slope and eliminate the dip. A significant portion of the \$26,000.00 repair cost is attributed to construction mobilization and Maintenance of Traffic (MOT). The contingency fee provision in the Purchase Order will fund the expense.
- With passage of the ROW inspection, final payments will be processed and the project closed out.

## VII. PROJECT MANAGER REPORT – Judy Sizensky

Ms. Sizensky reported:

### A. Budget FY-25

Vanderbilt Beach MSTU Fund 1617 Budget for February 7, 2025, prepared January 29, 2025.

#### 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 –
  - o Incidentals are for landscape refurbishment and miscellaneous.
  - o Ground Maintenance includes Conner Park and irrigation repairs.
  - o Non-Bid Items: Vanderbilt Drive Landscape Refurbishments.
6. Infinite Construction – Renovation of the corner of The Regatta of Naples and Vanderbilt Drive.
7. Landert Landscape Design – Plant materials for Butterfly Garden.
8. Preferred Materials – Installation of crosswalks.
9. McGee & Associates – Architectural Landscape services.
10. Premier Staffing – Transcription services.
11. Q Grady Minor & Associates - West Vanderbilt Drive sidewalks.
12. RWA Engineering – Design services for the Greenway multi-use path project, Phase I and II.
13. 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, \$1,495,324 has been collected, leaving an outstanding balance of \$290,975.
- b. Line 5, Investment Interest: Of the \$28,000 budgeted, \$23,035 has been credited, leaving a balance of \$4,964 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 \$6,576,867 budgeted, \$856,349 is committed to existing Purchase Orders and \$563,533 has been spent, leaving a budget remainder of \$5,156,983 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 has been transferred (PTNE Staff and Support).
- g. Line 44, Transfer Construction – Of the \$51,200 Budgeted, \$37,205 has been transferred and a balance of \$13,994 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 \$7,780,367, tabulated commitments to existing purchase orders total \$856,349, \$600,739 has been expended leaving a remainder of \$6,323,277 for FY-25 MSTU expenditures.

**Ms. Sizensky noted:**

- RWA Engineering plans for the Greenway multi use sidewalk improvements were completed in two phases. The work order for Phase II is pending. Plans for Phase I will be presented to the Committee at the March meeting.
- Phases I and II of the Greenway multi use sidewalk improvement project on Vanderbilt Drive north will be undertaken simultaneously, possibly in summer 2025.
- Capital Contractors will proceed with the sidewalk repair on Gulf Shore Drive on receipt of a County issued permit.
- A balance of \$40,000.00 is due Infinite Construction, LLC for the renovation project at Regatta at Vanderbilt Beach.
- Two additional invoices are pending from Preferred Materials for brick paver crosswalk construction,

**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 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. 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.

### C. Gulf Shore Drive Sidewalks

Ms. Sizensky reported RWA Engineering designed 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.

The *Opinion of Cost* for the project exceeded the MSTU's expectations. The project is on hold.

### D. 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 cited by the County.
- Construction is pending receipt of a concrete delivery.

### E. 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 submitted.
- 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.
- Construction should commence soon.

### F. Butterfly Garden Restoration

Ms. Sizensky reported:

- The Parks and Recreation Department is surveying all parks.
- The original garden and creation of a new garden, east of the tree, will be undertaken by resident volunteers on completion of the survey.
- The plant cost for the projects, \$956.00, will be funded by 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.
- DRMP, Inc., a licensed engineer on contract with the County, submitted a proposal in the amount of \$44,000.00, to prepare plans for the relocation of the box.
- The plans will be submitted to Southern Signal for a quote to remove the signal box in its entirety 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.

## **IX. NEW BUSINESS**

**Ms. Sizensky reported:**

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

- An on-site meeting with Cribb, Philbeck & Weaver Group, engineering consultants, was held to review the scope of the project.
- The firm will submit a quote proposal for design plans and construction costs to reconfigure the turn-around section at the entrance to Delnor-Wiggins Pass State Park. The design will enable vehicles to navigate the turnaround effectively.
- In coordination with the engineering designer, Ground Zero Landscaping will replace damaged plantings in the turnaround.
- Ground Zero Landscaping will also relandscape the Park Drive area from the restroom facilities to Gulf Shore Drive by Moraya Bay Beach Tower.
- Salt tolerant landscaping will be colorful and the irrigation system for the area, an asset of the Parks and Recreation Department, will be repaired and reactivated.
- A bench with an MSTU plaque will be installed.
- 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 cost quotes to pressure wash and seal the Bluebill Avenue Bridge, including removal of peeling paint from the vertical support structures (pylons), will be presented at the March meeting.
- SCS will submit separate quotes for condition restoration of all bridges within the MSTU boundaries.

### **C. Ground Zero Landscaping Quotes**

These items were discussed under Item V, Landscape Maintenance Report.

### **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.

*Ms. Sizensky will address the ongoing sidewalk construction undertaken after Hurricane Milton on the west side of Gulf Shore Drive, north of LaPlaya, with the County to determine a completion date.*

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.

Irrigation Reuse Water

Consideration should be given to underwriting the cost for the installation of a water line from US41 to Conner Park. The line would convert supply water to reuse water for Vanderbilt Drive and Conner Park.

*Ms. Sizensky will consult with the Wastewater Division and request attendance at an MSTU meeting to discuss the proposal.*

**XII. ADJOURN**

There being no further business for the good of the County, the meeting was adjourned by the Chair at 3:01 P.M.

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



Bruce Forman, Chair

The minutes approved by the Board/Committee on 4/3, 2025 "as submitted" [] or "as amended" [].

**NEXT MEETING**

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