

# Vanderbilt Beach M.S.T.U

## Advisory Committee

8300 Radio Road  
Naples, FL 34104

MARCH 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 was not established. The Pledge of Allegiance was recited.

### II. ATTENDANCE

Advisory Committee:	Bruce Forman – Chair William Sjoström – Vice Chair Mark Weber (Excused) Gabriella R. Miyamoto (ZOOM) William Arell Harris (Excused)
Staff:	Judy Sizensky - Project Manager Brian Wells – Director, PTNE (ZOOM) Rosio Garcia – Operations Analyst
Others:	Aaron Gross – Ground Zero Landscaping Wendy Warren – Transcriptionist Michael Pappas - RWA Engineering, Inc.

### III. APPROVAL OF THE AGENDA

*The Committee agreed to hold an informational meeting in accordance with the Agenda.*

### IV. APPROVAL OF THE MINUTES – February 6, 2025

*The minutes of the February 6, 2025, Vanderbilt Beach MSTU Advisory Committee meeting will be considered at the April meeting.*

### V. RWA Engineering - Greenway Multi-Use Bike Path Plans

**Mr. Pappas, P.E.**, reported:

- The asphalt sidewalk will extend from The Dunes of Naples north to the first bridge and continue beyond the Marina Bay Club of Naples to the second bridge.
- The sidewalk elevation will increase two and one-half feet.
- The swale will be improved; mangroves will be slightly lower.
- Downward slopes can be stabilized with sod.
- Plans will be completed within three weeks.
- Two sets for Maintenance of Traffic (MOT), with and without lane closures, are included in the specifications.

- 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.
- An Opinion of Cost will be submitted at the April meeting.

**Ms. Sizensky** reported:

- The Director of Road Maintenance noted water drainage concerns. *Mr. Pappas noted "fill" can be utilized if it does not affect the wetlands.*
- The final design will be sent out to bid in April to a firm(s) on contract with the County.
- Phases I and II of the Greenway multi use sidewalk improvement project on Vanderbilt Drive north will be undertaken simultaneously.
- Construction will commence based on the contractor's availability.

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

**Mr. Gross** reported:

### Delnor-Wiggins Pass State Park Entrance

- Landscape refurbishment from the Park Drive area from the restroom facilities to Gulf Shore Drive by Moraya Bay Beach Tower landscape is complete.
- The salt tolerant landscaping is colorful and the irrigation system for the area, an asset of the Parks and Recreation Department, was repaired and reactivated.
- Two new wrought iron benches will be installed, and commemorative plaques will be placed later.
- Photographs of the plantings were distributed in the Agenda packet.

### Landscape Quotes

**Ms. Sizensky** presented:

#### **1. Vanderbilt Drive**

- Estimate number E703, dated February 17, 2025, in the amount of \$6,876.89, for replacement of an existing Myrsine hedge with a Clusia hedge north of the Vanderbilt Drive and Tradewinds Avenue intersection.
- The landscaping bordering Vanderbilt Drive is maintained by the MSTU.

*Ms. Sizensky and Mr. Gross will meet on site to review landscape options. Ground Zero Landscaping will present two landscaping plan proposals for consideration at the April meeting.*

#### **2. Bluebill Avenue**

- Estimate number E704, dated February 17, 2025, in the amount of \$10,219.59 for landscaping on Bluebill Avenue and Conner Park, west of the newly sodded area.

*The proposal will be presented to the Committee for consideration at the April meeting.*

## **VII. VANDERBILT DRIVE REFURBISHMENT – Judy Sizensky**

**Ms. Sizensky** reported:

### **A. Crosswalks (6) 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 sizable 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.

## **VIII. PROJECT MANAGER REPORT – Judy Sizensky**

**Ms. Sizensky reported:**

### **A. Budget FY-25**

*Vanderbilt Beach MSTU Fund 1617 Budget for March 6, 2025, prepared January 27, 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 –
  - Incidentals include landscape refurbishment and miscellaneous.
  - Ground Maintenance and Non-Bid Items include Conner Park and irrigation repairs.
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, \$1,552,941 has been collected, leaving an outstanding balance of \$233,358.
- b. Lines 4, 5 and 6, Interest: Overnight interest of \$45,272, Investment Interest of \$8,413 and Interest on Taxes Collected of \$1,285 has been credited.
- c. Line 11, Carry Forward – Unexpended 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, \$675,509 is committed to existing Purchase Orders and \$791,843 has been spent, leaving a budget remainder of \$5,109,523 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).
- h. Line 44, Transfer Construction – Of the \$51,200 Budgeted, \$38,358 has been transferred and a balance of \$12,841 remains for transfer (Property Appraiser and Tax Collector).

- i. 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 \$675,509 and \$830,192 has been expended leaving a remainder of \$6,274,665 for FY-25 MSTU expenditures.

### **General**

- a. Available funds are sufficient to satisfy outstanding invoices for the crosswalks, the Traffic Signal box relocation at Vanderbilt Beach Road and Vanderbilt Drive, and 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 preliminary *Opinion of Cost* for the project exceeded the MSTU's expectations.
- An RWA representative will attend the April meeting to discuss sidewalk improvement options.

#### **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, LLC was repaired.
- Right-of-Way (ROW) and paving aggregates surfacing issues cited by the County were addressed and the project passed inspection.

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

**Ms. Sizensky** reported:

- The construction contract has been awarded to Capital Contractors, the vendor for the original fence installation, in the amount of \$69,500.00, and a permit application has been submitted.
- The fence will be extended approximately sixty-two feet with columns spaced fifteen feet apart.
- A gate to enable maintenance access for the Parks and Recreation Department is incorporated in the design and construction plans.
- 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 will commence soon.

#### **F. Butterfly Garden Restoration**

**Ms. Sizensky** reported:

- The project is "on hold" pending the Parks and Recreation Department completion of park surveys.
- The original garden and creation of a new garden, east of the tree, will be undertaken by resident volunteers with approval from the Parks Department.
- The plant cost for the projects, \$956.00, will be funded by the MSTU.

*Ms. Sizensky will contact the Parks and Recreation Department to request permission for the MSTU to proceed with the project.*

### **IX. 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 work order in the amount of \$44,563 is in process for DRMP, Inc., a licensed engineer on contract with the County, 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 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.

## **X. NEW BUSINESS**

**Ms. Sizensky reported:**

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

- Cribb, Philbeck & Weaver Group, engineering consultants, 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.
- 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 submit cost quotes to pressure wash and seal the Bluebill Avenue Bridge, including removal of peeling paint from the vertical support structures (pylons).
- Separate quotes for condition restoration of all bridges within the MSTU boundaries will also be presented.

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

- The project to prune Seagrape trees and remove debris on Conner Park's south property line, southwest of the Bluebill Avenue Bridge, is complete.

## **XI. COMMITTEE COMMENTS**

**Vice Chair Sjostrom** queried regarding responsibility for dead palm tree removal in the vicinity of 25 Bluebill Avenue, Naples.

*Ms. Sizensky will research entity responsible for maintenance of the trees and report her findings at a future meeting.*

### **Future improvements for Committee Consideration**

#### 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.

#### 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.

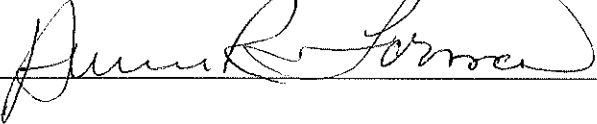
Irrigation Reuse Water

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.

**XII. ADJOURN**

There being no further business for the good of the County, the meeting was adjourned by the Chair at 2:47 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**

APRIL 3, 2025 - 2:00 P.M.  
Cocohatchee River Marina  
13535 Vanderbilt Drive  
Naples, Florida