



# **Vanderbilt Beach M.S.T.U**

## **Advisory Committee**

8300 Radio Road  
Naples, FL 34104

APRIL 3, 2025

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

**Chair Forman** called the meeting to order at 2:07 P.M. Roll call was taken, and a quorum of three were established. The Pledge of Allegiance was recited.

### **II. ATTENDANCE**

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

### **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 – February 6, 2025, and March 6, 2025**

*Ms. Miyamoto move to approve the minutes of the February 6, 2025, and March 6, 2025, minutes of the Vanderbilt Beach MSTU Advisory Committee meetings as presented. Second by Mr. Harris. Carried unanimously 3 – 0.*

### **V. Gulf Shore Drive Sidewalk Plans**

**Mr. Wright, P.E., CEO - RWA Engineering, Inc.** presented an overview of plan options for a walkway on Gulf Shore Drive.

#### Walkability Enhancement Options

1. Constructing a minimal maintenance, ADA compliant pathway to transgress from point A to point B on the eastern side of Gulf Shore Drive. Swale capacity would have to be maintained, and an “exemption” would be required from the Southwest Florida Water Management District and swale.

2. Reorganize the corridor. Construct a pathway on the east side and alter the drainage swale on the west side to maintain the current water volume and enhance the drainage system. Culverts (pipeline) would transition into the water flow under the driveways between swales.
3. Create a boardwalk over the drainage swale on Gulf Shore Drive and Vanderbilt Beach Road to the Delnor Wiggins Pass restroom area at the north end of Gulf Shore Drive and Bluebill Avenue. The materials used will ensure minimal maintenance.

*An opportunity to include a designated bike lane will be researched.*

#### Study Goals

1. Pedestrian safety incorporating ADA compliance standards.
2. Reorganization of the infrastructure to increase performance of the drainage system.
3. Introduction of a user-friendly walkway to the community.
4. Traffic calming.

***Mr. Harris motioned to approve up to \$225,000.00 for RWA Engineering, Inc. to develop a feasibility study to research options, analyze alternatives, recommend solutions, outline an implementation plan, and summarize an Opinion of Cost, for a pedestrian walkway on Gulf Shore Drive. Second by Ms. Miyamoto. Carried unanimously 3 – 0.***

#### Next Steps

- Upon receipt of a quote from RWA, Engineering, Inc. for a land survey, Ms. Sizensky will secure a work order.
- The plan, including recommendations, will be presented to the Committee to consider the options and determine a direction to pursue.
- A Public Outreach Meeting will be held to solicit input from residents.

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

**Mr. Gross** reported:

#### Delnor-Wiggins Pass State Park Entrance

- The landscape refurbishment of the Park Drive area from the restroom facilities to Gulf Shore Drive by Moraya Bay Beach Tower landscape is complete.
- Two new wrought iron benches were installed, and commemorative plaques will be placed later.

#### Landscape Quotes

**Ms. Sizensky** presented four landscaping proposals for Committee consideration.

#### 1. Vanderbilt Drive

- Estimate number E703, dated February 17, 2025, in the amount of \$6,876.89, for replacing the 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. Miyamoto motioned to approve Ground Zero Landscaping's Estimate number E703, dated February 17, 2025, in the amount of \$6876.89 to remove an existing Myrsine hedge and plant a Clusia hedge north of the Vanderbilt Drive and Tradewinds intersection. Second by Mr. Harris. Carried unanimously 3 – 0.***

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.

*Ms. Miyamoto motioned to approve Ground Zero Landscaping's Estimate number E704, dated February 17, 2025, in the amount of \$10,219.89, for landscaping on Bluebill Avenue and Connor Park, west of the newly sodded area. Second by Mr. Harris. Carried unanimously 3 – 0.*

3. Bluebill Avenue Northwest side of the Bridge

- Estimate # E708, dated March 8, 2025, in the amount of \$2,193.25 to remove and replace a dead Royal Palm tree and Clusia hedge.

*Ms. Miyamoto motioned to approve Ground Zero Landscaping's Estimate number E708, dated March 8, 2025, in the amount of \$2,193.25, to remove and replace a Royal Palm tree and Clusia hedge. Second by Mr. Harris. Carried unanimously 3 – 0.*

4. Connor Park

- Estimate #E709, dated March 11, 2025, in the amount of \$3,180.49 to refurbish plantings and mulch in Connor Park.

*Ms. Miyamoto motioned to approve Ground Zero Landscaping's Estimate number E709, dated March 11, 2025, in the amount of \$3,180.49, to refurbish landscaping and mulch in Connor Park. Second by Mr. Harris. Carried unanimously 3 – 0.*

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

Ms. Sizensky reported:

**A. Crosswalks (6) Along Vanderbilt Beach Drive**

Ms. Sizensky reported:

- Six paver crosswalks, three north of The Regatta of Naples and three at the Anchorage at Vanderbilt, The Dunes of Naples and Marina Bay, were installed.
- With passage of the ROW inspection, final payments will be processed to Preferred Materials 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 April 3, 2025, prepared March 28, 2025.

**Purchase Orders**

1. Collier County Utilities – Water and Sewer.
2. FPL – Electricity.
3. Capital Contractors – Sidewalk and bench refurbishment.
4. DRMP, Inc. – Engineering services.
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, \$1,609,093 has been collected, leaving an outstanding balance of \$177,206.
- b. Lines 4, 5 and 6, Interest: Overnight interest of \$55,905, Investment Interest of \$48,297 and Interest on Taxes Collected of \$1,285 have 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, \$607,666 is committed to existing Purchase Orders and \$887,811 has been spent, leaving a budget remainder of \$5,081,389 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, \$42,909 has been transferred and a balance of \$5,290 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 \$607,666 and \$1,033,020 has been expended leaving a remainder of \$6,139,680 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 be analyzing 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. Plans are 90% complete.
- The MSTU expanded the asphalt sidewalk project to extend from The Dunes of Naples north to the Anchorage Vanderbilt 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.
- RWA’s estimated cost for design services and construction for the revised project, Phases I & II, is \$750,000.00.
- Two sets for Maintenance of Traffic (MOT), with and without lane closures, are included in the specifications.
- The South Florida Water Management District (SFWMD) will be consulted on the project.
- Plans are subject to Road Maintenance approval prior to construction.
- 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.

**Ms. Sizensky** reported:

- The final design will be sent out to bid to 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.

## **C. Gulf Shore Drive Sidewalks**

This topic was presented under Item V.

## **D. Le Dauphin Bench and Sidewalk Project**

**Ms. Sizensky** reported the project was completed and approved.

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

**Ms. Sizensky** reported:

- Construction commenced to extend the fence in Connor Park sixty-two feet.
- Columns will be spaced fifteen feet apart and a gate to enable maintenance access for the Parks and Recreation Department installed.
- The \$69,500 contract was awarded to Capital Contractors, the vendor for the original fence installation.

## **F. Traffic Signal Box**

**Ms. Sizensky** reported:

- 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 Purchase Order in the amount of \$44,563 was issued to 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.

## **IX. OLD BUSINESS**

**Ms. Sizensky** reported:

### **A. Butterfly Garden Restoration**

- 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.

## **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 more efficiently.
- 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 developed for the parties.

### **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.

## **XI. COMMITTEE COMMENTS**

### **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 3:03 P.M.

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

A handwritten signature in black ink, appearing to read "Bruce Forman", is written over a horizontal line.

Bruce Forman, Chair

The minutes approved by the Board/Committee on 6/5, 2025 "as submitted" [☒] or "as amended" [☐].

**NEXT MEETING**

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