



Vanderbilt Beach M.S.T.U

Advisory Committee

8300 Radio Road
Naples, FL 34104

MARCH 5, 2026

I. CALL TO ORDER

Chair Forman called the meeting to order at 2:00 P.M. Roll call was taken, and a quorum of four was established.

II. ATTENDANCE

Advisory Committee:

Bruce Forman – Chair
William Sjostrom – Vice Chair
Gabriella R. Miyamoto
William Arell Harris
Ryan Schwartz

Staff:

Judy Sizensky - Project Manager
Rosio Garcia – Operations Analyst
Keyla Castro - Operations Support Analyst II (Virtual)

Contractors:

Aaron Gross – Ground Zero Landscaping
Wendy Warren – Transcriptionist

Guests:

Jack Keller - Resident
Vincent Velasquez - Resident

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 – February 5, 2026

Ms. Miyamoto moved to approve the minutes of the February 5, 2026, Vanderbilt Beach MSTU Advisory Committee meeting as presented. Second by Vice Chair Sjostrom. Carried unanimously 4 - 0.

V. LANDSCAPE MAINTENANCE REPORT

Mr. Gross reported:

- Landscaping is being hand watered pending reactivation of the irrigation system. The expense is being paid by the contractor for AT&T who was responsible for the damage.
- Firebush shrubs were sprayed for insects.
- Sedum plants on Vanderbilt Drive were pruned.
- Plant health will be evaluated once the irrigation system on Vanderbilt Drive is functioning as intended and recommendations made for new plantings.

Conner Park Sign

- The Committee noted the Conner Park Sign lights are not working.
- Entity responsibility for light maintenance is unknown.
- Ground Zero Landscaping will check the outages and make his recommendations for repair/replacement to Ms. Sizensky.

Mr. Schwartz arrived at 2:10 P.M. A quorum of five was present.

VI. PROJECT MANAGER REPORT – Judy Sizensky

Ms. Sizensky reported:

A. Budget FY-26 – March 2026

Vanderbilt Beach MSTU Fund 1617 Budget for March 5, 2026, prepared February 27, 2026.

Purchase Orders

1. Collier County Utilities – Water and Sewer.
2. Davidson Engineering – Plans and construction documents for Gulf Shore Drive sidewalk.
3. DRMP – Engineering service for traffic signal relocation.
5. Florida Service Painting, dba SCS - Bluebill Avenue and Halas Bridges maintenance.
4. FPL – Electricity.
5. Ground Zero Landscaping Service –
 - Incidentals include landscape refurbishment and miscellaneous.
 - Ground Maintenance and Non-Bid Items include Conner Park and irrigation repairs.
7. Premier Staffing Source – Transcription services.
8. RWA Engineering – Design services for the Greenway multi-use path project, Phase I and II.
9. SiteOne 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 generating a revenue structure of \$1,934,700.
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 38, Operating Expense - Of the \$8,115,416 budgeted, \$1,432,161 is committed to existing Purchase Orders and \$234,425 is expended leaving a budget remainder of \$6,448,829 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 41, 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, \$40,806 has been transferred, leaving a balance of \$11,693 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 \$1,432,161 and expenditures total \$275,232, leaving a remainder of \$7,677,222 for FY-26 MSTU expenditures.

Pending Projects

The financial estimate for five pending projects totals \$8,506,000.00.

Fiscal Year 2026

- The Vanderbilt Drive Greenway Multi-Use Bike Path
- Gulf Shore Drive Sidewalk North – Engineering & Construction
- Delnor-Wiggins Park Entrance - Design & Construction
- Conner Park Fence Extension - Design & Construction
- Gulf Shore Drive East – Survey Study

Fiscal Year 2027

- Gulf Shore Drive Sidewalk East – Design & Construction

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.

Millage Rate

- The MSTU Millage Rate of 0.5000 per \$1000.00 of taxable value maintains MSTU assets within the taxing district.
- The Committee will analyze the Millage Rate for Fiscal Year 2027 with consideration for current and future expenses during the April budget process. Options are:
 - Revenue Neutral: Lower the current millage rate to maintain the FY-26 income level.
 - Millage Neutral: Maintain the current millage rate of 0.5000 mills per \$1,000 of assessed value, 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:

- The Board of County Commissioners awarded the contract for Phases I and II of the Vanderbilt Drive concrete sidewalk projects, from the Dunes of Naples north to the Marina Bay Club of Naples, to Quality Enterprises USA Inc.
- A Purchase Order to cover the \$815,066 bid, plus a \$30,000 owner's allowance, is in process.
- Phases I and II of the Greenway multi use sidewalk improvement project will be undertaken simultaneously.
- The Road Maintenance Division will be responsible for maintaining the walkway following completion of construction.
- Mobilization and construction are scheduled to commence the week of April 6, 2026.

C. Gulf Shore Drive Sidewalks North

Ms. Sizensky reported:

- Davidson Engineering has submitted thirty percent complete plans for a concrete sidewalk installation on the west side of Gulf Shore Drive from 10701 to 10451, including reconfiguration of the swale.

- The sidewalk is being extended to two more sections.
- The Road Maintenance Division reviewed and provided comments on the plans.
- She will meet with an engineer for Road Maintenance to address concerns as noted:
 - Original instructions noted the existing swale handrail could be eliminated with installation of a miter edge culvert, a precast, angled edge section that matches the slope of the embankment, creating a smooth transition for water flow and efficient drainage.
 - The engineer now advises a handrail is required unless the sidewalk curbing is straightened, eliminating the curve.
- To comply with Right of Way (ROW) permitting, entrances to condominiums will be ADA compliant due to the amount of traffic generated.
- Existing pavers in areas such as driveways will remain intact. Areas without pavers will be concrete.
- A Request for Quote (RFQ) will be distributed on completion of the plans.
- The plans and 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 a survey, civil engineering services and preliminary design plans for the “Gulf Shore Pathway Feasibility Study.”
- The Work Order requires modifications; a Purchase Order and Notice to Proceed will be issued on finalization.
- The survey and feasibility study is estimated to take one year with 30%, 60% and 90% completion plans to be presented to the Committee as completed.
- The 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 the feasibility of using the east side of the road’s right of way for a continuous pathway and west side to improve the drainage system.
- 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.

Bayshore Drive Boardwalk

Ms. Sizensky suggested members preview the new elevated pedestrian and cyclist path connecting Bayshore Drive to Sugden Regional Park in Naples to familiarize themselves with the implementation of a boardwalk concept.

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 project and the design is 90% complete.
- Staff and contractors met with the Traffic Operations Division for a final review of networking and confirmation was provided for plan completion.
- The box’s four feet elevation is beneficial for storm protection.

- Southern Signal and Lightening has been contracted to perform the work required to remove the signal box and relocate it to the south side of Vanderbilt Beach Road by the entrance to the parking garage.
- A Purchase Order will be issued to Southern Signal and the project schedule determined.
- The MSTU will be invoiced for the project cost.
- Ground Zero Landscaping will propose a landscaping plan for Committee approval.

F. Bridge Refurbishment

Ms. Sizensky reported:

Little Horse Pass Bridge

- SCS proposed a Service Agreement No. 23-8169, dated December 5, 2025, in the amount of \$28,614.40, to pressure wash the barrier wall, treat the surface, and refurbish the Little Horse Pass Bridge.
- The Road and Bridge Division has granted approval for SCS to proceed with the project.
- The project will be scheduled based on the vendor's availability.

G. Wiggins Pass Median Reconfiguration

Ms. Sizensky reported:

- Jacobs Engineering Group, Inc. submitted a proposal in the amount of \$54,920.00 to prepare plans for reconfiguring the turn-around section at the entrance to Delnor-Wiggins Pass State Park.
- A Purchase Order for the project has been issued with a Notice-to-Proceed February 9, 2026.
- ADA compliant 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 (MOU) for the Program will be developed for the participating parties.
- In coordination with the designer, Ground Zero Landscaping will landscape the turnaround on completion of construction.

H. Roadway Repairs

Irrigation Vanderbilt Drive

- An AT&T contractor damaged an irrigation water main during a directional boring operation to install conduit and cables on Vanderbilt Drive at 97th Avenue N and Bayside Avenue.
- Hannula Landscaping & Irrigation Inc. submitted a proposal in the amount of \$55,190.00 to repair the irrigation system, including installation of new lines and repairs to the water main on Vanderbilt Drive.
- The Road Maintenance Division will provide utility locates and a Maintenance of Traffic (MOT) plan and activation is required.
- The contractor for AT&T Mobility will reimburse the MSTU for expenses incurred.

Road Maintenance Vanderbilt Drive

- Upon completion of irrigation refurbishment, quotes will be solicited from contractors, to repair the damaged roadway areas and brick paver crosswalks.

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 stated an engineer will not be required for the project.
- Ground Zero Landscaping will landscape the area upon completion.
- The fence and landscaping project will be undertaken simultaneously.

B. Future Improvements for Committee Consideration

- Solar light installation bordering the crosswalk area at the entrance to The Dunes of Naples.
- Opportunities to improve drainage and beautify Vanderbilt Drive around the Anchorage, The Dunes of Naples, and Marina Bay Club of Naples.
- Solar spotlights to enhance landscaping on Vanderbilt Drive. Property owners will be consulted if the light installation borders their residence.

IX. PUBLIC COMMENTS

Baker-Carroll Point Monument Sign

Jeff Keller proposed the installation of a gateway monument at the entrance to the Baker-Carroll Point Condominium complex on Bluebill Avenue and Gulf Shore Boulevard at the February meeting.

Ms. Sizensky was advised that the MSTU does beautification projects which benefit the community in its entirety. Funds cannot be used to enhance areas which are not shared by all residents within the MSTU.

- A survey of the proposed location determined the land is owned but not maintained by the County.
- The MSTU waters areas within the MSTU boundary such as Conner Park and Vanderbilt Drive.
- Information will be gathered to determine if the MSTU and Ground Zero Landscaping can gain access to the area to perform maintenance.

Recommendation

A request to install a Monument Sign with supporting design and construction documentation should be submitted by the Baker-Carroll Point Condominium Homeowners Association to Collier County Permitting Services.

Single Family Homes ROW Maintenance

Vanderbilt Drive homeowners can maintain the Right of Way (ROW) area between the road and their home to aesthetically enhance their property, but it is not a requirement.

Community Improvements

A guest complimented MSTU Staff and the Committee on improvements they are making to the area.

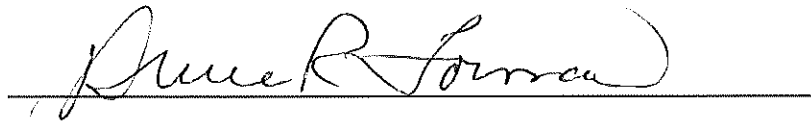
Sign - Bluebill Avenue Bridge

The Road Maintenance Division should be contacted regarding a missing sign originally installed by the Bluebill Avenue Bridge. Alternatively, Collier County #311 can be called.

X. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by the Chair at 3:12 P.M.

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

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

Bruce Forman, Chair

The minutes approved by the Board/Committee on 4/2, 2026 "as submitted" ☒ or "as amended" ☐.

NEXT MEETING

APRIL 2, 2026 - 2:00 P.M.
Cocohatchee River Marina
13535 Vanderbilt Drive
Naples, Florida