

Vanderbilt Beach M.S.T.U

Advisory Committee

8300 Radio Road
Naples, FL 34104

APRIL 2, 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 three was established.

II. ATTENDANCE

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

Staff: Judy Sizensky - Project Manager
Rosio Garcia – Operations Analyst (Virtual)
Keyla Castro - Management Analyst

Contractors: 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 meeting as presented. Second by Mr. Schwartz. Carried unanimously 3 - 0.

IV. APPROVAL OF THE MINUTES – March 5, 2026

Ms. Miyamoto moved to approve the minutes of the March 5, 2026, Vanderbilt Beach MSTU Advisory Committee meeting as presented. Second by Mr. Schwartz. Carried unanimously 3 - 0.

V. LANDSCAPE MAINTENANCE REPORT

Mr. Gross reported:

- Proposal #E756, dated April 2, 2026, in the amount of \$3,123.00 was presented to replace plants, shrubs, and trees which died because of insufficient irrigation.
- Species include Ixora, Cocoa Plum, Bougainvillea, Lariope, Green Ficus and Foxtail Palms.

Ms. Miyamoto motioned to approve Ground Zero Landscaping's proposal #E756, dated April 2, 2026, for an amount not to exceed \$5,000.00, for landscaping renovation on Vanderbilt Drive. Second by Mr. Schwartz. Carried unanimously 3 - 0.

Conner Park Sign

- Ground Zero Landscaping and Naples Electric Motor Works (NEMW) evaluated Conner Park's sign lights.
- The photo eyes in each electrical box and all light bulbs were replaced.
- The estimate Ground Zero Landscaping provided for repairs, No. E754, dated March 11, 2026, in the amount of \$654.22 was invoiced to the Incidentals Category of the budget.

VI. PROJECT MANAGER REPORT – Judy Sizensky

Ms. Sizensky reported:

A. Budget FY-26 – April 2026

Vanderbilt Beach MSTU Fund 1617 Budget for April 2, 2026, prepared March 30, 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 –
 - o Incidentals include landscape refurbishment and miscellaneous.
 - o Ground Maintenance and Non-Bid Items include Conner Park and irrigation repairs.
7. Preferred Materials - Vanderbilt Drive roadway repairs and paver crosswalks.
8. Premier Staffing Source – Transcription services.
9. Quality Enterprises USA – Construction services for the Greenway multi-use path project.
10. RWA Engineering – Design services for the Greenway multi-use path project, Phase I and II
11. 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, \$1,502,559 is committed to existing Purchase Orders and \$247,490 is expended leaving a budget remainder of \$6,365,365 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 \$106,400 has been transferred (PTNE Staff and Support).
8. Line 45, Transfer Construction – Of the \$52,500 budgeted, \$41,569 has been transferred, leaving a balance of \$10,930 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 \$1,502,559 and expenditures total \$395,460, leaving a remainder of \$7,486,595 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.
3. The MSTU Tax Rate for 2026 is 0.5000 mills.
4. 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 May 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:

- Quality Enterprises USA Inc. will commence work 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, on receipt of permitting documents from the County.
- Phases I and II of the Greenway multi use sidewalk improvement project will be undertaken simultaneously.
- Asphalt millings from the existing sidewalk will be reapplied as base material.
- Grass areas will be coned off to enable cyclists to utilize the path.
- The Road Maintenance Division will be responsible for maintaining the walkway following completion of construction.
- Mobilization and construction are scheduled to commence April 13, 2026, with an estimated construction time of two months.

C. Gulf Shore Drive Sidewalks North

Ms. Sizensky reported:

- Davidson Engineering has submitted sixty percent complete plans for a concrete sidewalk installation on the west side of Gulf Shore Drive from 10701 to 9485, including reconfiguration of the swale and addition of two sidewalk sections.
- Two sections of curbing were removed on the south side of Gulf Shore Drive, north of Bayside Avenue. The Right of Way (ROW) inspector has been contacted to review and resolve the situation.
- Comments from the Road Maintenance Division were addressed.
- 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 driveways will remain intact. Areas without pavers will be concrete.
- A Request for Quote (RFQ) will be distributed on completion of the plans, tentatively scheduled for May.
- The plans and bids will be presented to the Committee for consideration.

D. Gulf Shore Drive Sidewalks Southeast

Ms. Sizensky reported:

- RWA Engineering (RWA, 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.”
- A Purchase Order and Notice to Proceed have been issued.
- 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 improvements to the west side 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.

Discussion ensued:

- Photographs of the new boardwalk concept pedestrian and cyclist path, connecting Bayshore Drive to Sugden Regional Park in Naples, and walkway lighting, were presented to the Committee.
- Members noted they prefer a different style railing design and color scheme.
- Teak wood, versus composite decking material, should be considered for the application.
- A site visit to the Ritz Carlton will be scheduled to view their boardwalk installation.
- Hardwired outdoor lighting, providing durable and reliable illumination similar in design to the fixtures installed adjacent to the Bayshore boardwalk, will be researched for Vanderbilt Drive.

RWA Engineering will attend the May meeting to discuss the plans with the Committee.

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.
- DRMP, Inc. has completed the plans for the project.
- The plans have been submitted to Southern Signal and Lightening.
- Southern Signal will provide a quote to relocate the signal box to the south side of Vanderbilt Beach Road by the entrance to the parking garage.
- The Committee will consider the quote for approval at the May 2026 meeting.
- Ground Zero Landscaping will propose a landscaping plan for Committee approval.

F. Bridge Refurbishment

Ms. Sizensky reported:

Little Horse Pass Bridge

- Service Contracting Solutions (SCS) pressure washed the barrier wall, treated the surface, and refurbished the Little Horse Pass Bridge.

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 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.
- The contractor followed County procedure for locating utility lines prior to construction. The MSTU irrigation line was not marked.
- The contractor installed the new bore and watered landscaping daily.
- 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 and Bayside Avenue.
- Upon completion of irrigation refurbishment, Preferred Materials, Inc. will repair the damaged roadway areas and brick paver crosswalks.

- The Road Maintenance Division will provide utility locations and a Maintenance of Traffic (MOT) plan and is required.
- The irrigation repair will be undertaken by the MSTU.

Ms. Miyamoto motioned to approve Hannula Landscaping & Irrigation Inc.'s proposal for an amount not to exceed \$56,000.00, to repair the irrigation system on Vanderbilt Drive, including installation of new lines and repairs to the water main. Second by Mr. Schwartz. Carried unanimously 3 – 0.

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 Vanderbilt Channel, 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. Bayshore Drive Boardwalk

Ms. Sizensky attended the “ribbon-cutting” ceremony for the new Bayshore Pedestrian Boardwalk, which opened in late February 2026, connecting Bayshore Drive directly to Sugden Regional Park in Naples. She noted:

- The engineer from RWA also met with her to view the project.
- The contractor for the project, Infinite Construction, LLC. also did the MSTU project at the Regatta Vanderbilt Beach.
- Additional details regarding the boardwalk were discussed under VI. D – Gulf Shore Drive Sidewalks Southeast

C. 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 installation borders their residence.

IX. COMMITTEE COMMENTS

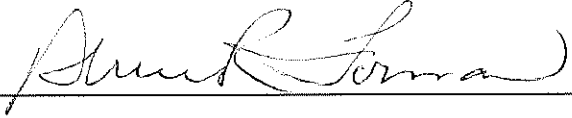
Ms. Sizensky reported:

Crosswalk striping refurbishment is the responsibility of the Road Maintenance Division.

X. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by the Chair at 3:06 P.M.

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



Bruce Forman, Chair

The minutes approved by the Board/Committee on 5/1, 2026 “as submitted” [☒] or “as amended” [☐].

NEXT MEETING

MAY 7, 2026 - 2:00 P.M.
Cocohatchee River Marina
13535 Vanderbilt Drive
Naples, Florida