

# Vanderbilt Beach M.S.T.U

## Advisory Committee

8300 Radio Road  
Naples, FL 34104

SEPTEMBER 2, 2021

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

Gabrielle Miyamoto called the meeting to order at 2:00 P.M. A quorum of three was present. The Pledge of Allegiance was recited.

### II. ATTENDANCE

Advisory Committee: Bruce Forman – Chairman  
William Sjostrom – Vice Chair  
Mark Weber  
Gabriella R. Miyamoto  
William Arell Harris

Staff: Harry Sells - Project Manager  
Michelle Arnold – Director, PTNE (Excused)  
Rosio Garcia – Administrative Assistant

Others: Aaron Gross – Ground Zero Landscaping  
Wendy Warren - Transcriptionist

### III. APPROVAL OF AGENDA

*Mr. Harris moved to approve the modified Agenda of the Vanderbilt Beach M.S.T.U. Advisory Committee meeting.*

*Add Item III. A – ZOOM member participation.*

*Item VIII. B. – Committee Member Application*

*Second by Mr. Weber. Carried unanimously 4 - 0.*

*A. Ms. Miyamoto motioned to allow Vice-Chair Sjostrom and Chair Bruce Forman to participate in the meeting via ZOOM remote access due to an extraordinary circumstance.*

*Second by Mr. Harris.*

*Carried unanimously 4 - 0.*

*A quorum of five was present.*

### IV. APPROVAL OF MINUTES

A. JUNE 3, 2021

B. JUNE 28, 2021

*Ms. Miyamoto moved to approve the minutes of the June 3, 2021, and June 28, 2021, Vanderbilt Beach M.S.T.U. meetings as presented. Second by Mr. Weber. Carried unanimously 5 - 0.*

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

**Mr. Gross** reported:

- Landscaping is in good condition.
- Shrubs and plants were vigorously pruned and shaped.
- The Podocarpus hedge and Firebush were sprayed with pesticide.
- Herbicide was applied to weed vegetation by the wall.
- Shrubs were planted behind the wall.
- Construction damage to irrigation lateral pipes in two (2) areas was repaired.

The Committee noted:

- Vehicular parking is damaging grass in the Right of Way (ROW) strip.
- Pole placement to deter automobile parking is not permitted in the ROW.
- A short-term solution such as “no parking” signs should be considered.
- The Traffic Operations must authorize placement of signage.
- Long-term the strip should be landscaped to deter vehicle parking.

*Mr. Sells will consult with Traffic Operations and research options to deter vehicle parking on the ROW strip.*

**VI. PROJECT MANAGER REPORT – Harry Sells**

**A. Budget Report for 9/2/2021**

**Mr. Sells** reported:

- FY21 Ad Valorem property tax revenue budget is \$1,444,900.00, an increase of 3%.
- The Millage Rate remains constant at 0.5000.
- Total funds available FY21 is \$5,202,501.33 including investment interest, transfers, and contributions (minus a 5% reserve of \$74,300).
- Transfers and Contributions, Line 11, in the amount of \$3,717,601.33, is a carry-over generated from 2020.
- Operating Expense Budget is \$4,927,328.83 of which \$2,681,422.08 is committed; \$418,460.47 expended.
- Unencumbered Operating Expense funds available are \$1,827,446.28.
- The MasTec North America contract for burial of conduit and placing of equipment for Florida Power & Light, Comcast cable and Century Link for Phase IV in the amount of \$1,765,869.40, is reflected in budget Commitments.
- Purchase Order for Century Link (engineering design) in the amount of \$8,000.00 applies to Utility Conversion Phase IV.
- McGee & Associates Purchase Order for \$6,937.50, of which \$6887.50 is expended, covers landscape design projects for Conner Park and the intersection of Vanderbilt Drive and Vanderbilt Beach Road by Regatta.
- Stantec’s Purchase Order for \$253,671.00, of which \$2,084.50 is expended, covers construction, engineering, inspection, and easement survey services for Phase IV.
- Purchase Orders in red indicate that they have been closed out and the money expended.
- Collier County Utility Water Sewer expense will increase due to Conner Park irrigation.

- Improvements General/Capital Outlay budget, Line 38, is \$145,172.50.
- Transfers to 111, Line 40, are for Staff salaries.
- Budget Transfers from Appraiser and Tax Collector, Lines 41 and 42, are facilitated by other appropriate County entities.
- Total Budget Available Balance as of September 2, 2021, is \$1,835,723.92.
- Unexpended funds will roll over to the FY-22 budget.

*The Vanderbilt Beach MSTU FY-22 budget is finalized. FY-21 Purchase Orders will be closed out and Purchase Order requests for FY-22 submitted.*

## **B. Phase IV Utility Burial Status**

Mr. Sells presented a “*Cost Comparison Analysis*” for Vanderbilt Beach projects I, II & III and IV followed by an update on the status of the Phase IV Utility Burial project.

### **Cost Comparison Analysis**

**Phase I:** Gulf Shore Drive - FPL controlled

- \$1,742,059 per mile for 1.8 miles = \$3,135,707.
- Activation: All high-rise buildings.

**Phases II & III:** Vanderbilt Beach Rd, 111<sup>th</sup> Ave & Vanderbilt Dr. including finger streets - MSTU controlled.

- \$1,127,140. per mile for 5.904 miles = \$6,654,640.
- Activation: Five hundred eighty (580) single family homes plus high-rise buildings.

**Phase IV Projection:** Vanderbilt Dr N of 111<sup>th</sup> Ave to Wiggins Pass - MSTU Controlled.

- \$1,678,000. per mile for 1,439 miles = \$2,400,000.
- Activation: Three (3) housing groups plus high-rise buildings.
- All construction in ROW.

### **Phase IV Utility Burial Status**

- Stantec Construction, Engineering, Inspection, and survey services for Phase IV, are on site.
- The survey will start on the west side of Vanderbilt Drive at Bluebill Avenue and continue north to The Dunes of Naples entrance and stakes will be placed to designate the Right of Way (ROW).
- Utility locators will identify position of underground utilities for construction.
- On completion of Stantec’s survey, complemented by video and photographic documentation, work will commence.
- Equipment inventory is sufficient to start the project; additional materials are on the way.
- Mobilization will commence mid-September and the estimated period for completion is nine (9) months. Anticipated activation date will be early 2022.
- Stantec’s on site management will be effective until FPL removes the utility poles.
- The MSTU will install pavers and benches at the Dunes of Naples and the Anchorage post construction.

## **C. Conner Park Beautification Status and Discussion - Schedule**

Mr. Sells reported:

### **Lift Station Wall**

- Construction of an eight (8) foot decorative pre-cast wall and wrought iron cantilever along Bluebill Avenue and Vanderbilt Drive just north of Naples Park is complete.
- The Warranty period is two (2) years.
- Invoice payment is pending receipt of two (2) year Warranty document.
- Landscape bids have been received; a notice to proceed has been issued..

#### **Landscaping and Irrigation**

- The Committee approved the landscape contract for Conner Park in the amount of \$130,677.50 on June 28, 2021.
- The landscape design will soften and blend with the wall; taller specimens planted in the rear will shield the sign and lift station.
- Trees planted on the south side mound to provide height and shield the other side of the station.
- The filter system for irrigation will be supplied by MSTU Staff. Drip irrigation is the primary source.
- Contractor will re-grade the area prior to material installation.
- Installation of irrigation system and landscape product will commence week ending September 11, 2021.

#### **Sidewalk Pavers** – Vanderbilt Drive and Bluebill Avenue

- Capital Contractors will install pavers in color consistent with crosswalks, and ADA compliant transition strips, on the Vanderbilt Drive and Bluebill Avenue intersections upon completion of sidewalk and curbing work.
- Estimated receipt date for pavers is end October 2022.
- Engineering of sidewalk is required to ensure proper drainage and confirmation the elevation will conform to the future modifications.
- A Right of Way (ROW) is required for paver installation.
- Estimated paver installation time is one (1) month.

#### **Fence on South Side and Landscaping**

- The Parks and Recreation Department removed invasive species from the area.
- Ground Zero Landscaping planted slow growing shrubs on the hill side behind the Clusia hedge to prevent erosion and improve aesthetics.
- Heavy vine growth, detrimental to the Mangroves and Sea Grapes, was cut back.
- Extension of the Clusia hedge to beautify the unattractive area beyond the fence should be considered. *Planting requires permission from the Parks and Recreation Department.*
- The Clusia hedge will be maintained at a height of ten (10) feet.

***Mr. Harris motioned to approve eight thousand dollars (\$8,000.00) to extend the Clusia hedge beyond the fence on the south side of Conner Park, subject to approval of the Parks and Recreation Department. Second by Mr. Weber. Carried unanimously 5 – 0.***

#### **D. NW Corner VBR & VB Drive**

The final design by McGee & Associates for the intersection of the northwest corner of Vanderbilt Beach Road and Vanderbilt Drive was submitted to Representatives of the Regatta.

Mr. Sells will prepare a Scope of Work, obtain County approvals and Right of Way (ROW) permits and request quotes for the landscape project on receipt of design approval by the Regatta at Vanderbilt Beach.

## VII. OLD BUSINESS

### A. Potential Future Projects

Future improvements to the Vanderbilt Beach M.S.T.U. for consideration are prioritized as follows:

#### 1. Extend Fence on South Side of Conner Park

- Members concurred the fence on the south side of the park should be extended approximately one-hundred and fifty (150) feet from the present end with columns spaced fifteen (15) feet apart.
- Staff received a rough estimate to install ten (10) sections of fence and ten (10) columns at a cost of \$65,000.00.
- The MSTU would have to contact the property owners on Flamingo Avenue to inform them in advance. Two citizens have expressed negative feedback.
- The MSTU will have secure project approval from the Parks and Recreation Department.

#### 2. Refurbishment of Vanderbilt Drive Landscape

A landscape design for Vanderbilt Drive will be submitted for Committee consideration upon completion of Conner Park refurbishment.

#### 3. Refurbish Bridge of Channel on Bluebill

The Committee suggested cleaning the waterway bridge and researching installation of a veneer stone.

*Ms. Arnold and Mr. Sells met with the Road Maintenance Division on July 16, 2021. Road and Maintenance accepted responsibility for bridge maintenance, noting requirement of a Department of Environmental Protection (DEP) permit for the waterway below. They will provide an update in the future.*

#### 4. Sidewalks East and West Side of Gulf Shore Drive

The Road Maintenance Department is considering sidewalk installation on the east side of Gulf Shore Drive for 2025. Design and fund allocation are required; sidewalks must conform to County code and be ADA compliant. A bike path would be incorporated into the project design. Drainage would have to be redesigned to accommodate the installation. The project timeline depends on coordination with Road Maintenance.

*Ms. Arnold and Mr. Sells met with the Road Maintenance Division on July 16, 2021, to review project criteria and convey MSTU's willingness to contribute up to two million dollars (\$2,000,000.00) to the project.*

*Vice-Chair Sjostrom left the meeting.*

#### 5. Lighted Street Name Signs at Intersections Along Gulf Shore and Vanderbilt Drives

The project is on hold, pending development of technology to provide attractive, small scale LED Solar lighting.

## VIII. NEW BUSINESS

**A. Next Meeting**

The Committee agreed meetings will be held at the *“Clausen Family Center” at St. John’s Church, 625 111<sup>th</sup> Avenue, Naples, Florida.*

**B. Committee Member Application**

**Mr. Weber’s** advisory committee seat for the Vanderbilt Beach Beautification expires November 13, 2021.

**Mr. Weber** expressed his intent to apply for the upcoming 4-year terms commencing November 2021. The application will be considered by the Committee at the October 2021 meeting.


**X. PUBLIC COMMENTS**

None

**XI. ADJOURN**

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

VANDERBILT BEACH MSTU ADVISORY COMMITTEE



Bruce Forman, Chairman

The minutes approved by the Board/Committee on Oct 7, 2021 “as submitted” [] or “as amended” [].

NEXT MEETING DATE:  
OCTOBER 7, 2021  
Clausen Family Center at St. John’s Church  
625 111<sup>th</sup> Avenue  
NAPLES, FL 34108