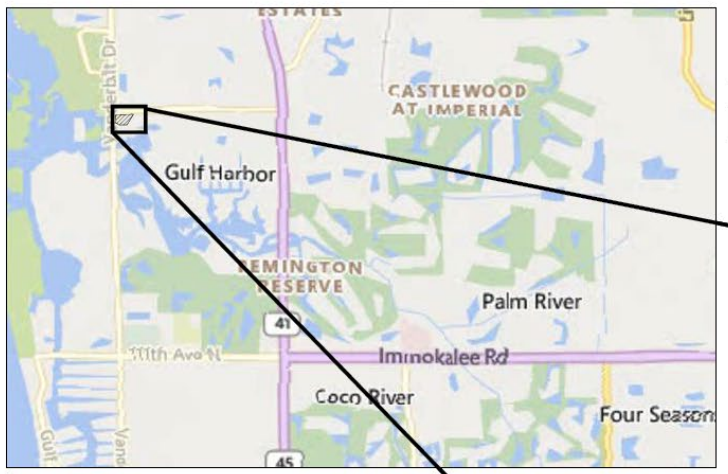
Collier County

Project # 50309
Cocohatchee Marina Parking Lot Expansion Project

March 18, 2026

Project Scope / Location

- Includes boat trailer and vehicle parking, landscaping, lighting and stormwater management.



AREA PLAN
SCALE: 1" = 2500'

LOCATION PLAN
SCALE: 1" = 250'

- Construction of a new overflow boat trailer and vehicle parking lot for Cocohatchee Marina.
- 13535 Vanderbilt Drive Naples, FL

Collier County
Facilities Management Division

Existing Conditions / Exotics Clearing

Entirety of site will be cleared for the parking lot, landscaping and stormwater management.

Preliminary exotic and invasive vegetation clearing and removal of dead or at-risk trees has been completed along the East property line.

Collier County
Facilities Management Division

Parking Lot Plan

Parking lot includes 36 boat trailer spaces, 25 regular spaces including handicapped spaces for both types.

Lot entrance from Wiggins Pass Road with circulation counterclockwise

Collier County
Facilities Management Division

Landscape Plan

Includes 100% native species will be used throughout property

South and East property lines include Type B buffer including 29 trees and hedge row

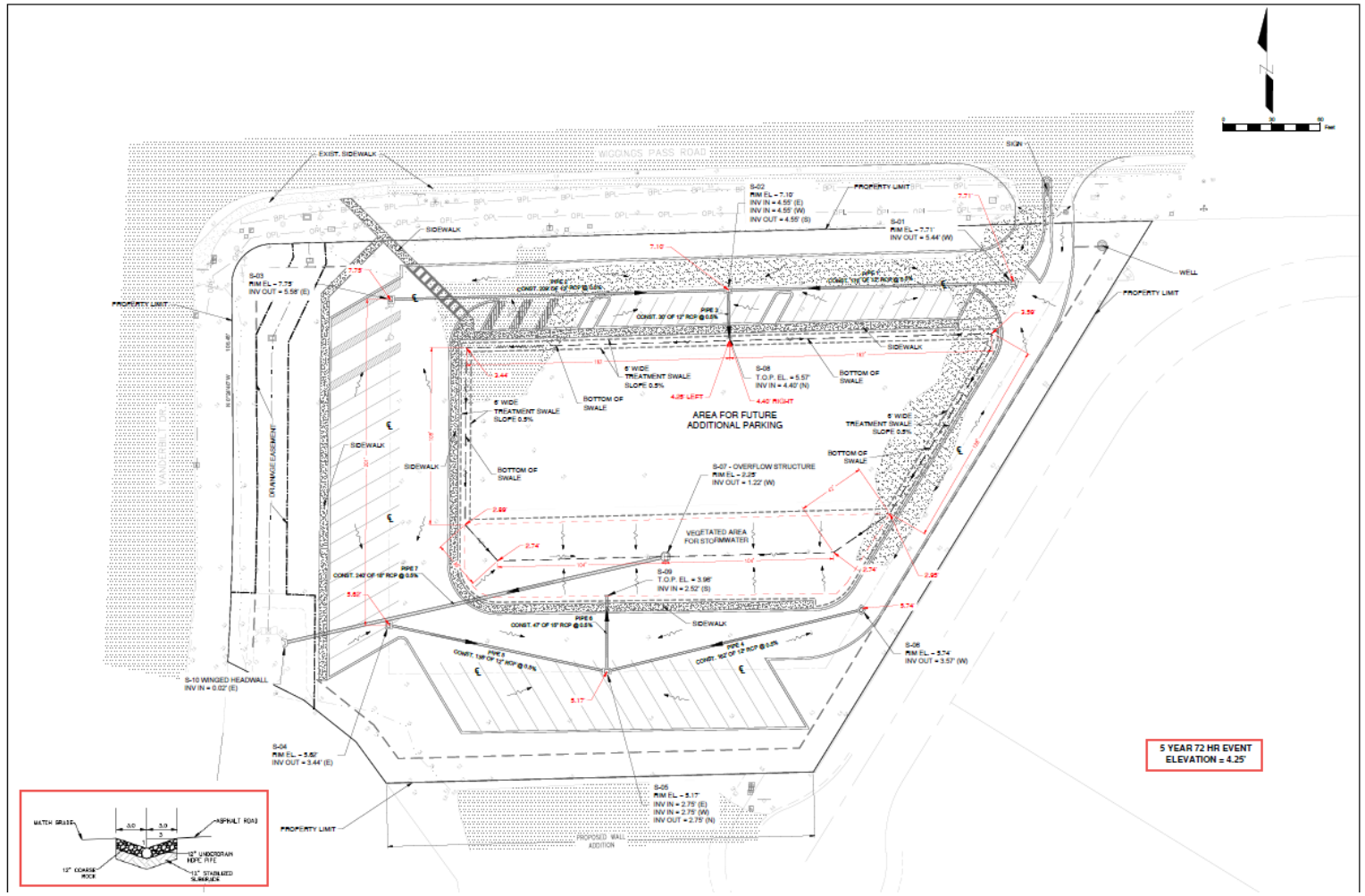
Approx 80 trees to be planted on property

Collier County
Facilities Management Division

Stormwater Management

Property handles stormwater internally with overflow to the Southwest into Vanderbilt Drive drainage easement

No sheet flow from parking lot is designed to flow off property to East or South



Collier County
Facilities Management Division

Design Features

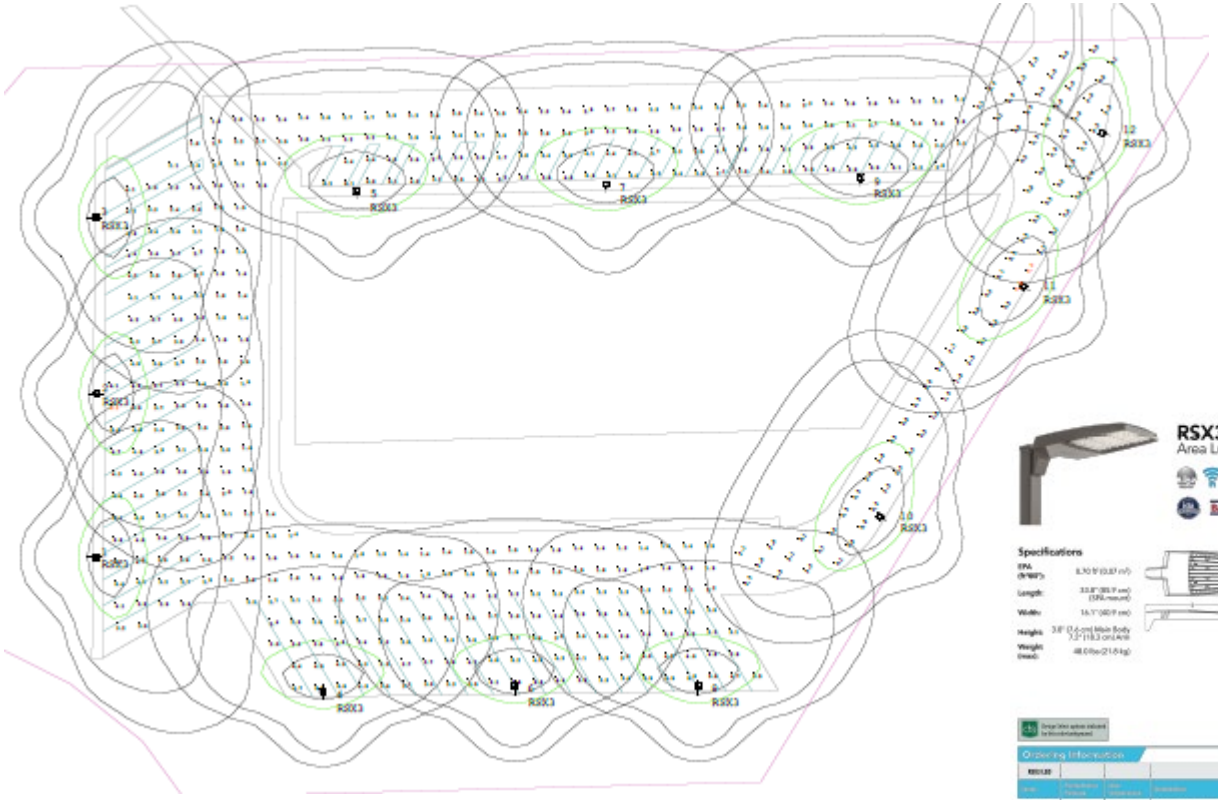
Lighting designed to ensure a maximum LDC required foot candles at the shared property lines

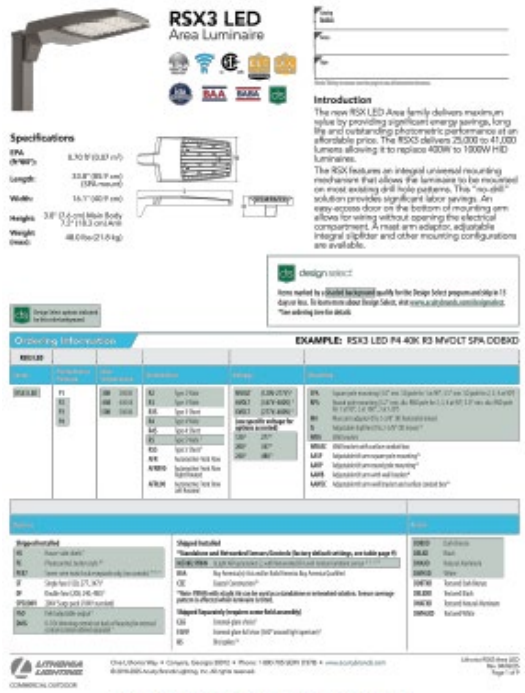
Fully contained water management with outflow to west

Light fixture glare shields to prevent spillage towards adjacent property

Most frequently used parking spaces face Southwest

A more robust Type B buffer on East and South property lines





LIGHT POLE FIXTURE

Collier County
Facilities Management Division

Design Features

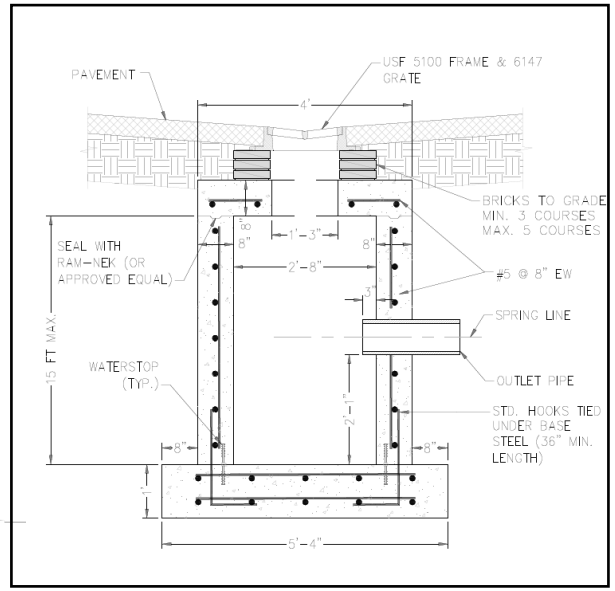
Lighting designed to ensure a maximum LDC required foot candles at the shared property lines

Fully contained water management with outflow to west

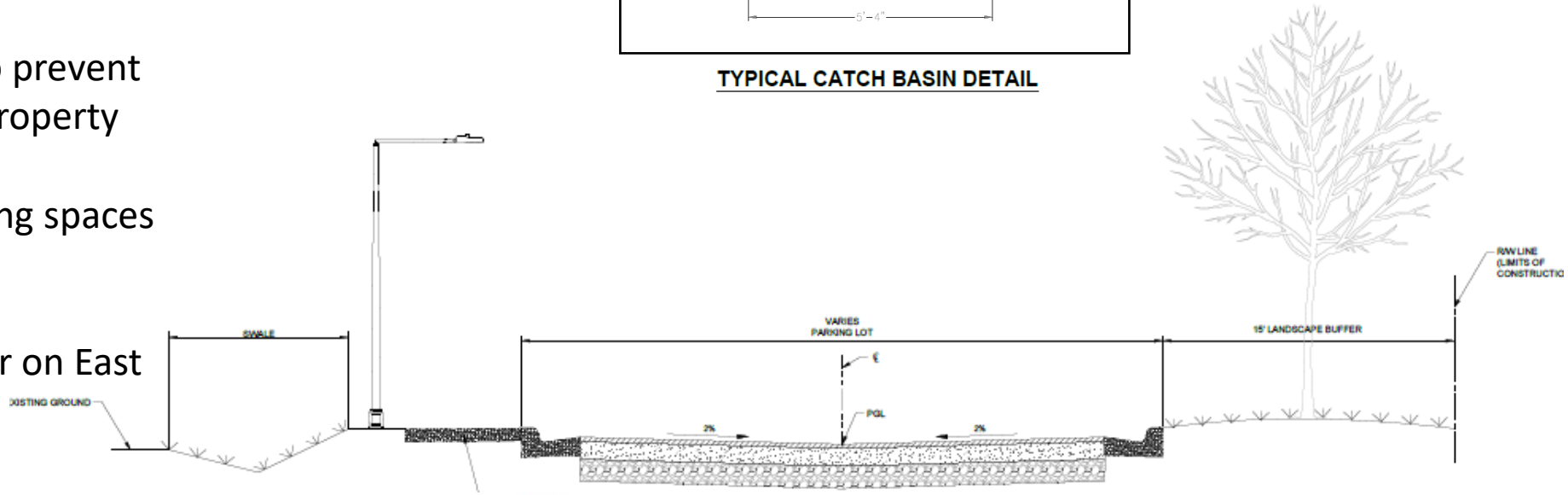
Light fixture glare shields to prevent spillage towards adjacent property

Most frequently used parking spaces face Southwest

A more robust Type B buffer on East and South property lines



TYPICAL CATCH BASIN DETAIL



TYPICAL SECTION

Collier County
Facilities Management Division

Schedule

<u>Target Milestone Dates</u>

Design completion Q2 2026

Permitting Q3 2026

Construction start Q4 2026

Construction completion Q3 2027

Collier County
Facilities Management Division

COCOHATCHEE PARKING LOT EXPANSION

District # lot	**2**
Project #	50309
Project Manager	Jim Morton, PE
Customer	County Manager's Office
Fund	3001
Scope: Construction of a new parking lot on 6.3 acres Tract 10 to provide overflow parking to Cocohatchee boat launch to include 20 standard vehicle parking and 35 trailer parking with lighting. Once entitlements are obtained to construct the parking $1M in funding will be provided via a development agreement.	
Design Budget	$223,169.50
Const Budget	TBD
Total Budget	$1.7M Est
Arch/Engineer	WSP USA
Contractor	TBD
Const Admin	N/A
NTP Design	3/12/2025
Design Expiration	6/6/2027
NTP Const	Q4 2026 Est
Sub Completion	Q3 2027 Est
Final Completion	Q3 2027 Est
Project Stage	Design

Next Steps/Current Challenges Updated: 3/10/2026

- WSP to provide 90% plans – 3/13
- Internal review – 3/16
- Review meeting with Parks – 3/18
- OPC from WSP – 3/20

Progress

- Staff reviewed 60% plans with comments – 3/3
- Carter Fence swing gate installed – combination lock in place – 2/27
- Exotic and invasive species cleared from East property line

Questions

Collier County
Facilities Management Division