

Town of Ave Maria SRA Amendment

PL20240012290

NEIGHBORHOOD INFORMATION MEETING

DECEMBER 11, 2025

NIM PROCEEDINGS

- Please complete Sign In Sheets
 - Following the presentation, we will open the meeting for Q&A
- PLEASE HOLD QUESTIONS UNTIL AFTER THE PRESENTATION**
- Please state your name before asking your question

ZOOM Attendees:

- Please keep your speaker on MUTE during the presentation
- Please type in questions. Submitted questions will be read aloud prior to response

PROJECT TEAM



Ave Maria Development, LLLP

Barron Collier Companies

- David Genson, President of Development

Coleman Yovanovich Koester

- Richard D. Yovanovich, Esq.

Peninsula Engineering, Inc.

- Christopher Scott, AICP
- John English, PE

Trebilcock Consulting Solutions, PA

- Norman Trebilcock, AICP, PTOE, PE

Earth Tech Environmental, LLC

- Jeremy Sterk, CEP

The logo for Peninsula Engineering features the word "PENINSULA" in blue and "ENGINEERING" in green, separated by a horizontal line. To the right is a green outline of the state of Florida with a blue compass rose in the center.

RURAL LANDS STEWARDSHIP AREA OVERLAY MAP

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STEWARDSHIP COMMUNITY DISTRICT

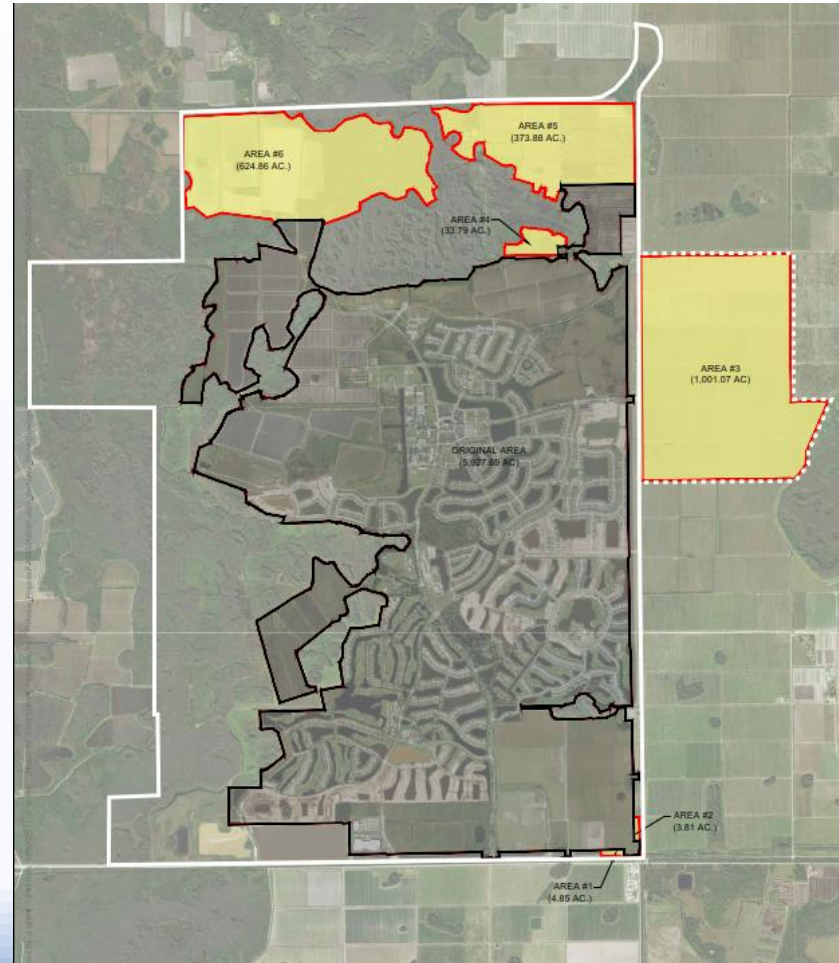
AMSCD:

Special governmental district that can issue bonds and assess properties for the construction and maintenance of public infrastructure, such as water, sewer, stormwater and roads.

Stage Legislature Approval

Existing Size: 11,807-acres

Proposed Size: 10,805-acres



SRA:

Zoning designation that provides development regulations for the Town, such as permitted uses, height and setbacks, landscaping, road design and architectural standards.

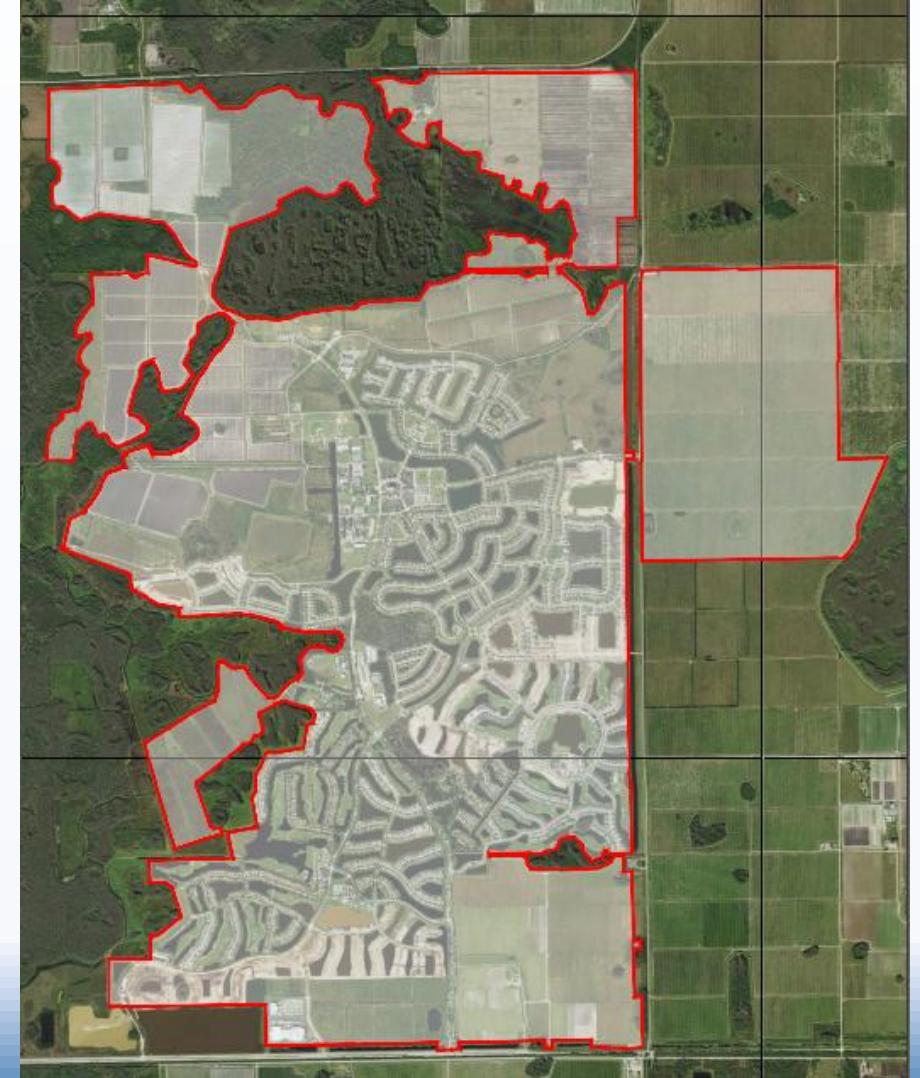
County Commission Approval

Existing Size: 5,928-acres

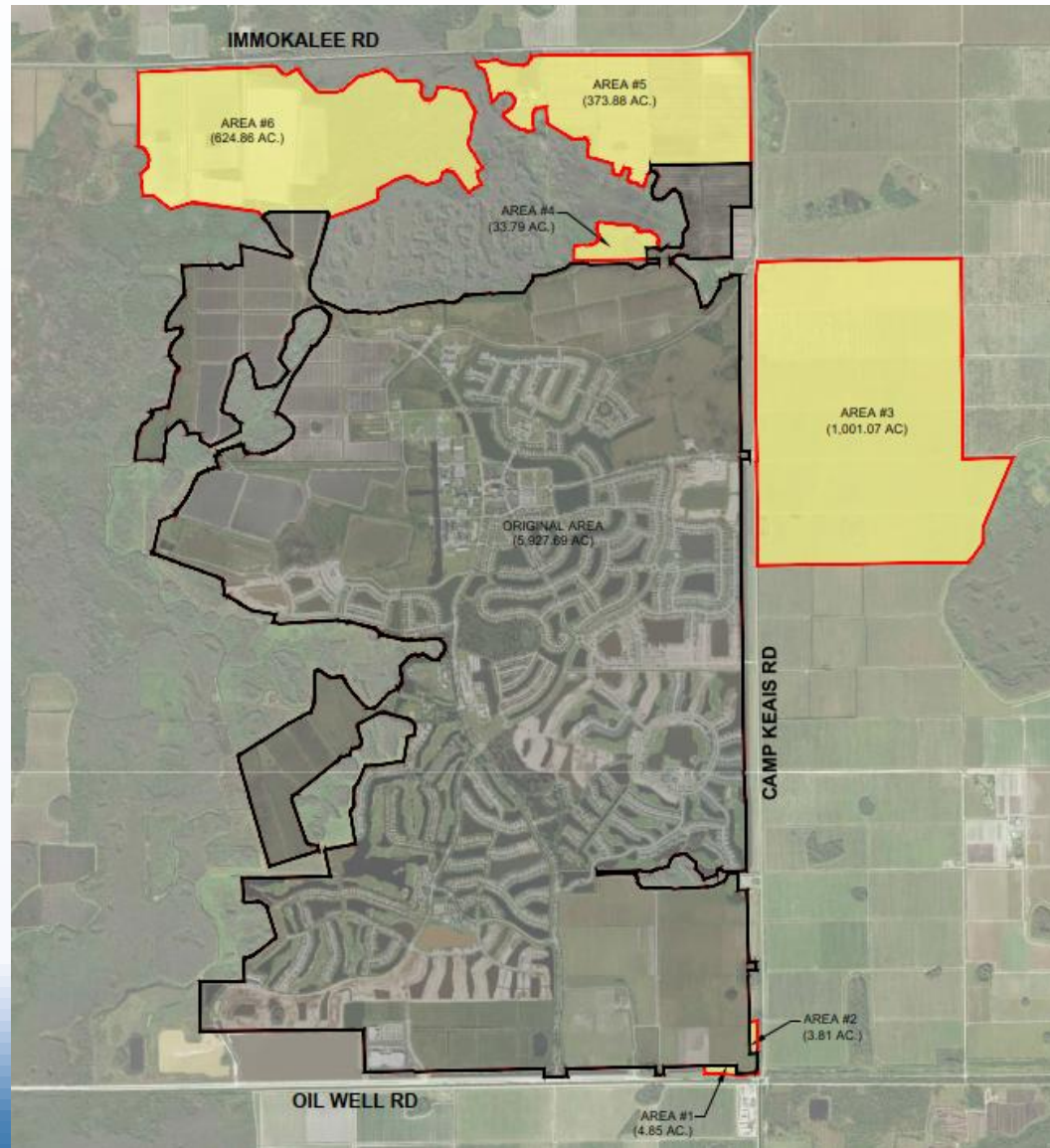
Proposed Size: 7,970-acres

SRA AMENDMENT OVERVIEW

- Increase Town Boundary by 2,042-acres
- Update Master Plan
- Increase Residential Units by 6,732 du
- Increase Goods and Services by 996,000 sf
- Update and New Residential Types
- New Street Cross Section
- Add Affordable Housing and Mobility Plan Provisions
- New Deviations for street frontage, off-street parking, and signage

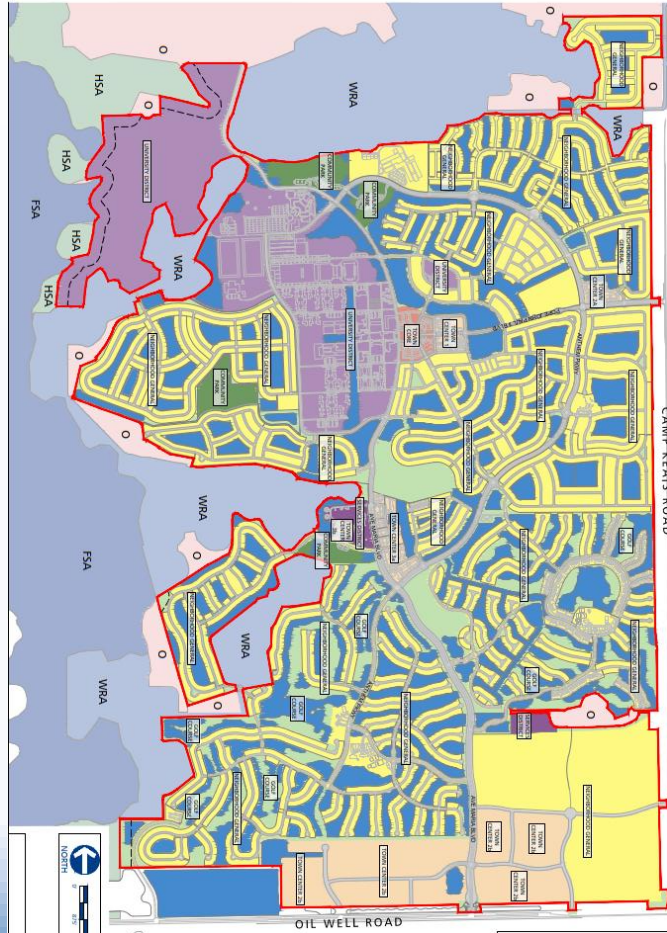


EXPANSION AREAS

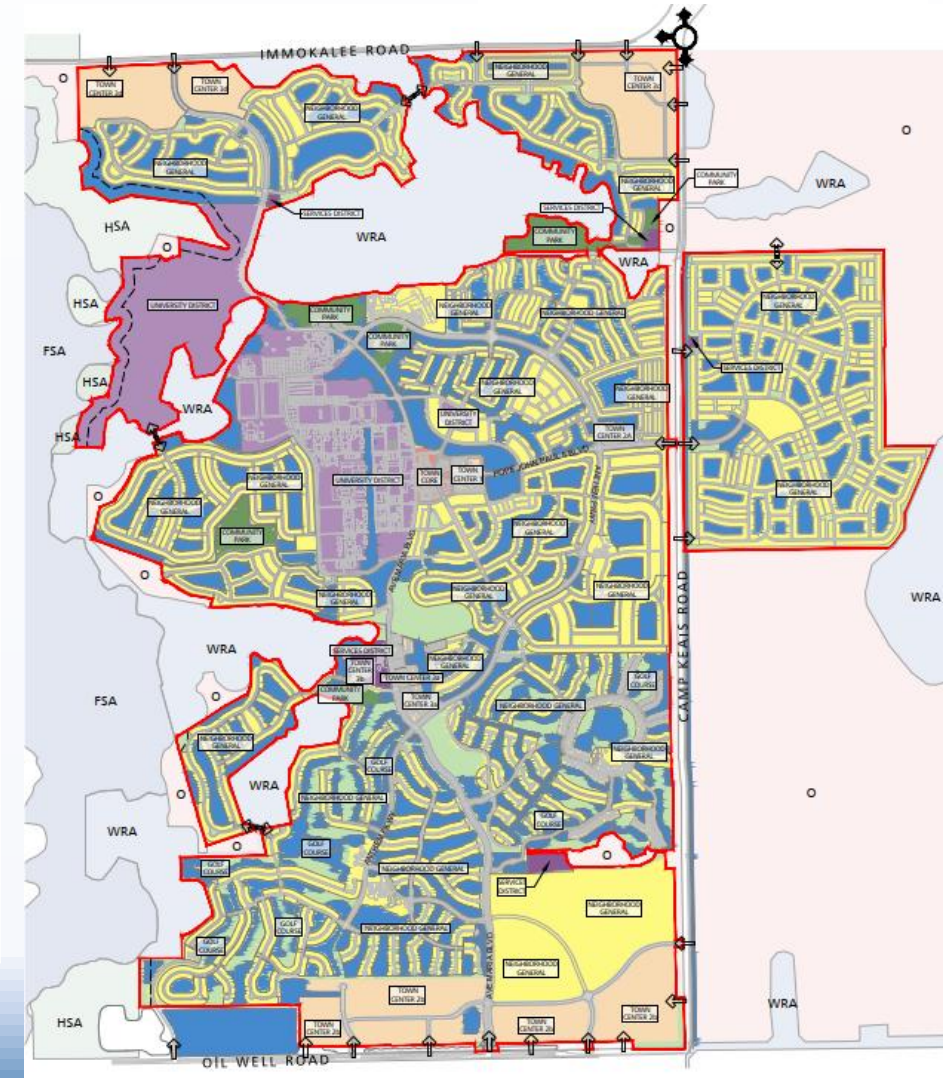


AREA REFERENCE	ACREAGE
EXISTING SRA	5,927.69
AREA #1	4.85
AREA #2	3.81
AREA #3	1,001.07
AREA #4	33.79
AREA #5	373.88
AREA #6	624.86
TOTAL:	7,969.95

MASTER PLAN UPDATES



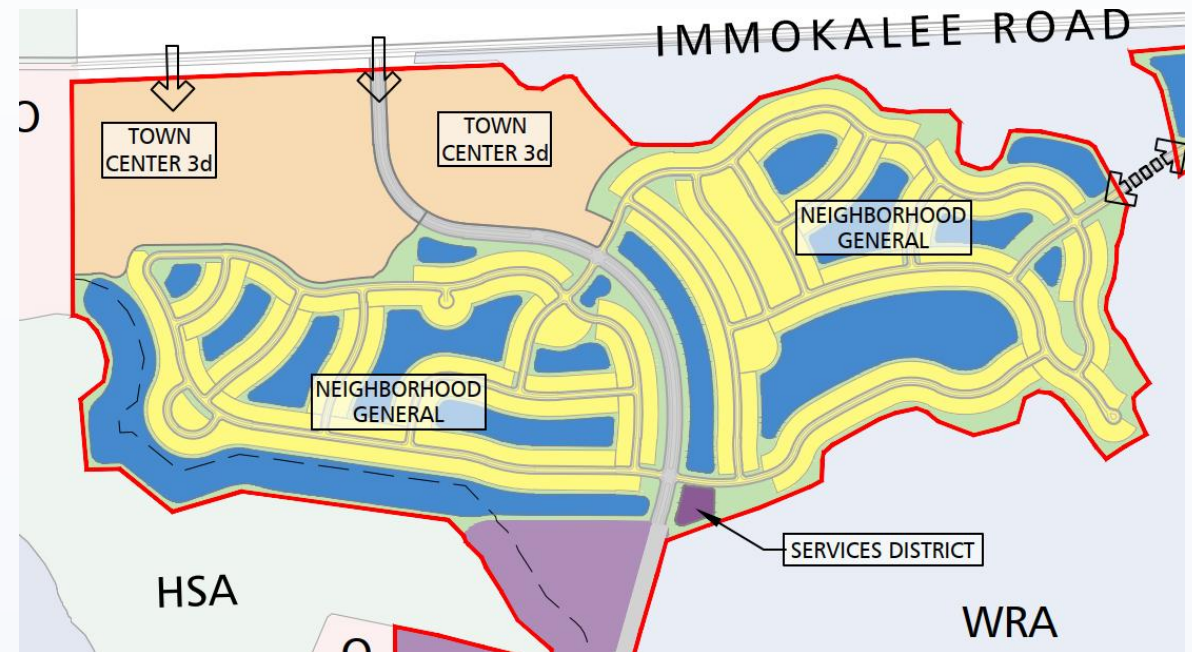
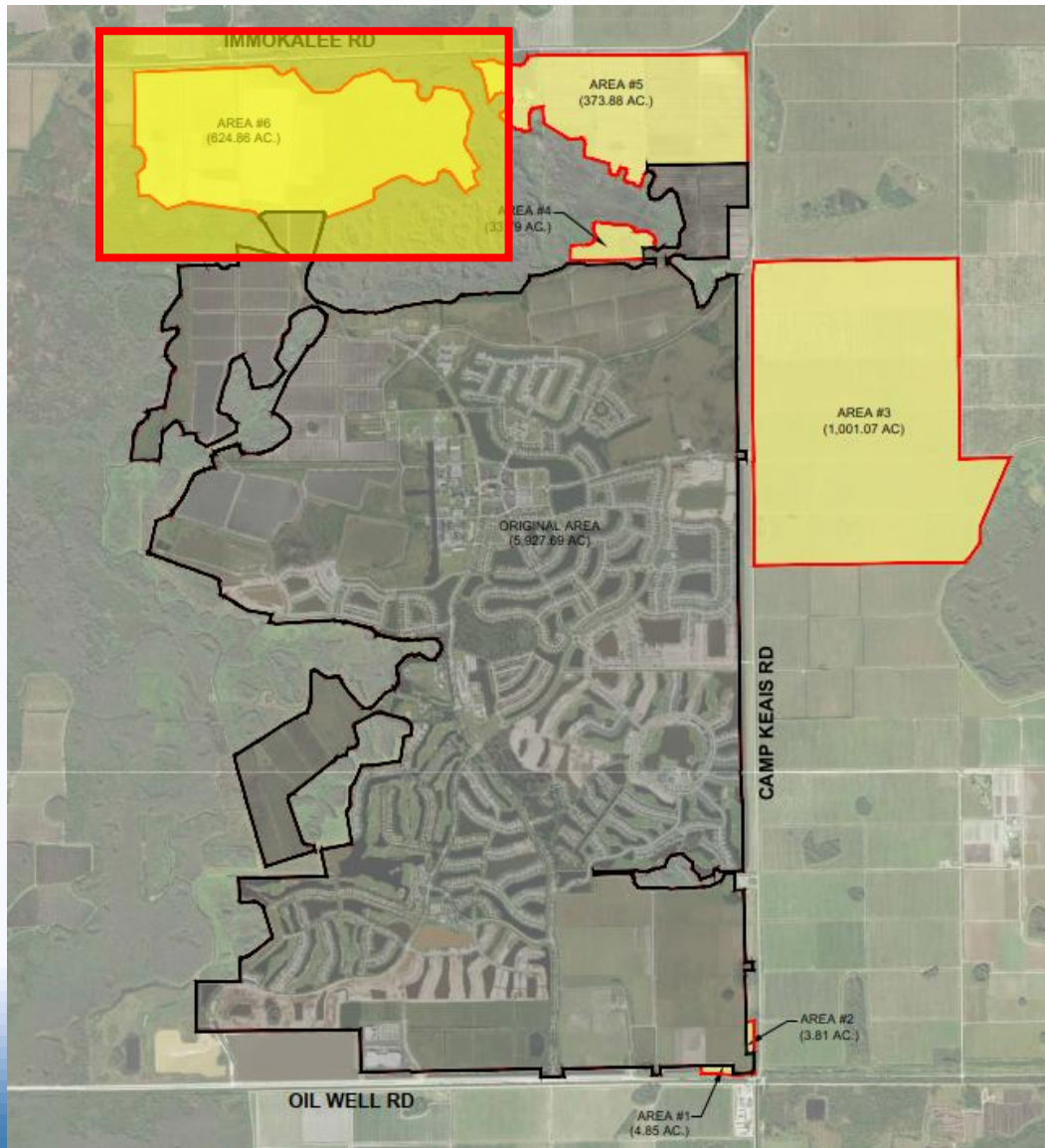
Existing (acres)	Context Zone	Proposed (acres)
846	University	846
24	Town Core	24
411	Town Centers	731
4,321	Neighborhood	5,985
47	Services	56
105	Comm. Parks	154
174	Other	174
5,928	TOTAL	7,970



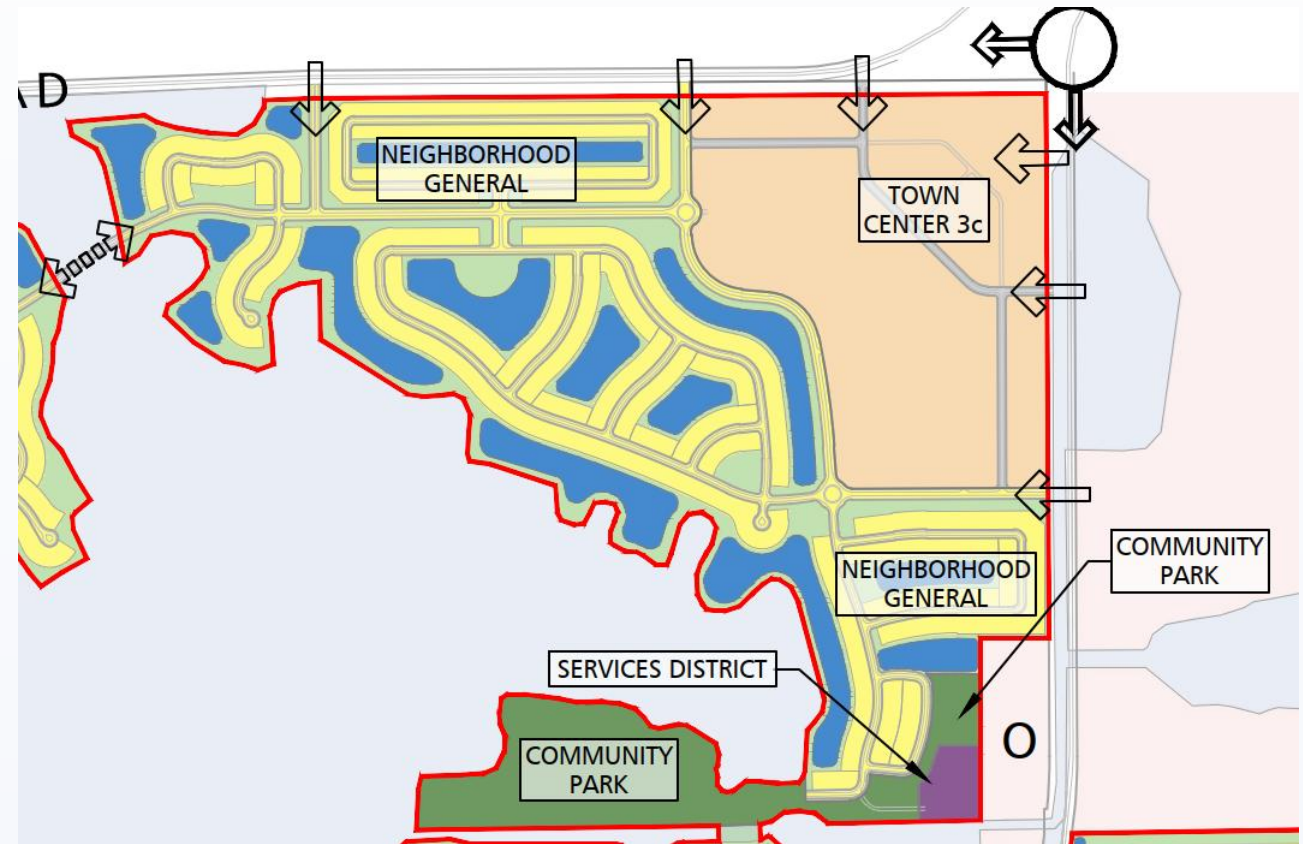
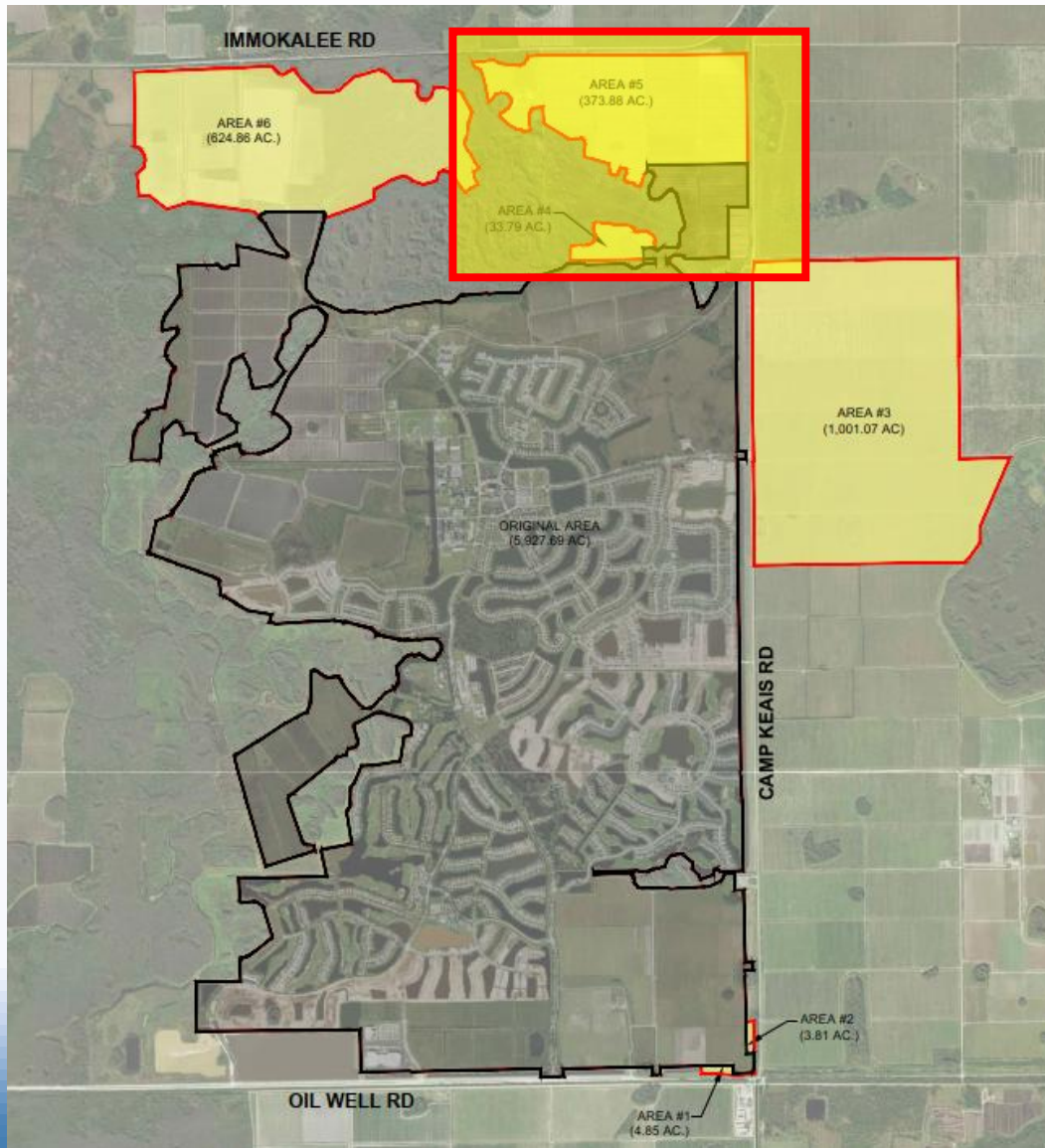
DENSITY AND INTENSITY

LAND USE	EXISTING	PROPOSED	CHANGE
Total Residential, TOTAL	11,000 du	17,738 du	+6,738 du
Single-Family	8,850 du	14,304 du	+5,454 du
Multifamily	2,150 du	3,434 du	+1,284 du
Goods and Services, TOTAL	1,880,343 sf	2,876,343 sf	+996,000 sf
Retail	967,561 sf	1,342,561 sf	+375,000 sf
Office	100,000 sf	150,000 sf	+50,000 sf
Light Industrial	711,000 sf	1,057,000 sf	+346,000 sf
Hospital	50,000 sf	275,000 sf	+225,000 sf
Mini-Warehouse	40,400 sf	40,400 sf	-
Medical Clinic	11,382 sf	11,382 sf	-
Hotel	300 rooms	400 rooms	+100 rooms
Civic, TOTAL	134,000 sf	134,000 sf	-

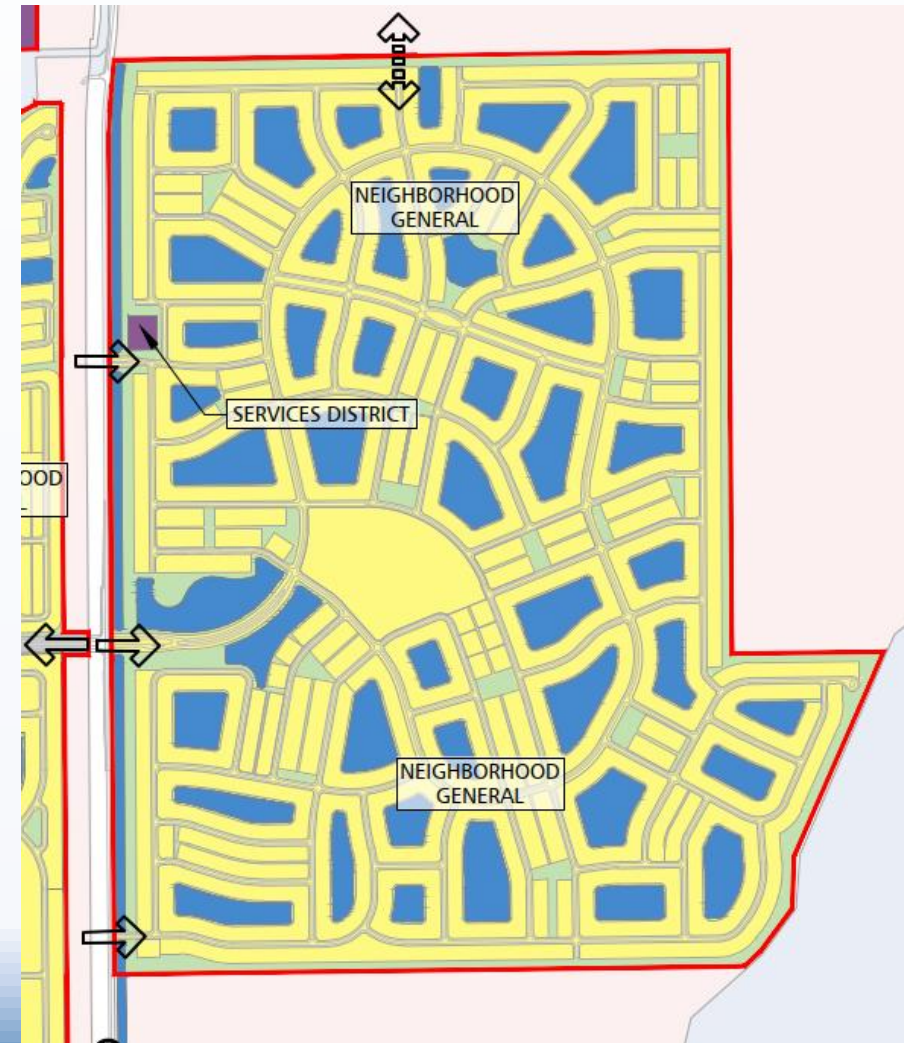
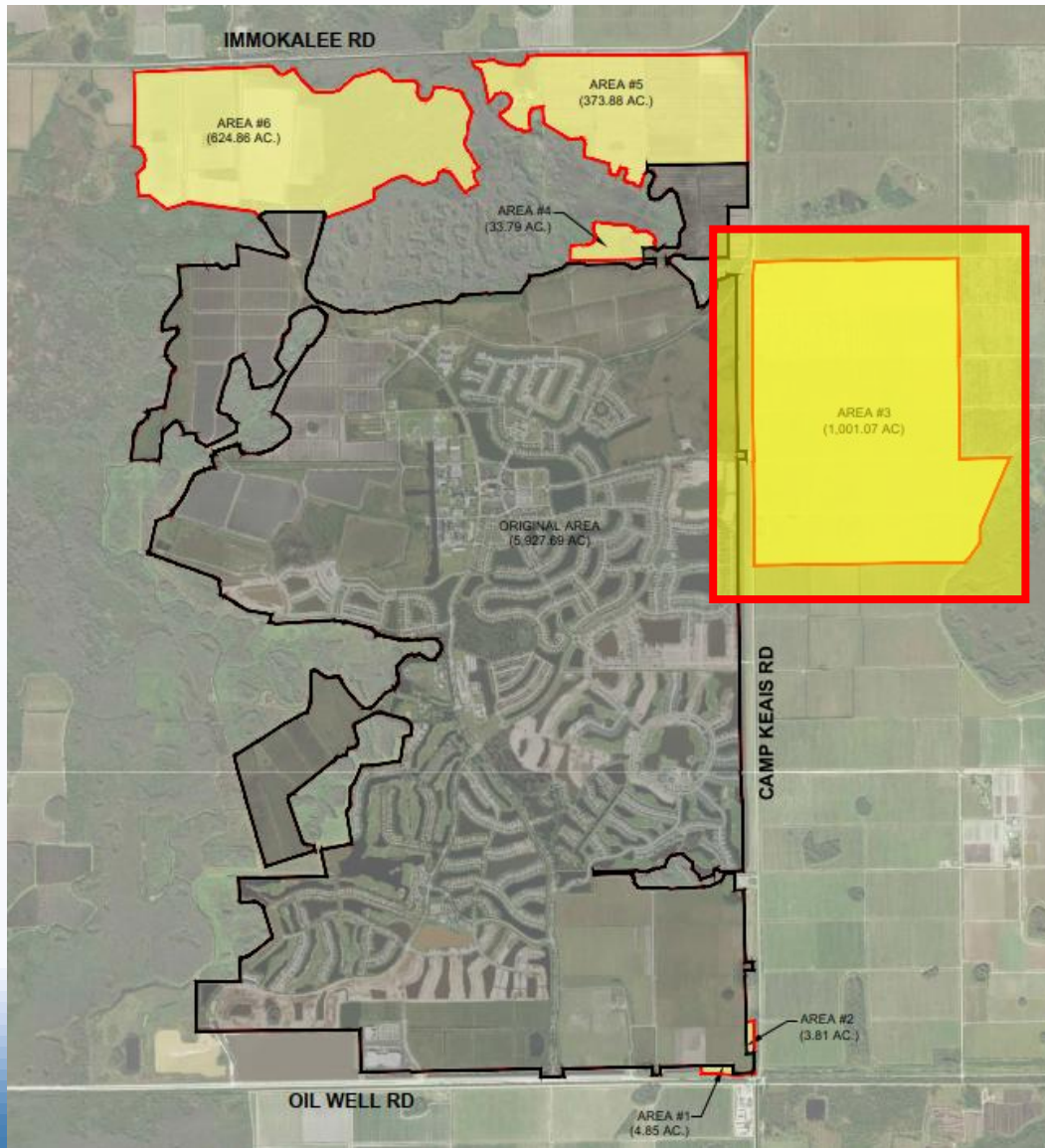
MASTER PLAN UPDATES



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SRA REQUIREMENT – AFFORDABLE HOUSING



The Town Plan incorporates Affordable Housing Provisions to be consistent with GMP Policy 4.7.5

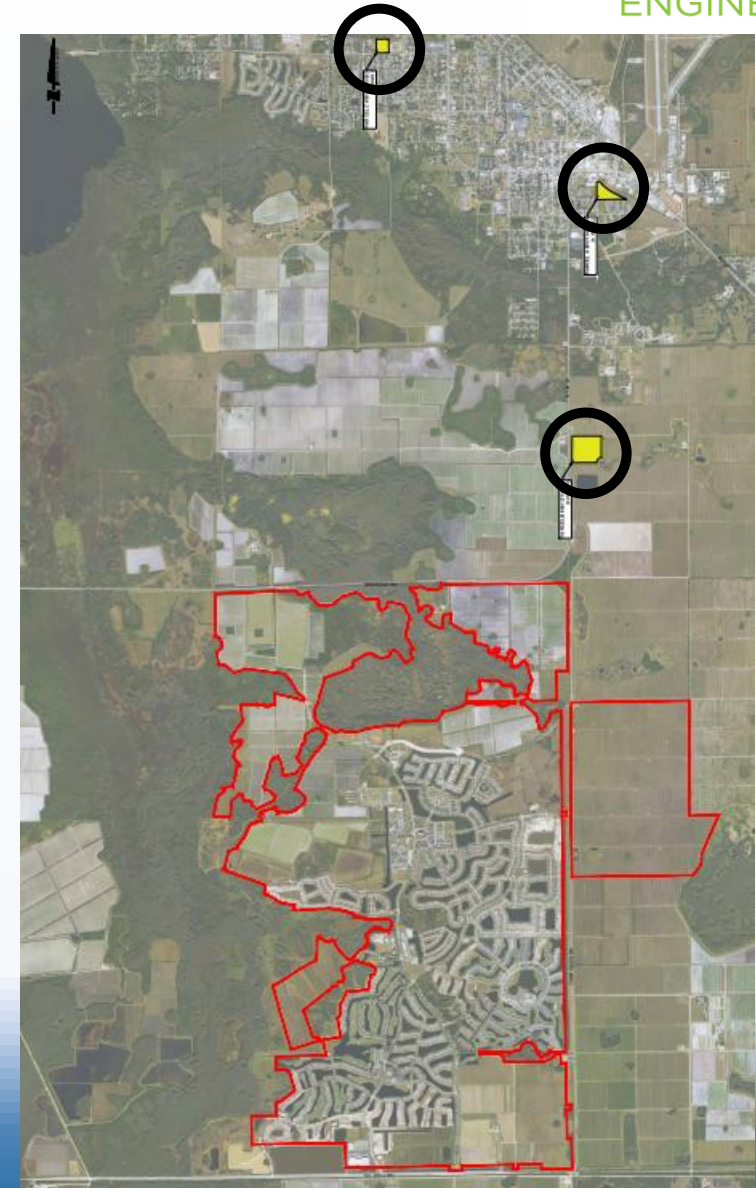
- Required Affordable Housing: 2.5% of SRA Acreage at 10 du per acre
- Expansion Area 2,042-ac x 0.025 x 10 du/ac = 511 du
- Affordable Housing commitment will be met by one or more of the following:
 - On-Site Rental Units ($\leq 100\%$ AMI, 30-year commitment)
 - Off-Site Rental Units ($\leq 100\%$ AMI , 30-year commitment)
 - Land Bank that is proximal to the SRA rezoned and sold to County to be used for affordable housing project

SRA REQUIREMENT – AFFORDABLE HOUSING

The developer proposes to meet this requirement through off-site parcels and partnerships with affordable housing developers.

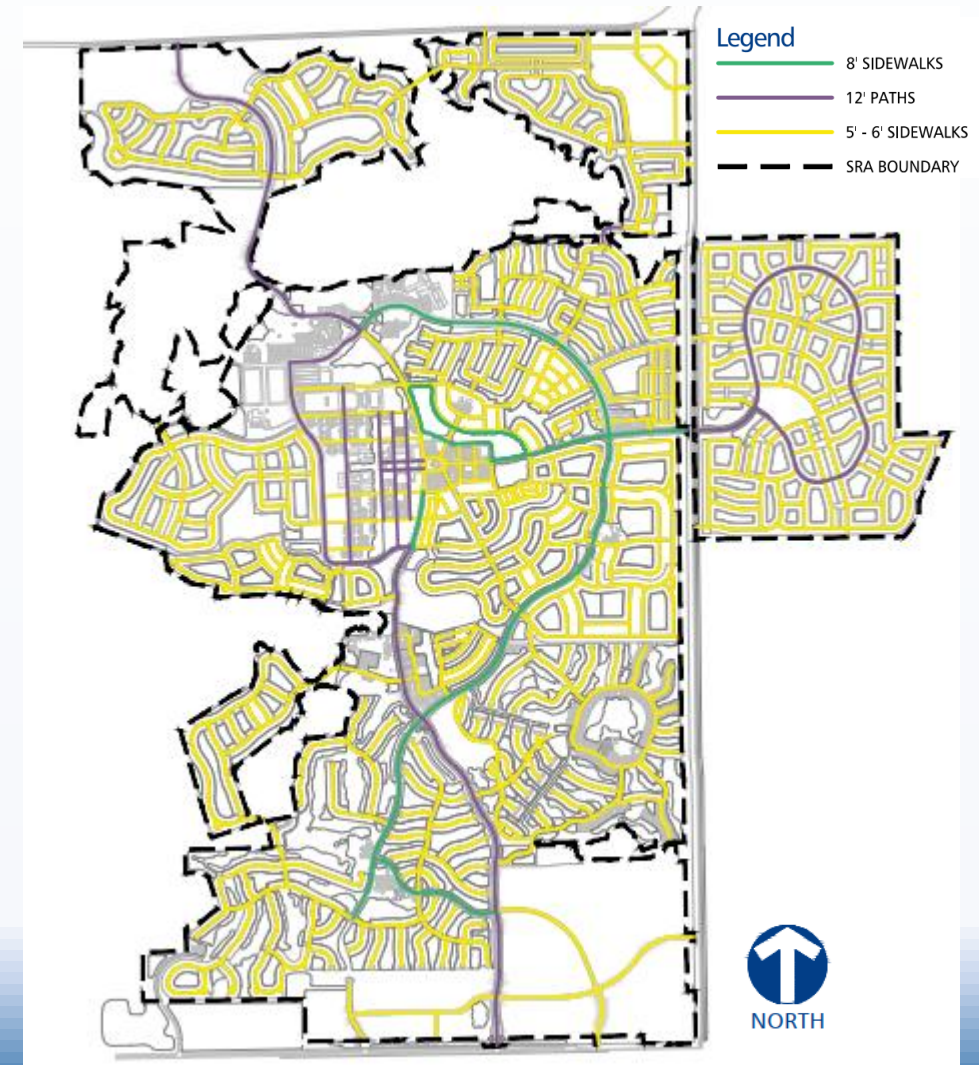
The amended SRA specifically identifies three off-site locations that are in process or proposed for affordable housing rental units that satisfy the SRA requirement.

Off-site locations are within 5-miles of SRA Boundary.



SRA REQUIREMENT – MOBILITY PLAN

- Add “Mobility Plan” provisions to the Community General – Transportation Network Section
 - Requires Sidewalks and Pathways along Town Streets
 - Requires a transit station or park and ride area to serve as connection point for internal and external public transportation
 - Allows for golf carts/low speed vehicles consistent with previous approvals
 - Compliance with ADA to accommodate travel for persons with limited mobility
 - Allows for support facilities and infrastructure for micro-mobility vehicles, charging stations
- Update Figure 2, Potential Pedestrian Network Map / Mobility Plan to include expansion areas

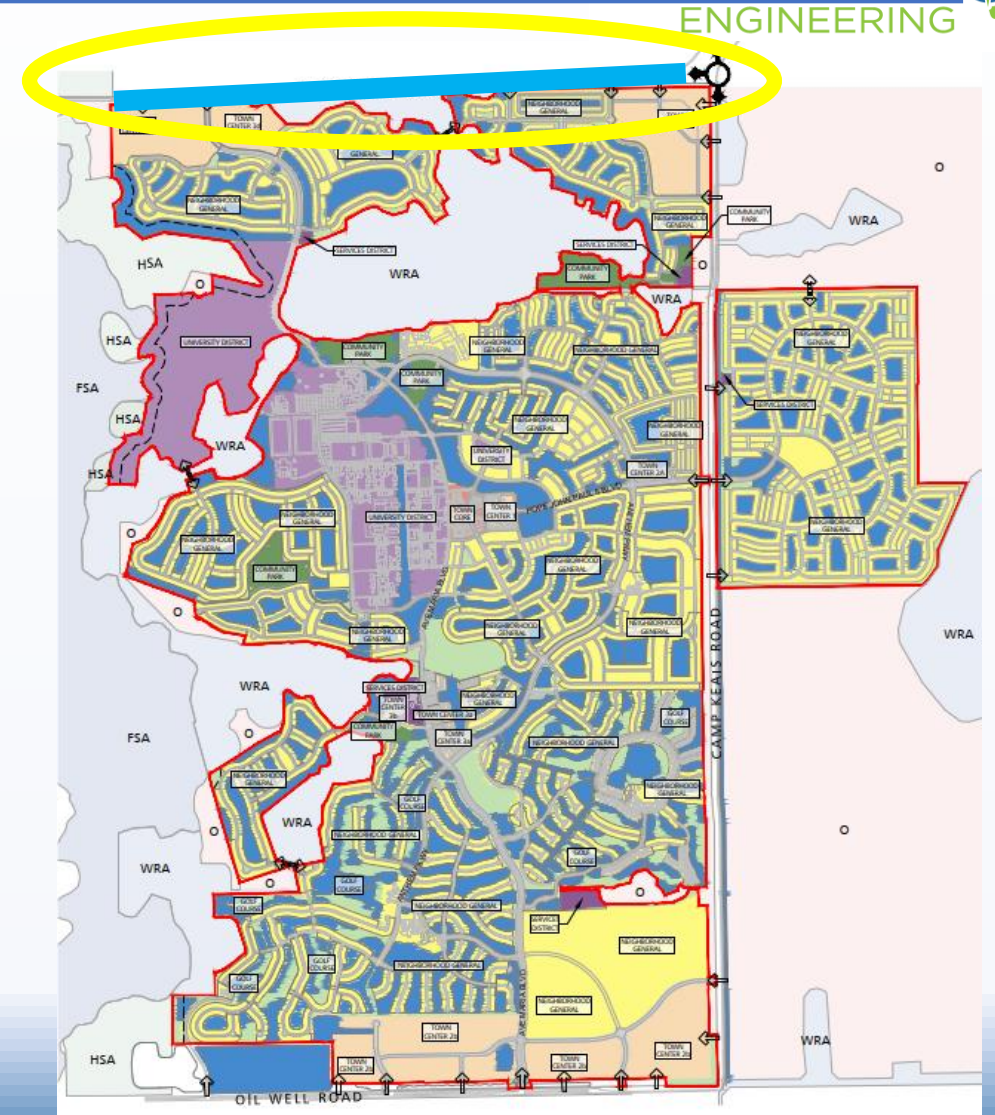


TRANSPORTATION

- Internal Roadways to meet existing Ave Maria Street Cross Sections and Design Standards
- Improvements and dedications to Public Roadways to be included as part of Developer's Agreement with Collier County
 - Additional Right-of-Way for Immokalee Rd
 - Right-of-Way and water management at Immokalee Road and Camp Keais and County improvements
 - Milling, resurfacing, adding shoulders and cross drains to Camp Keais Rd north of Pope John Paul II
 - Camp Keais Rd/Pope John Paul II intersection improvements "Roundabout"
 - Milling, resurfacing, adding shoulders and cross drains to Camp Keais Rd south of Pope John Paul II
 - County planned improvements to Immokalee Rd/Camp Keais Rd intersection
 - County Widening of Oil Well Road in 2028 -2029

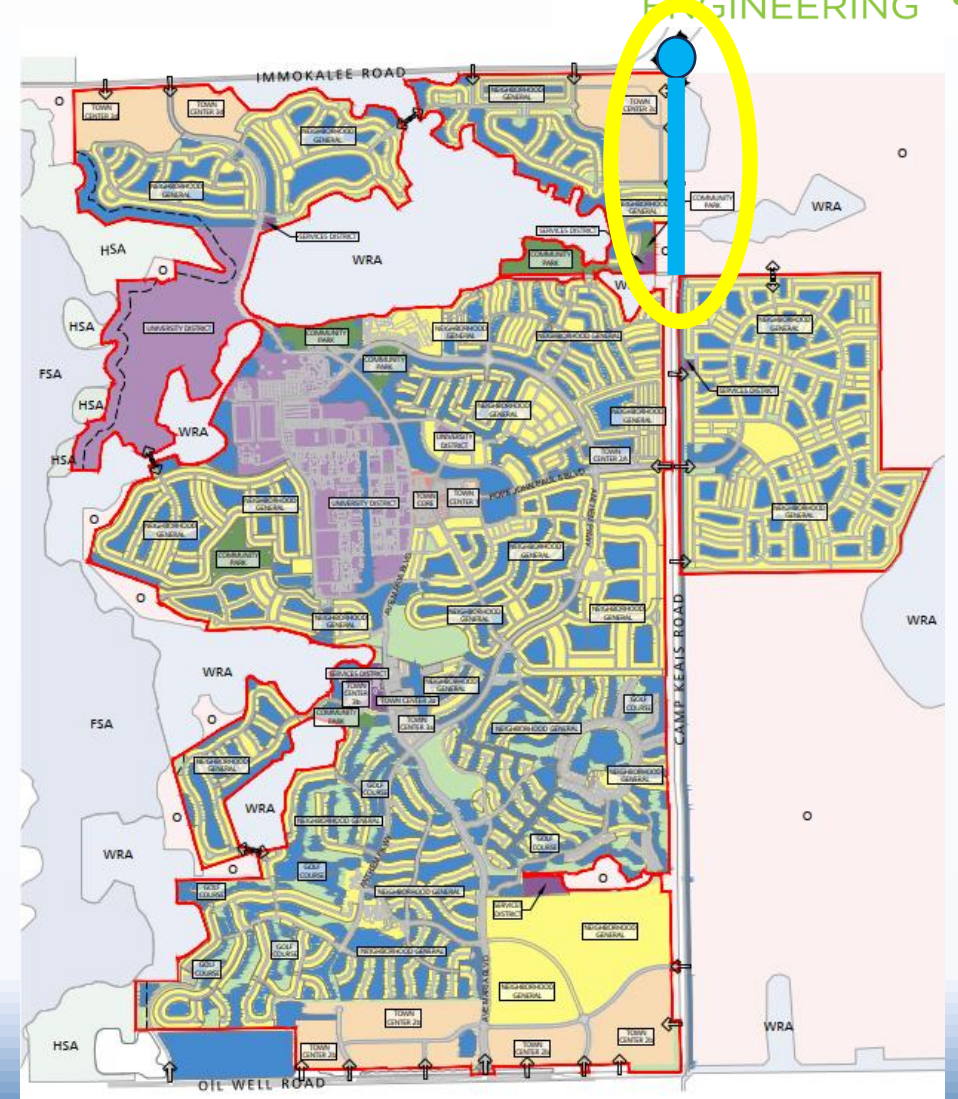
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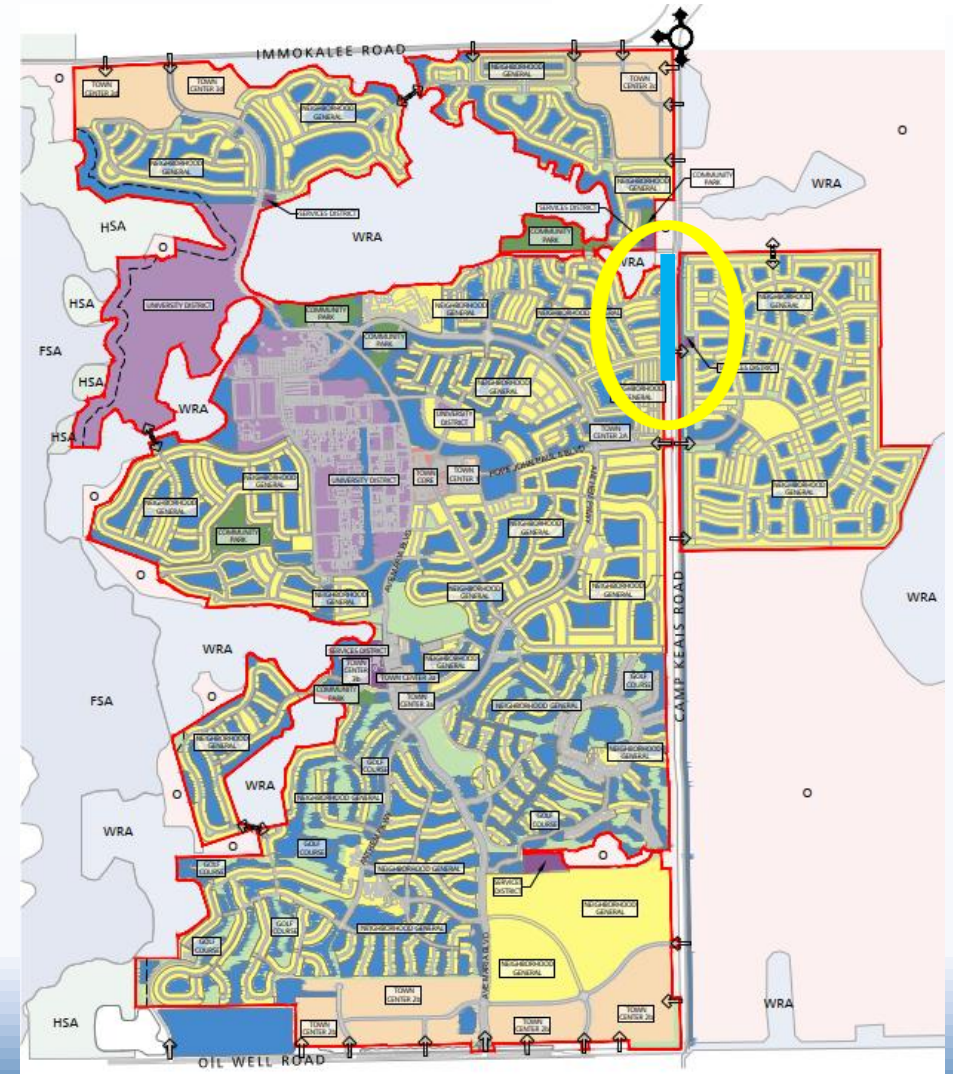
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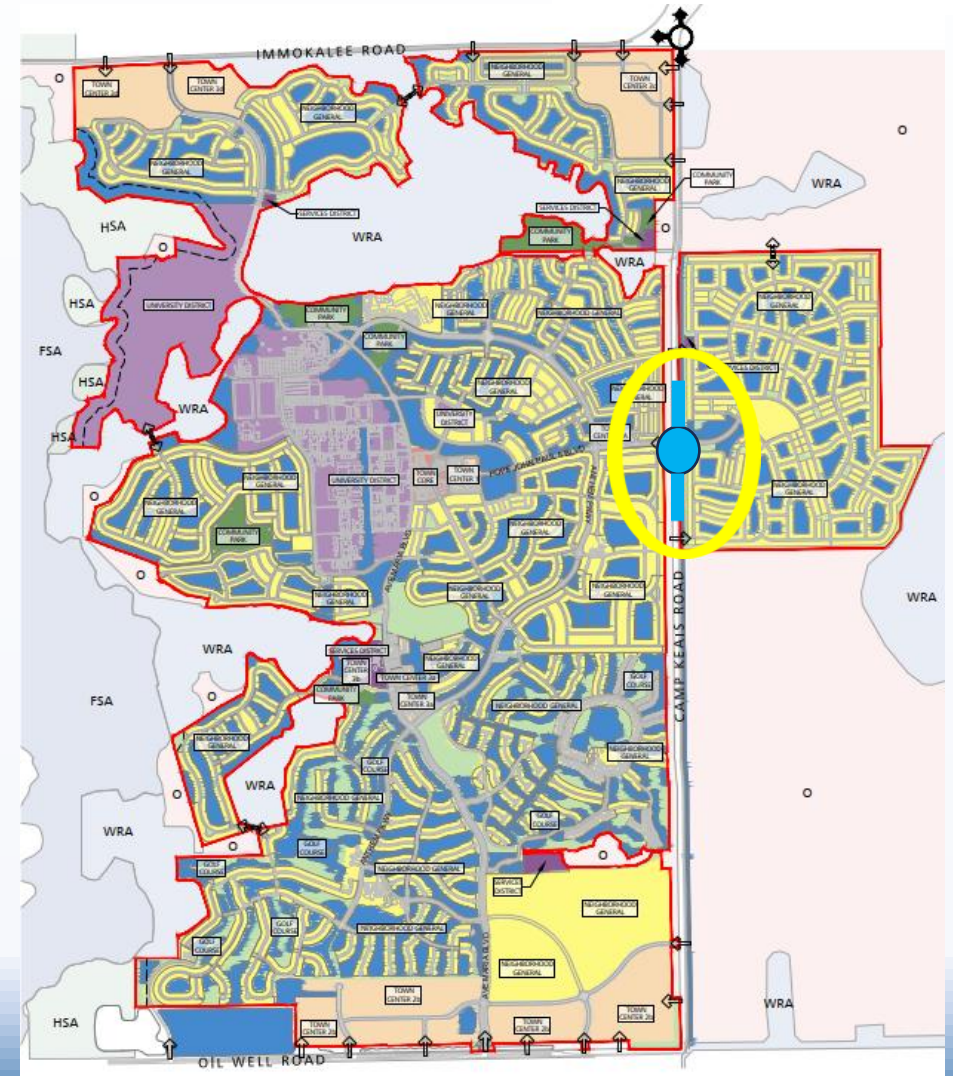
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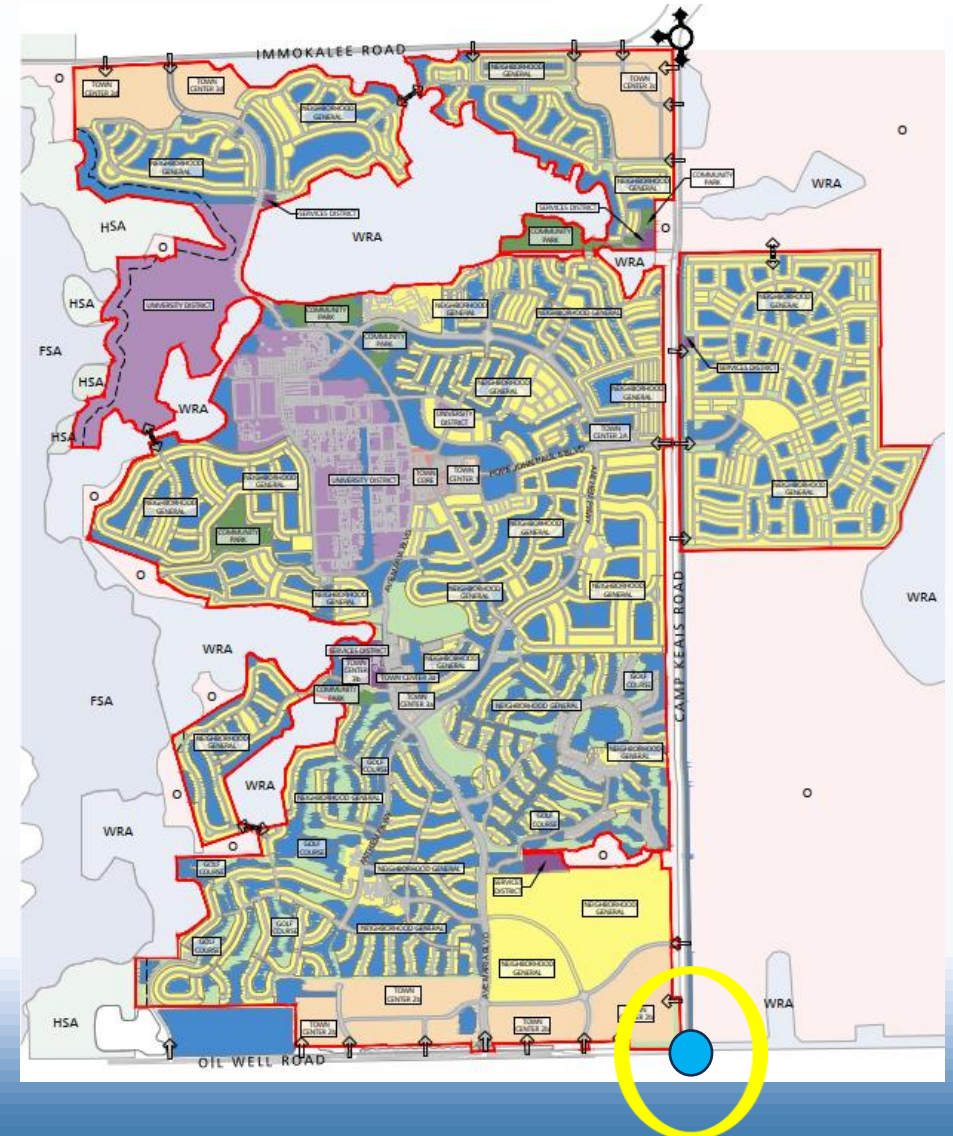


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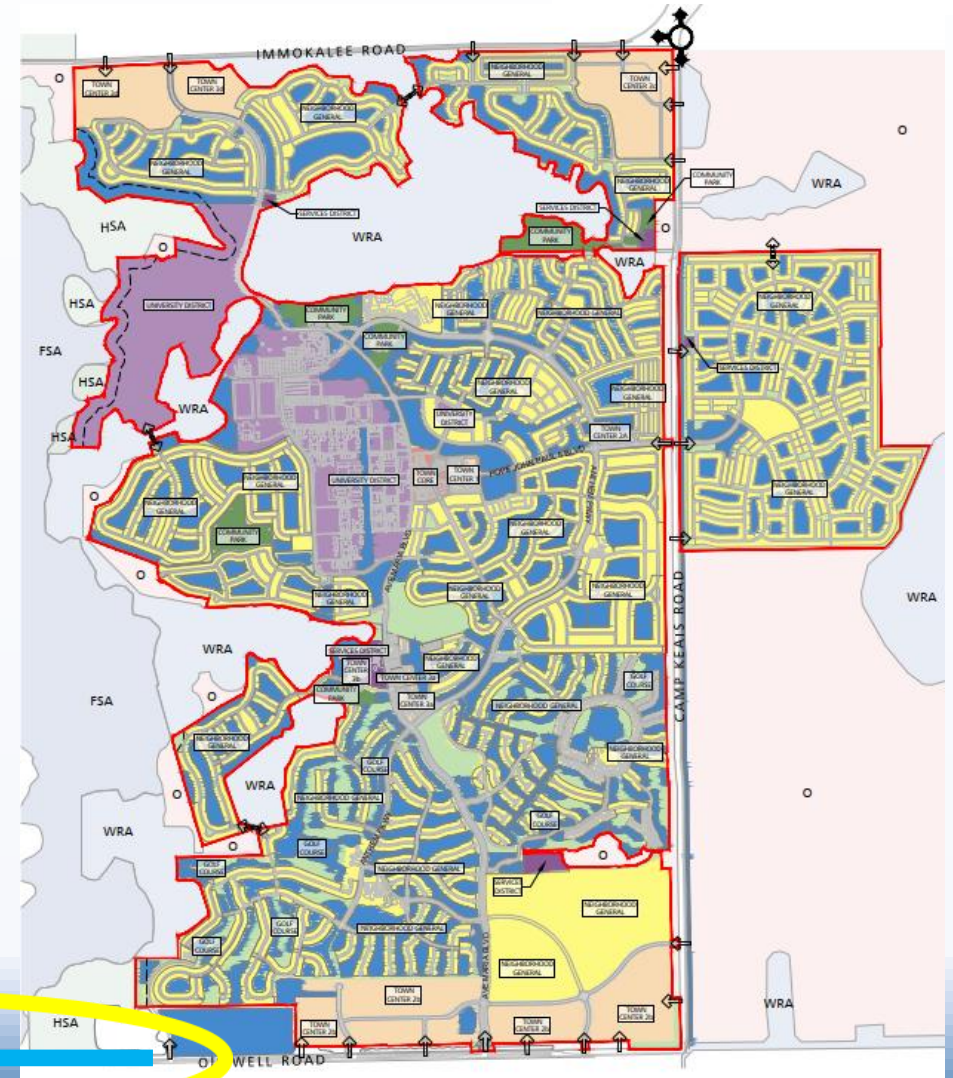
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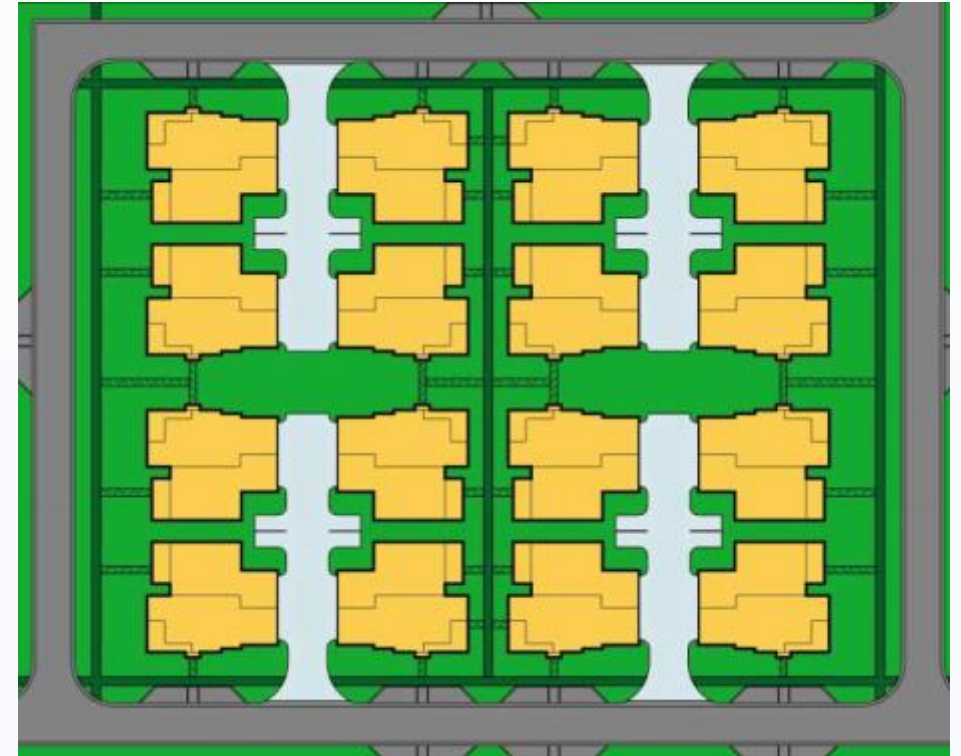


OWNER OCCUPIED COTTAGE COURT

- Neighborhood General and Town Center Context Zones
- Proposed Owner-Occupied Cottage Court Units
- Rear loaded attached houses with frontage on adjacent streets or on shared greenspace
- Proposed Deviation #4 to allow lots without street frontage:

PROPOSED DEVIATION:

4. LDC Section 4.03.08.A.1., Street System, to allow Cottage Court Single-Family Attached lots to have frontage on a shared greenspace as opposed to street and access provided by easement at rear of the lot.



NEW DEVIATIONS

5. LDC Section 5.05.08.F.2.b., Off-Street Parking Design Standards, to allow Hospitals that provide more than 120% of the required parking to utilize the Town Center 2 and 3 internal park lot landscape requirements



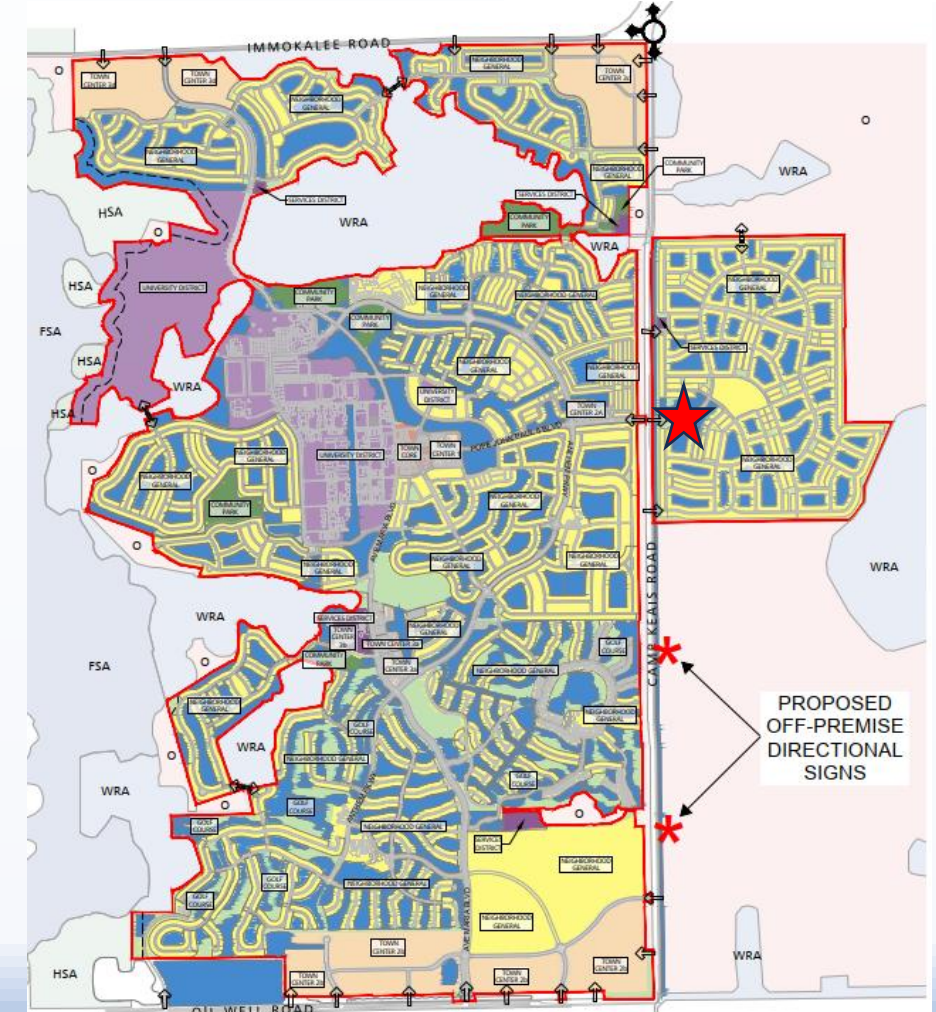
Existing SRA Requirements:

- Perimeter screening adjacent to roads, including trees and shrubs
- Internal landscaping
- Tree required within 50' of any parking space

NEW DEVIATIONS

6. LDC Section 4.08.07.J.2.d.iii.f)iv), Town Design Criteria, to allow a proposed 9,000 sf sales center on east of Camp Keais Road to be converted to allowed Neighborhood General Goods and Services Use.

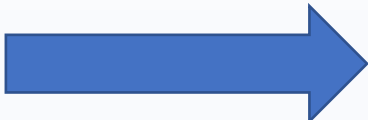
7. LDC Section 5.06.05.G., Off-Premise Directional Signs, to two (2) off-premise signs with 32 sf sign area per sign on east side of Camp Keais Road, approximately 4,000 and 8,500 feet south of the Neighborhood General context zone located east of Camp Keais Road.



NEW DEVIATIONS

8. LDC Section 5.06.02.B.14, Boundary Marker Sign, to allow an incidental tower structure to serve as a boundary marker at the corner of Camp Keais Road and Oil Well Road, either within the SRA or in an off-site sign easement northeast of the intersection. The boundary marker will have a maximum height of 35' and a maximum of 156.24 sf of sign area per side with a total sign area of 625 sf.

NEXT STEPS...

-  SRAA Application being reviewed by Collier County Staff
-  Collier County Planning Commission – Public Hearing
-  Board of County Commissioners – Public Hearing
-  County, State and Federal Permitting

QUESTIONS

STAY INFORMED

Chris Scott

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239-403-6727

pen-eng.com/planning-projects



MASTER PLAN

