



## Frequently Asked Questions (FAQ)

Updated November 25, 2025

### Q1: Who is Ave Maria Development, LLLP?

A: Ave Maria Development, LLLP is the same development entity that began Ave Maria in 2005.

### Q2: What is the Town of Ave Maria Stewardship Receiving Area (SRA)?

A: A Stewardship Receiving Area (SRA) is a designated area within the Collier County Rural Land Stewardship Area Overlay that has been approved for the development of a Town, Village or Compact Rural Development. A Town is the largest and most diverse form of SRA, offering a full range of housing types and a mix of uses with urban level services and infrastructure.

The Town of Ave Maria SRA was originally approved in 2005 and includes a Master Plan and a SRA Document or Town Plan, which is a zoning designation used to set development standards by which the community is governed.

### Q3. What is the difference between Ave Maria Stewardship Community District (AMSCD) and a Stewardship Receiving Area (SRA)?

#### Ave Maria Stewardship Community District:

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

Approval Authority: State Legislature

Existing Size: 11,807-acres

Proposed Size: 10,806-acres

#### Ave Maria Stewardship Receiving Area:

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

Approval Authority: Collier County Commission

Existing Size: 5,928-acres

Proposed Size: 7,970-acres

### Q4: Where are the expansion areas and what is going there?

A: Please see the attached, colored maps identifying the SRA expansion area and updated Master Plan. The primary expansion areas include:

- Area #3: 1,001-acres located on the east side of Camp Keais Road. This area is intended for a privately financed, active adult, age-restricted community with a maximum of 3,500 units. This area includes its own amenities and will not be part of the AMSCD.
- Area #4, #5 and #6 – 1,032-acres located north of the existing Town boundaries, connecting the Town to Immokalee Road. These areas are intended as mixed-use areas, consisting of additional residential neighborhoods with a variety of housing types and additional goods and service areas, as well as a community park.

**Q5: Will this affect my current Stewardship Community District assessments?**

A: No. Only new residents will be assessed for new infrastructure to support the expansion. New debt will not be layered onto existing residents.

**Q6: Will this affect the timing of when the residents of Ave Maria will get a third seat on the AMSCD?**

A: No. The third seat on the District Board will occur once more than half (>50%) of the property within the AMSCD is platted for development. The currently approved SRA contains more than enough land that would qualify for the conversion of the third seat once the land is platted. The land being added into the SRA is already located within the AMSCD; therefore, adding this area to the Town of Ave Maria SRA does not delay the conversion to the third seat.

**Q7: If the 1,001-acres on the east side of Camp Keais Road (Expansion Area #3) is not going to be part of the AMSCD, will those residents be allowed to use our parks, roads, stores? Will they be assessed?**

A: The 1,001-acres on the east side of Camp Keais Road is intended to be developed as an active-adult, age-restricted community. This will be privately financed; the development will fund all of their infrastructure improvements, including utility upgrades, separate stormwater management system, improvements to Camp Keais Road, as well as contribution toward a new Fire District Station and other developer commitments. This community will provide its own extensive lifestyle and amenities package for its residents and will not have access to the Ave Maria Master Association amenities. No additional bonds are proposed to fund infrastructure improvements associated with this development.

**Q8: What are the “FSA”, “HSA”, “WRA” and “O” designations shown on the Master Plan?**

A: These designations are taken from the Collier County Rural Land Stewardship Area Overlay Map and are located outside of the proposed Town boundaries.

- FSA: Flow Way Stewardship Areas are areas that primarily include wetlands and serve as the primary flow way system in the Rural Land Stewardship Area, such as the Okaloacoochee Slough and the Camp Keais Strand Slough.
- HSA: Habitat Stewardship Areas are areas that are suitable habitat for listed species based on their natural characteristics or proximity to areas with native vegetation.
- WRA: Water Retention Areas are areas that have been permitted as surface water retention areas for agricultural uses and generally consist of wetlands.
- O: Open Lands are areas that have not been designated as an FSA, HSA or WRA. These areas have a lower Natural Resource Index score and may be designated as a Stewardship Receiving Area or a Stewardship Sending Area.

**Q9: Will this change our Big Kind of Small Town feel?**

A: The expansion areas will be subject to the same high development standards that are currently in place for the existing Town. This includes the provision of open space and parks, sidewalks and trails, street trees and landscaping, and architectural standards.

**Q10. What are the benefits of this expansion?**

A: More homes will lead to more park impact fees being collected for each new home site. Those impact fees will go into park expansions and improvements. Additionally, existing and future commercial services will be supported by the existing and new residential units. The Town will eventually reach the critical mass necessary to be self-serving and provide a wide range of essential facilities, hospitality, medical, retail and services that will support the residents.

**Q11. How will this impact traffic both within Ave Maria and outside of town?**

A: Offsite (i.e. outside the Town) roadway impacts are addressed with Collier County through the SRA amendment process. Improvements to Camp Keais Road and Immokalee Road will be required as part of the development approvals within the expansion areas. Within the Town, roadway planning for the expansion areas has previously been accounted for in the designs of roads such as Anthem Parkway and Ave Maria Boulevard.

**Q12. Is this a new expansion?**

A: The additional areas will be an expansion of the existing SRA; however, all of the areas are currently within the AMSCD and the Ave Maria Utility Service Area. Further, Ave Maria Utility Company has previously planned for the utility's expansion into these areas concurrently with the Town's growth and will not have an impact on water or sewer service availability. When the AMSCD was created in 2005, it was always envisioned to develop the Town from Immokalee Road to the north and Oil Well Road to the south as one cohesively planned and constructed community.

As previously noted, the 1,001-acres located on the east side of Camp Keais Road will be removed from the AMSCD and will be privately financed.

**Q13. The notification letter references affordable housing. What does this mean for Ave Maria?**

A: Collier County amended the Growth Management Plan in 2020 requiring SRAs to provide for affordable housing. Policy 4.7.5 requires SRAs to provide 2.5% of the SRA's land area be available for affordable housing at a density of 10 dwelling units per acre. To be consistent with this Policy, the Town of Ave Maria SRA Amendment adds Affordable Housing provisions to the Town Plan. Based on the additional 2,042 acres proposed to be added to the Town, Ave Maria is required to provide 511 affordable housing units. These affordable housing units will either be provided by one or more of the following: (1) on-site rental units, (2) off-site rental units, or (3) through a land bank outside of the Town that is rezoned and sold to the County. The developer is proposing to meet this requirement on offsite parcels and partnerships with affordable housing developers.

Since the inception, the Town has built and sold over 1,000 units whose sales price would have qualified as affordable under Collier County guidelines but were not deed restricted as affordable. The Developer has no intention of selling units that are deed restricted as affordable or renting units that are below 80%-100% of the median income.

**Q14: Will the Town include land for a Cemetery? A post office? A new grocery store?**

A: Cemeteries/Mausoleums, Post Offices, and Grocery Stores are all permitted uses in the Town of Ave Maria. The proposed SRA Amendment does not include any changes specific to these uses.

Cemeteries/Mausoleums are a permitted use in the Town Core, Neighborhood General and Services District context zones. The Developer has spoken to several cemetery operators but has not received any interest at this time.

Post Offices are a permitted use in the Town Core, Town Center, and Neighborhood General context zones. The US Postal Service designates whether there is a need for a new Post Office. The Developer has discussed the possibility of a Post Office in Ave Maria with the Postmaster General and have been advised that one is not warranted at this time.

Grocery stores are a permitted use in the Town Core and Town Center context zones and may be allowed within a Neighborhood Center or as a Goods and Services in the Neighborhood General context zones. The Ave Maria Master Plan has several Town Center areas that will likely include new grocery stores and other retail establishments as they are developed to support existing and future residents within the Town.

**Q15: How can I share my feedback or concerns?**

A: You can participate by attending the Neighborhood Information Meeting on December 11<sup>th</sup> at 5:30 pm. The meeting will be held at the O-Bryan Performance Hall, 5050 Ave Maria Boulevard or online (Zoom meeting link below).

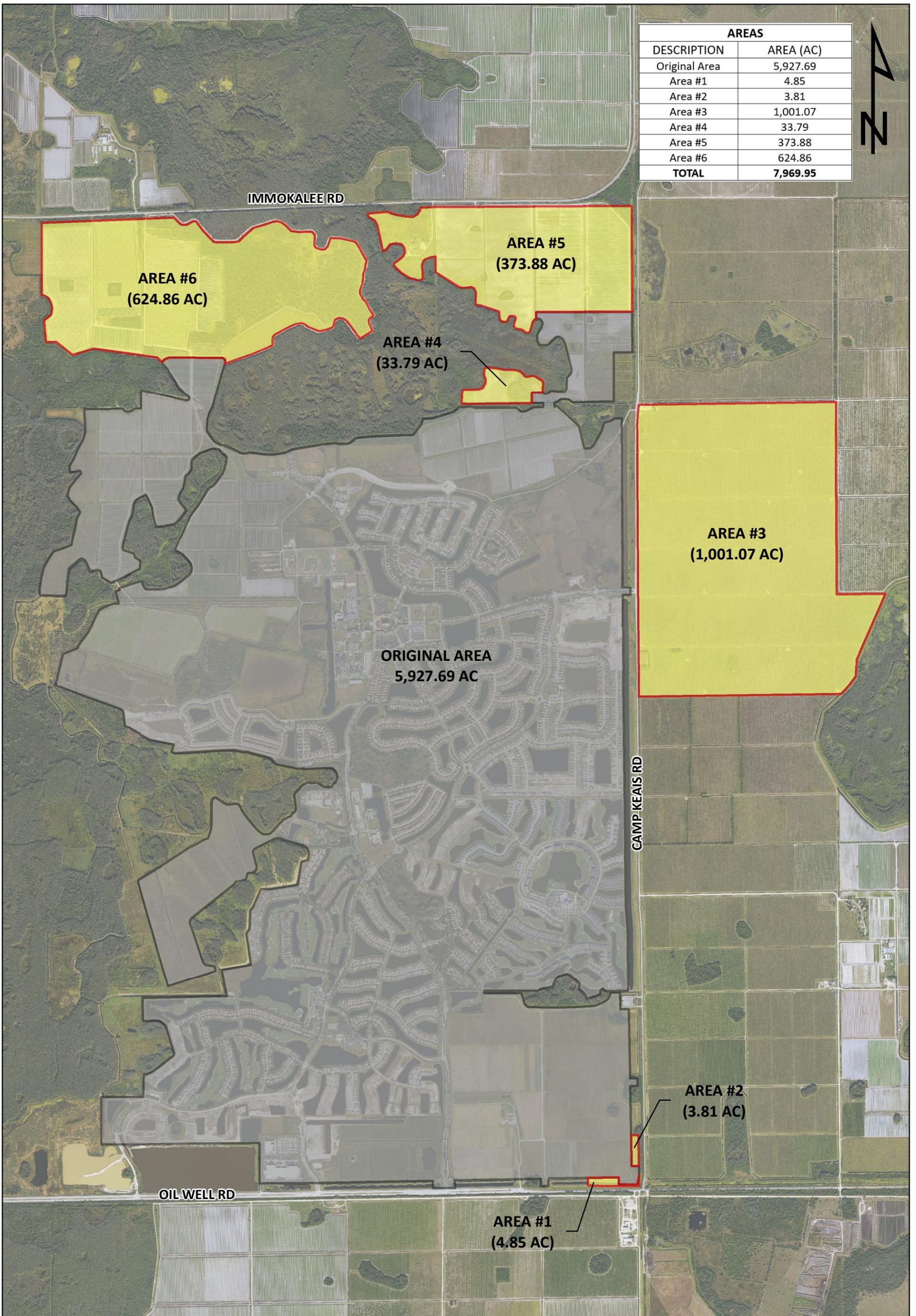
Additional information can be found on the Peninsula Engineering Planning Projects website: [Planning Projects - Peninsula Engineering](#)

Also, you may submit feedback via email to Chris Scott, [cscott@pen-eng.com](mailto:cscott@pen-eng.com).

**Join Zoom Meeting:**

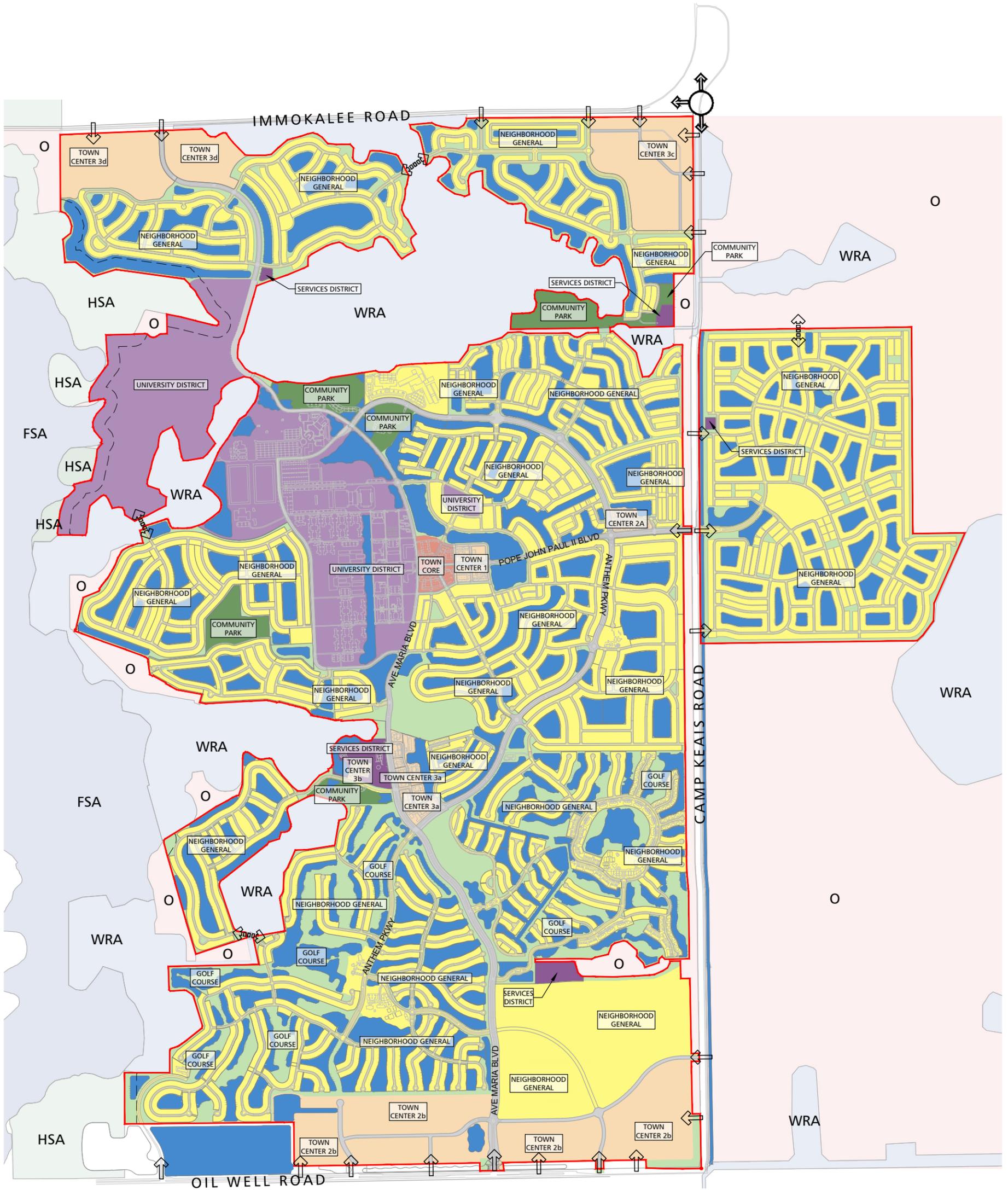
<https://barroncollier.zoom.us/j/91500406753?pwd=onYsYubNtSGXw2iizabnuX7XmIJbe0.1>

Passcode: 703245



AREAS	
DESCRIPTION	AREA (AC)
Original Area	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
<b>TOTAL</b>	<b>7,969.95</b>





Land Use Summary	
---	300' FSA / HSA Buffer
■	University District 846 Acres
■	Town Core 24 Acres
■	Town Centers 731 Acres
■	Neighborhood General 5,985 Acres
■	Services District 56 Acres
■	Community Parks 154 Acres
■	Other 174 Acres
<b>Total</b>	<b>7,970 Acres</b>

Symbol Legend	
⇒	Access Point
⏏	Potential Interconnection

NOTE: All new access points will be considered and approved as part of Plat/SDP approvals and may be subject to change when adjacent public roadways are improved or modified

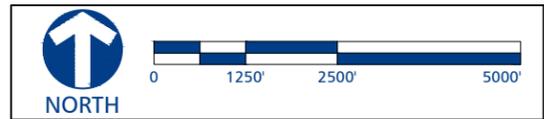


Figure 1

# SRA Master Plan

(Revised January 2025)

## Town Plan