



## **Frequently Asked Questions (FAQ)**

*October 24, 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 SRA Document or Town Plan, which is a zoning designation used to set development standards by which the community is governed.

### **Q3: Where are the expansion areas and what is going there?**

A: Please see the attached, colored maps identifying the 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, age-restricted community with a maximum of 3,500 units. This area includes its own amenities and will not be part of the Special District.
- 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 neighborhood residential with a variety of housing types and additional goods and service areas, as well as a community park.

### **Q4: Will this affect my current Special 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.

### **Q5: 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, and will include green space, landscaping, parks and sidewalks.

### **Q6. 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.

**Q7. 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. 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.

**Q8. 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 Special District 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 Special District 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 in question number three, the 1,001-acres located on the east side of Camp Keais Road will be removed from the Special District and will be privately financed.

**Q9. The notification letter referenced 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.

Since the inception, the Town has built and sold over 1,000 units that would qualify 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.

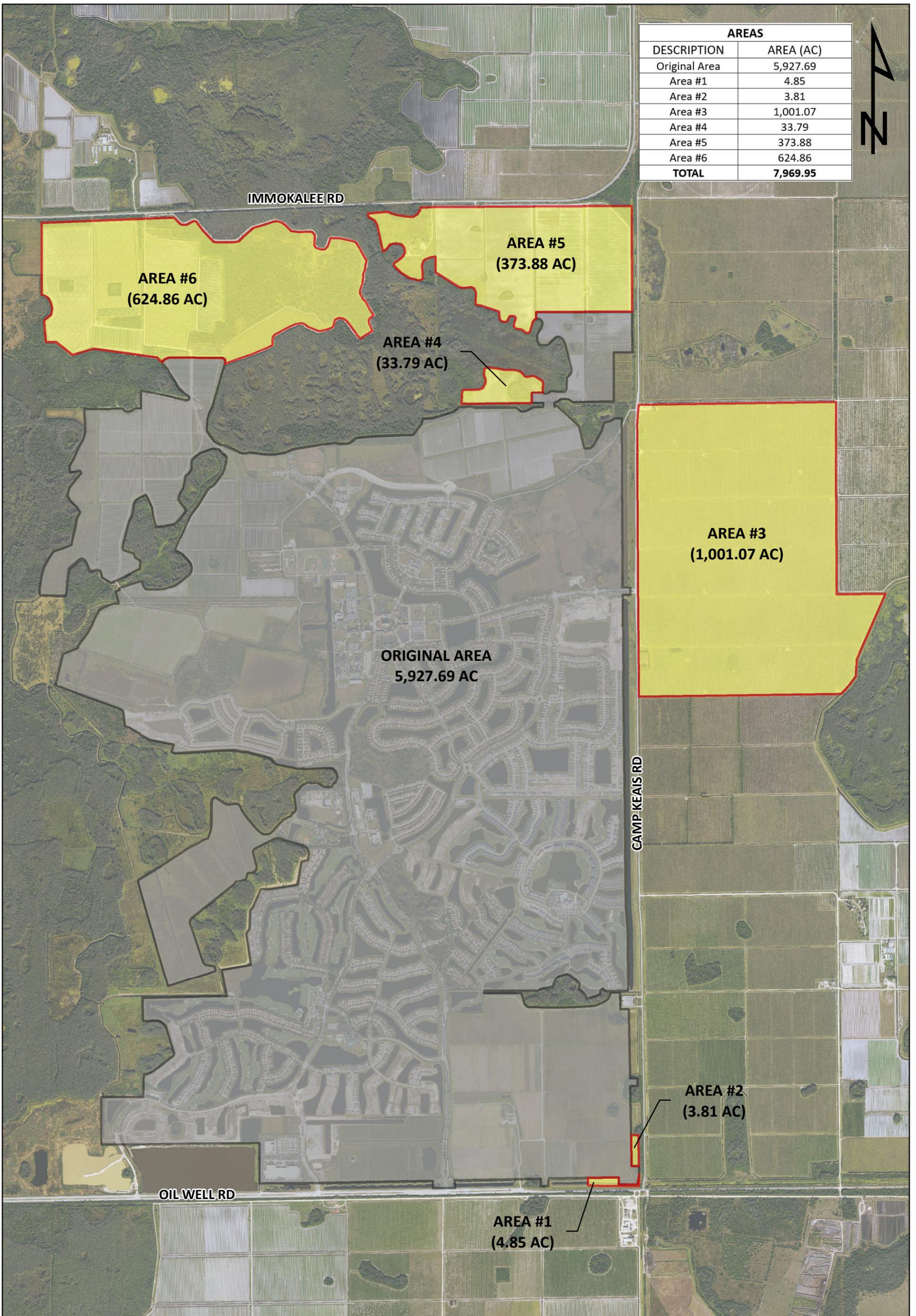
**Q10: How can I share my feedback or concerns?**

A: You can participate by attending the Neighborhood Information Meeting on October 30<sup>th</sup> at 5:30 pm. The meeting will be available in-person (seats limited) or online. Also, you may submit feedback via email to Chris Scott, [cscott@pen-eng.com](mailto:cscott@pen-eng.com).

**Join Zoom Meeting:**

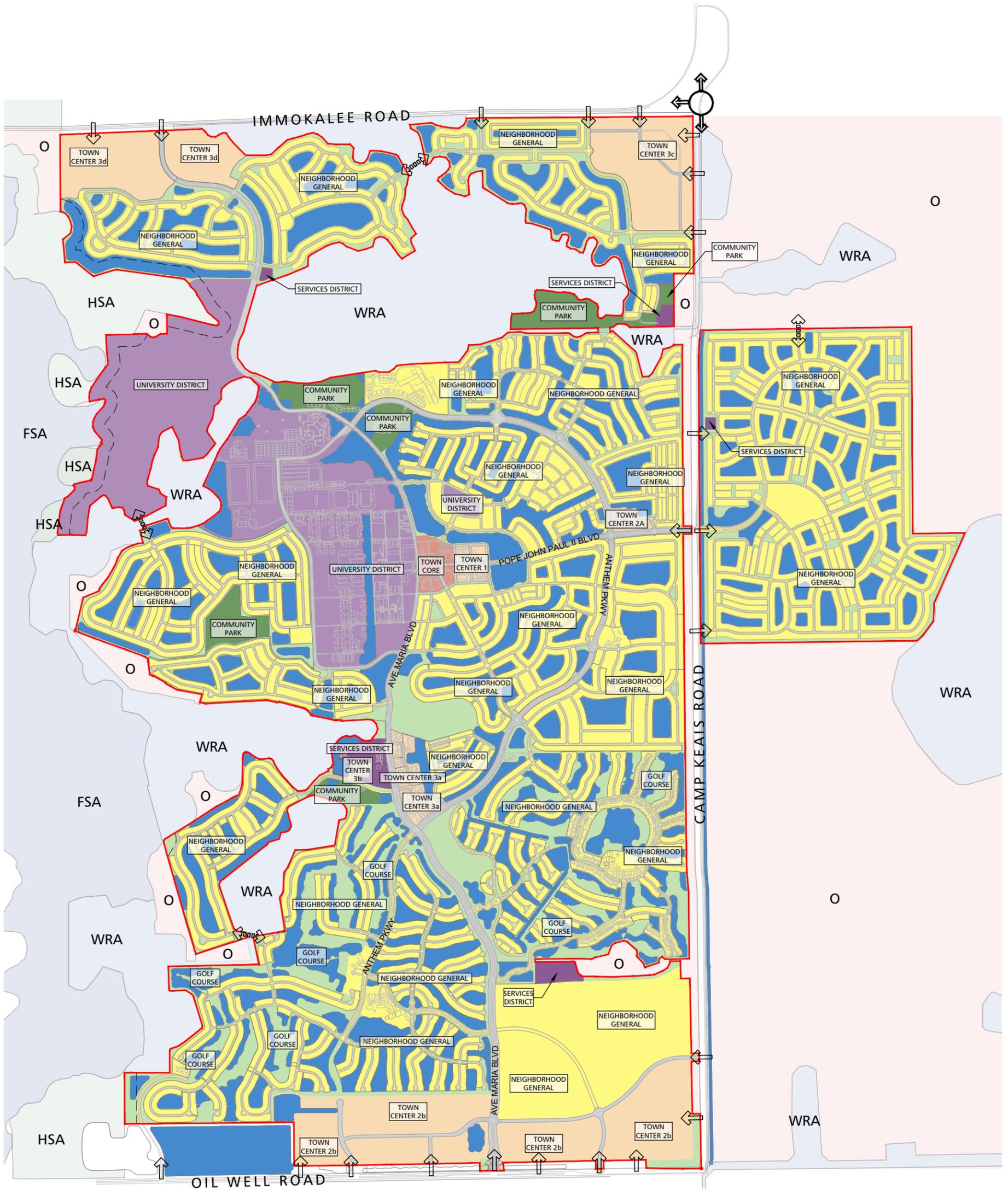
<https://barroncollier.zoom.us/j/93442398492?pwd=V7SMi1BUWnUUDtaiRn8hHsBfpr6pPL.1>

Passcode: 279266



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

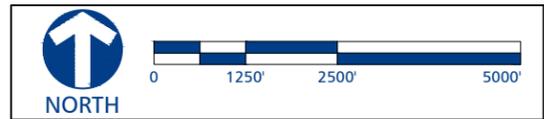


Figure 1

# SRA Master Plan

(Revised January 2025)

## Town Plan