



March 27, 2026

As an Ave Maria resident you will receive a formal notice in the mail about an upcoming public hearing regarding the Stewardship Receiving Area (SRA) expansion.

What's being proposed:

1. To add 1,032 acres to the north of the existing Town, along the south side of Immokalee Road which will become neighborhood general, town centers, services district and parks.
2. To add 1,001 acres to the east side of Camp Keais Road across from Pope John Paul II Blvd which will become neighborhood general and services district.
3. Modify the boundary of Town Center 2B and add 8.7 acres of land at the northwest corner of Camp Keais Road and Oil Well Road.
4. Increase the maximum dwelling units by 6,738 for a total of 17,738.
5. Increase non-residential uses by 996,000 square feet.

Items to note for residents:

- This will not affect your current Stewardship Community District debt or O&M assessments. New debt will not be layered onto existing residents.
- The SRA consideration will not change the Stewardship Community District boundary.
- With more homes being built, more park impact fees will be collected for each new home site. Those impact fees will go into park expansions and improvements. Additionally, more commercial services will come to the area. The additional units will give the town the critical mass to be self-serving and provide a wide range of essential facilities including hospitality, medical, big box retail and services that will support the residents.
- Offsite road improvements – (i.e. outside of Ave Maria) roadway impacts are addressed with Collier County through the SRA amendment process and development agreements. Improvements to the roadways are required as part of the development approvals. All of the offsite improvements are being privately funded. Within the Ave Maria, roadway planning for the expansion areas has previously been accounted for in the designs of roads such as Anthem Parkway and Ave Maria Boulevard.



- The Ave Maria Utility Company service boundary currently includes the expansion areas and 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 or rates. The expansion areas will privately fund the capital projects needed to serve those areas. Rate payers will not pay for the expansion projects.
- For questions or to schedule an information meeting please contact Cee Cee Marinelli at 239.262.2600 or SRAExpansion@avemaria.com.