

Town of Ave Maria SRA Amendment

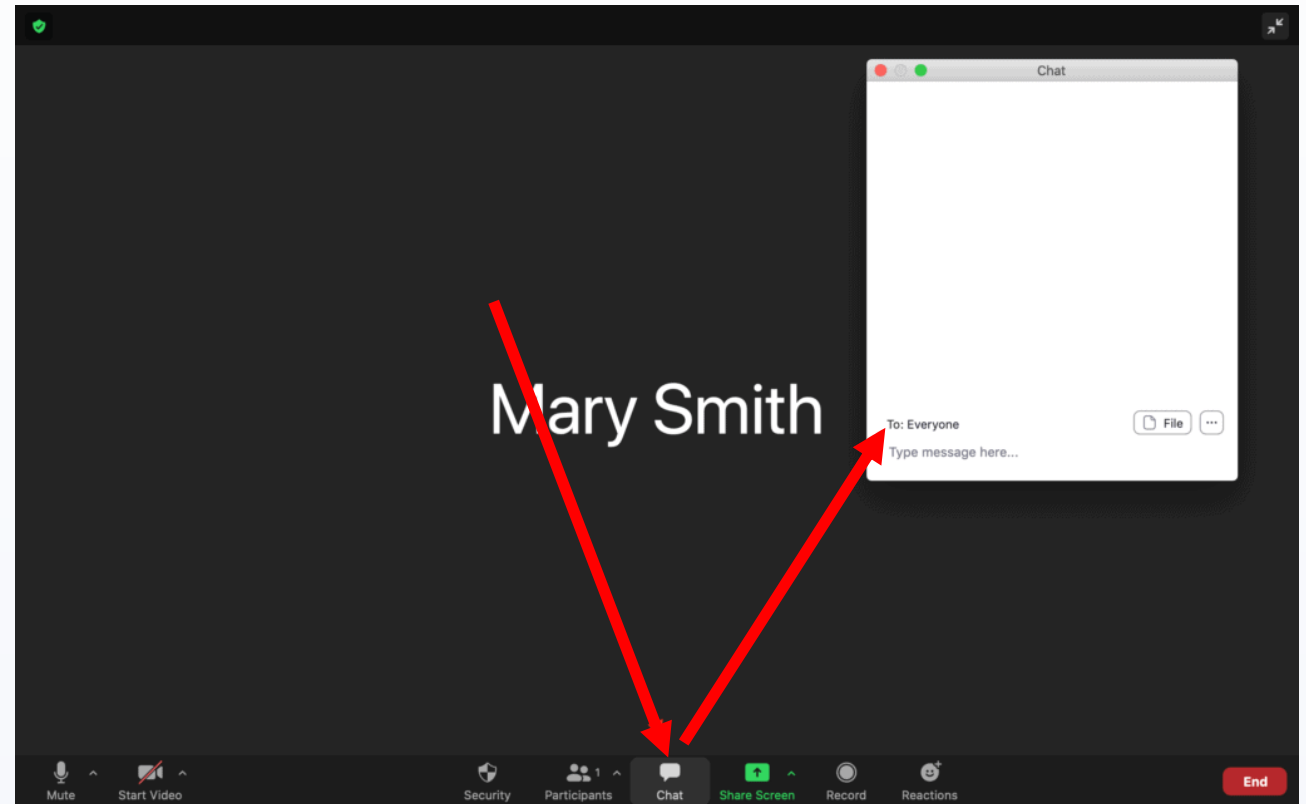
PL20240012290

NEIGHBORHOOD INFORMATION MEETING

OCTOBER 30, 2025

ZOOM TUTORIAL

- Please keep your speaker on MUTE during the presentation
- Following the presentation, we will open the meeting for Q&A
- Please type in questions using the “Chat” Tool. 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

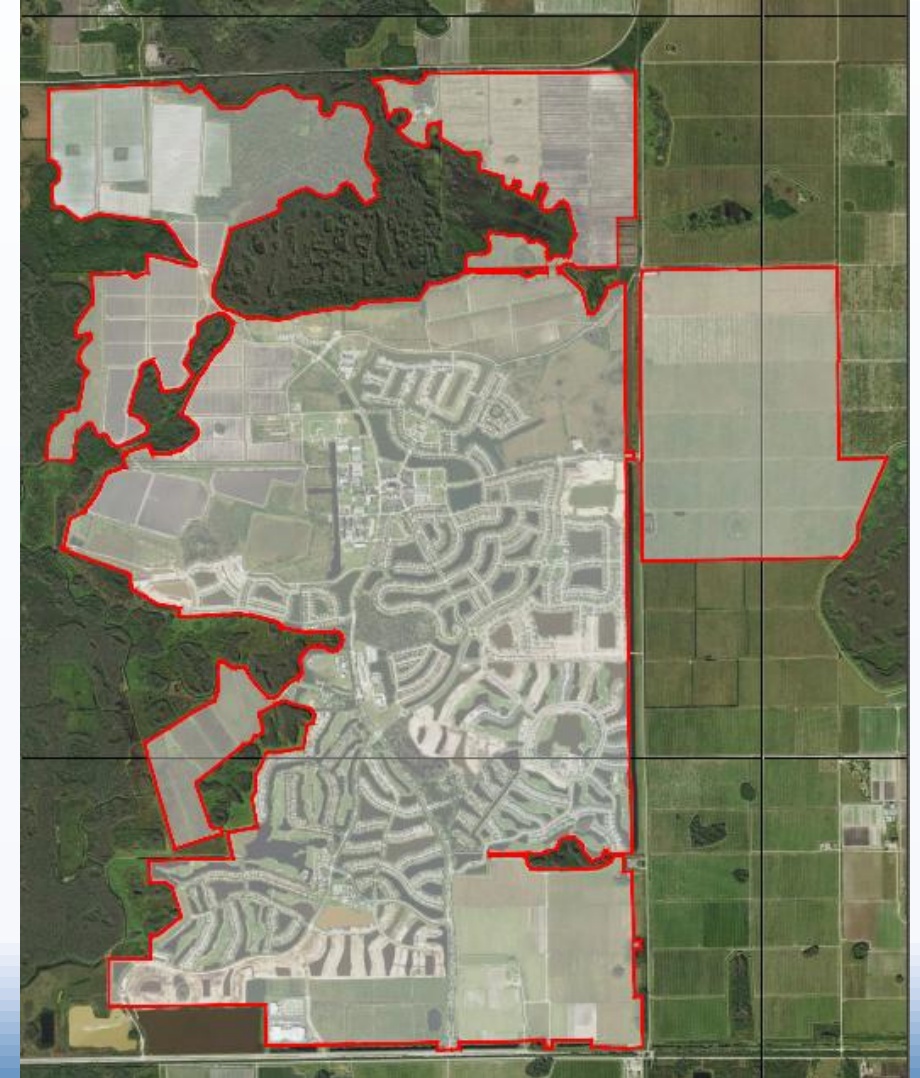
- Norman Trebilcock, AICP, PTOE, PE

Earth Tech Environmental, LLC

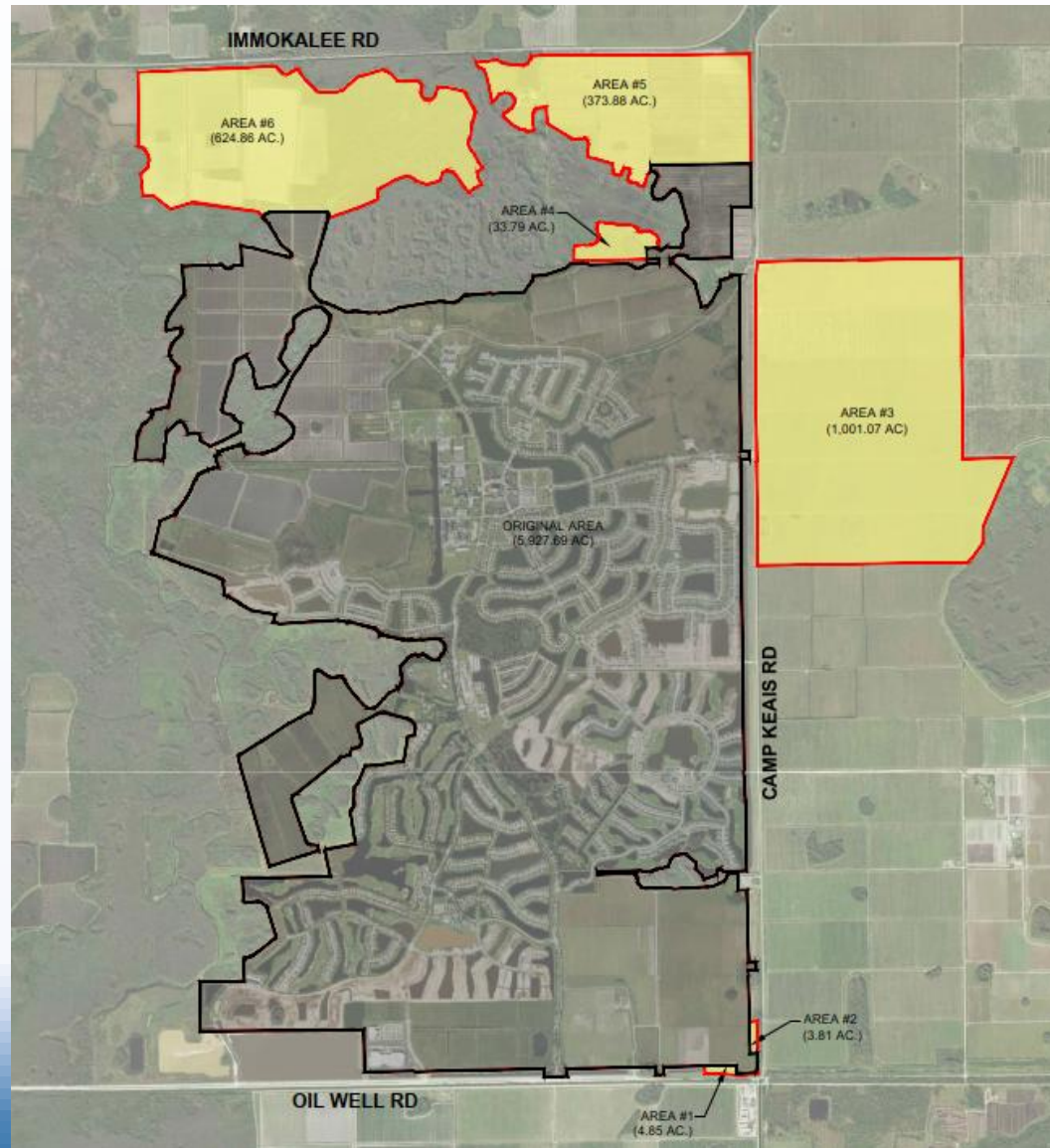
- Jeremy Sterk, CEP

PROPOSED AMENDMENT

- 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

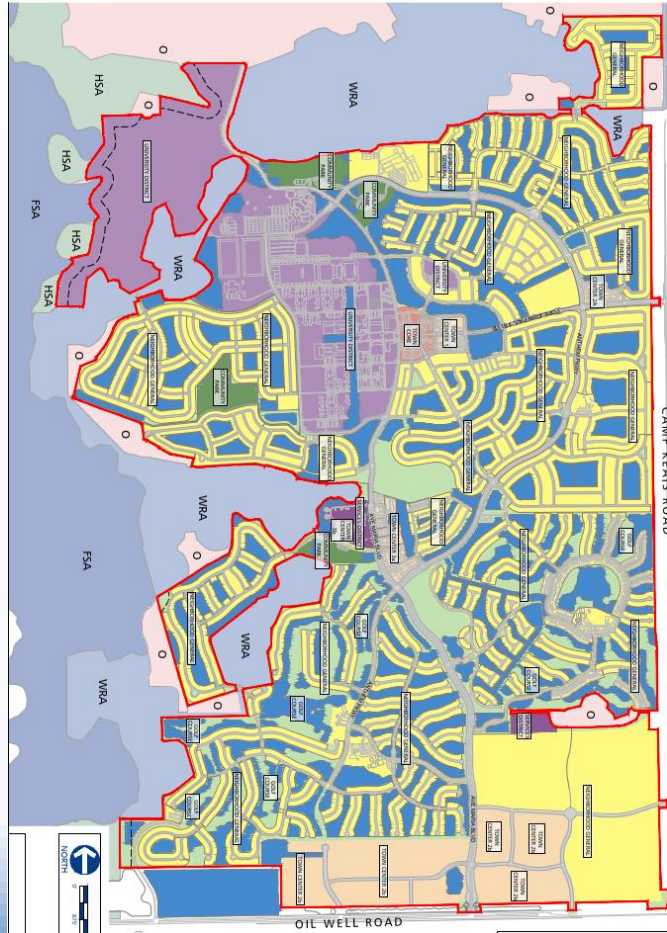


EXPANSION AREAS

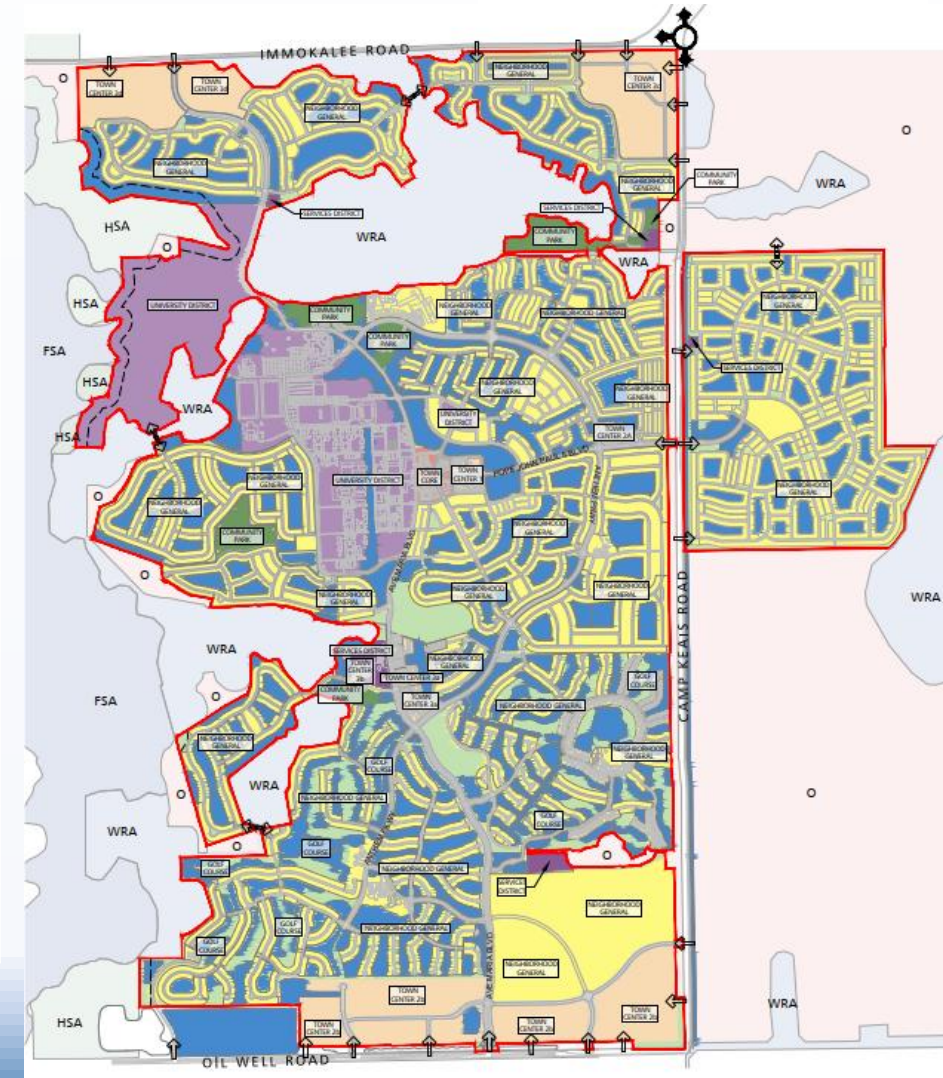


AREA REFERENCE	ACREAGE
EXISTING SRA	5,927.69
AREA #1	4.85
AREA #2	3.81
AREA #3	1,001.07
AREA #4	33.79
AREA #5	373.88
AREA #6	624.86
TOTAL:	7,969.95

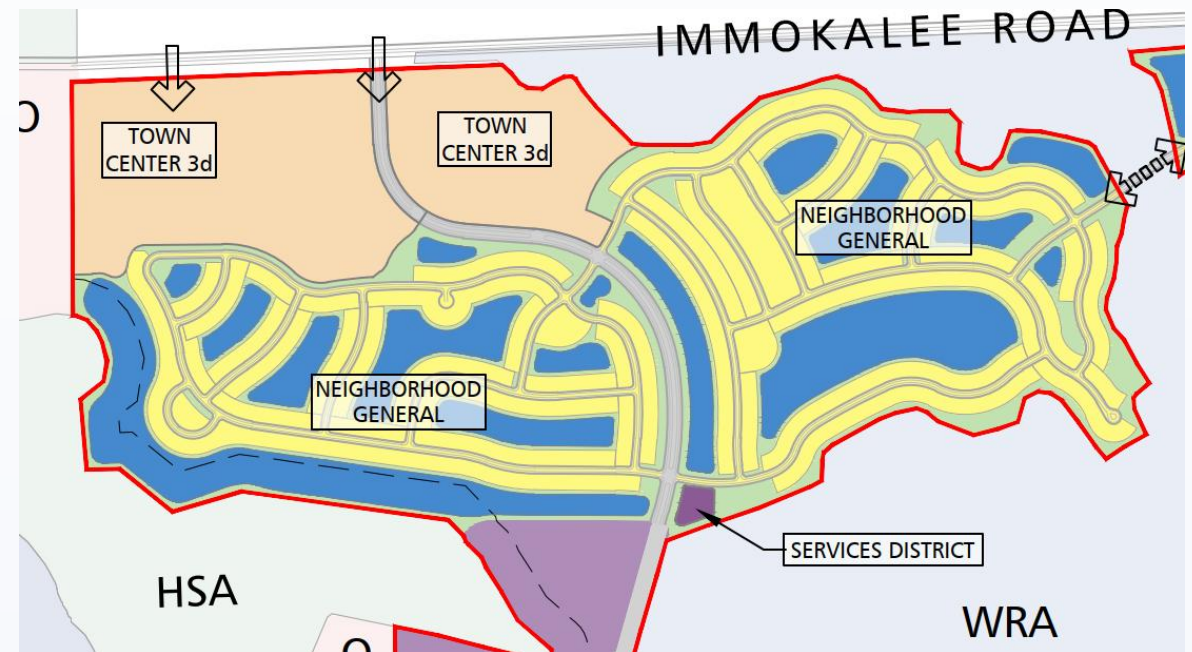
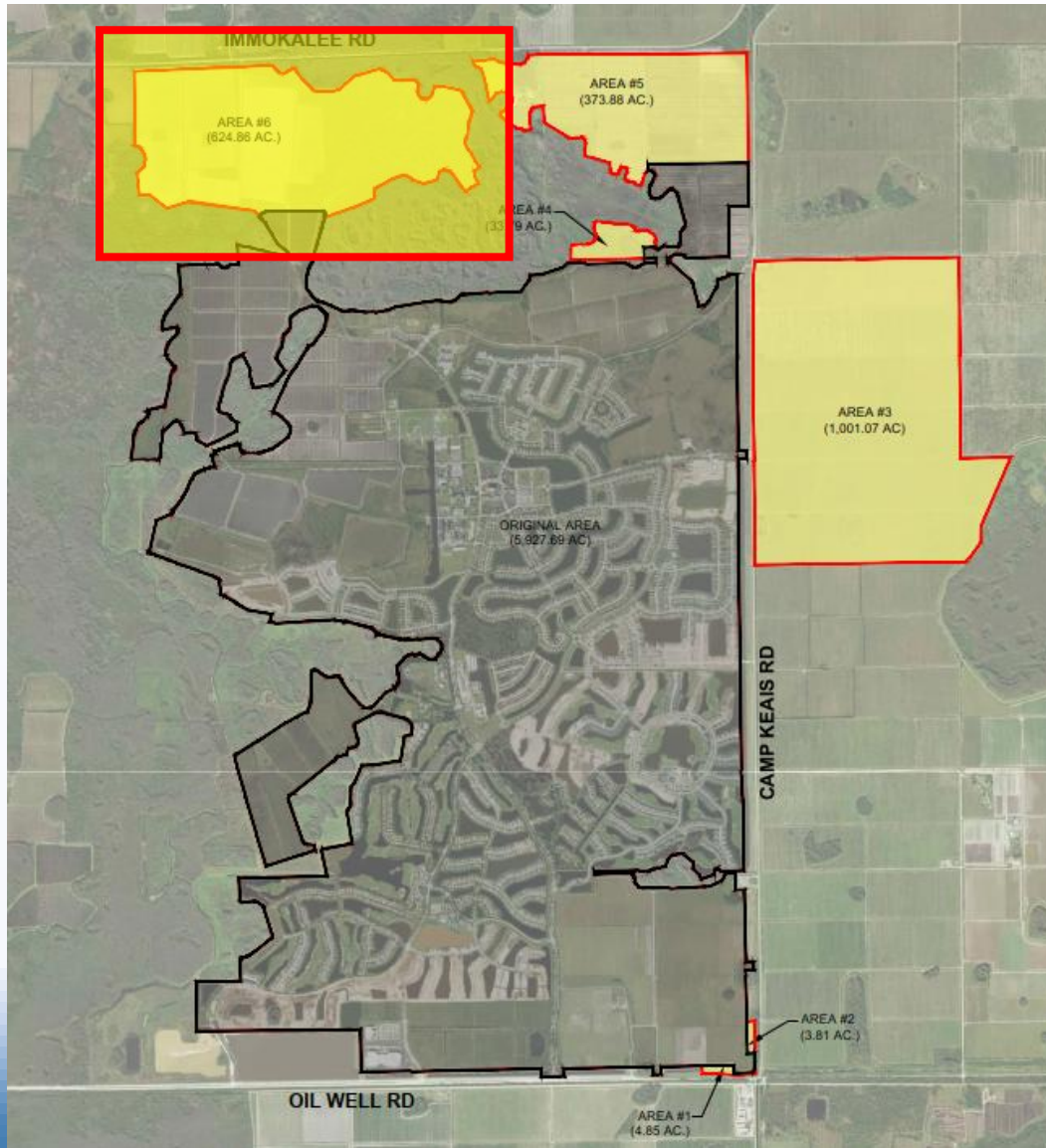
MASTER PLAN UPDATES



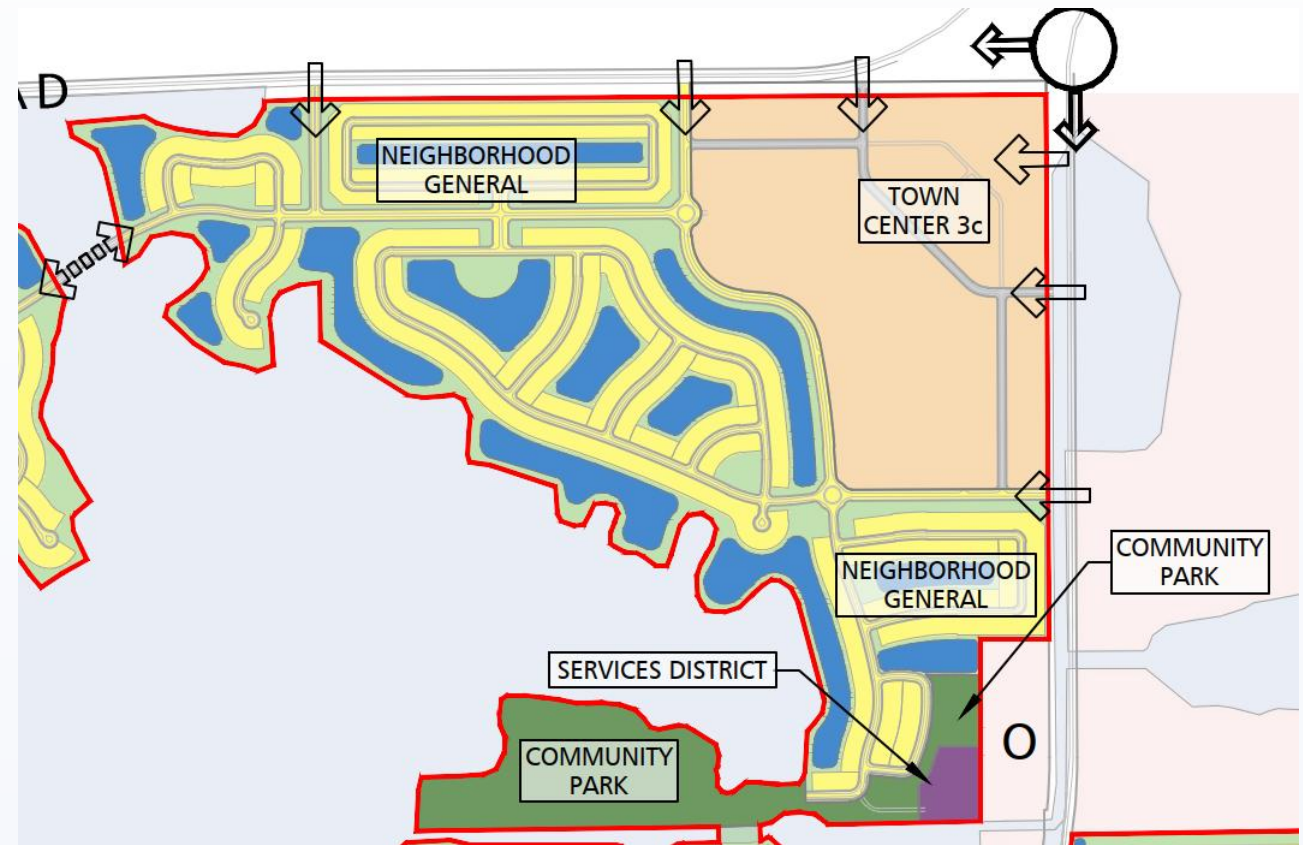
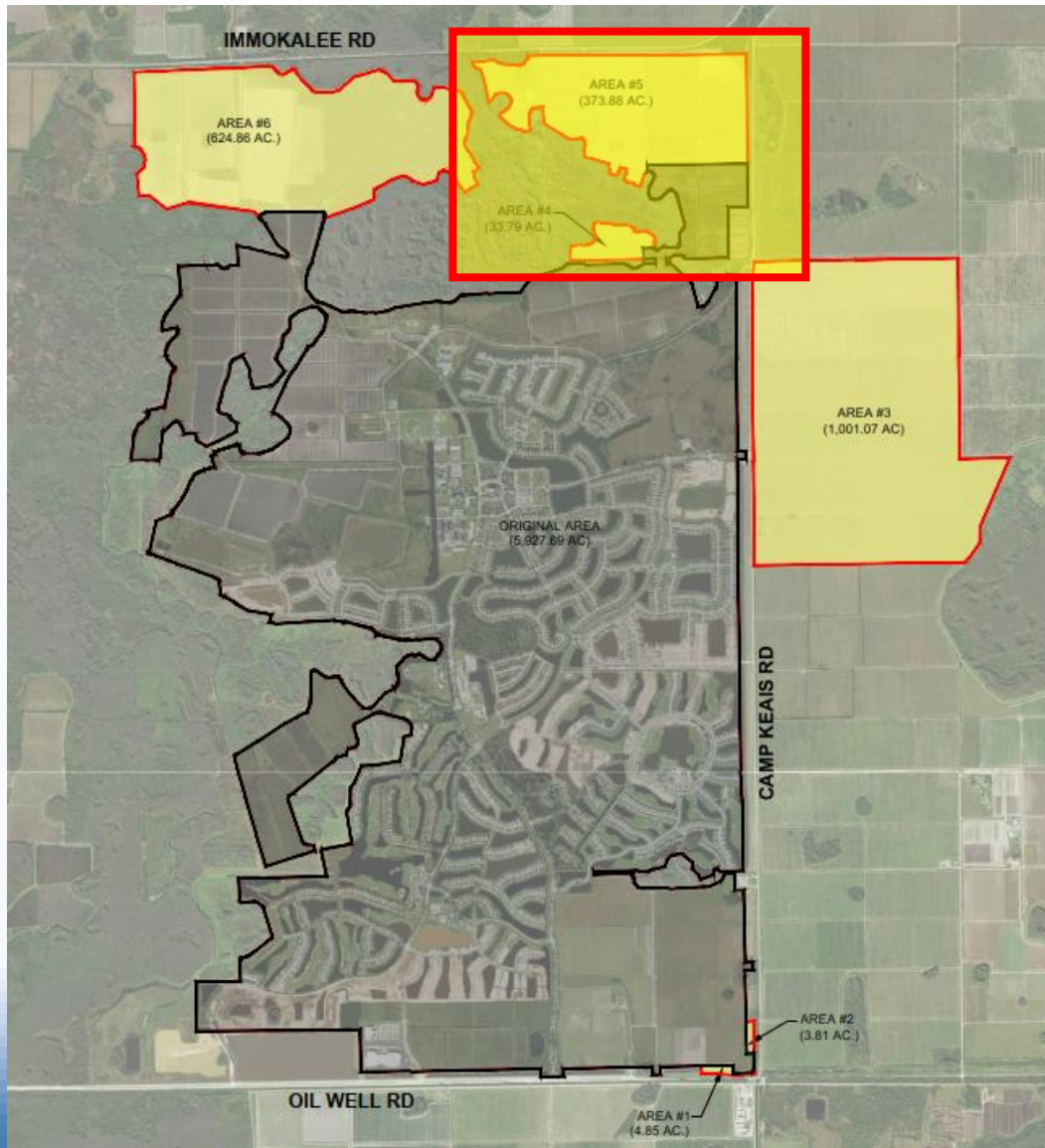
Existing (acres)	Context Zone	Proposed (acres)
846	University	846
24	Town Core	24
411	Town Centers	731
4,321	Neighborhood	5,985
47	Services	56
105	Comm. Parks	154
174	Other	174
5,928	TOTAL	7,970



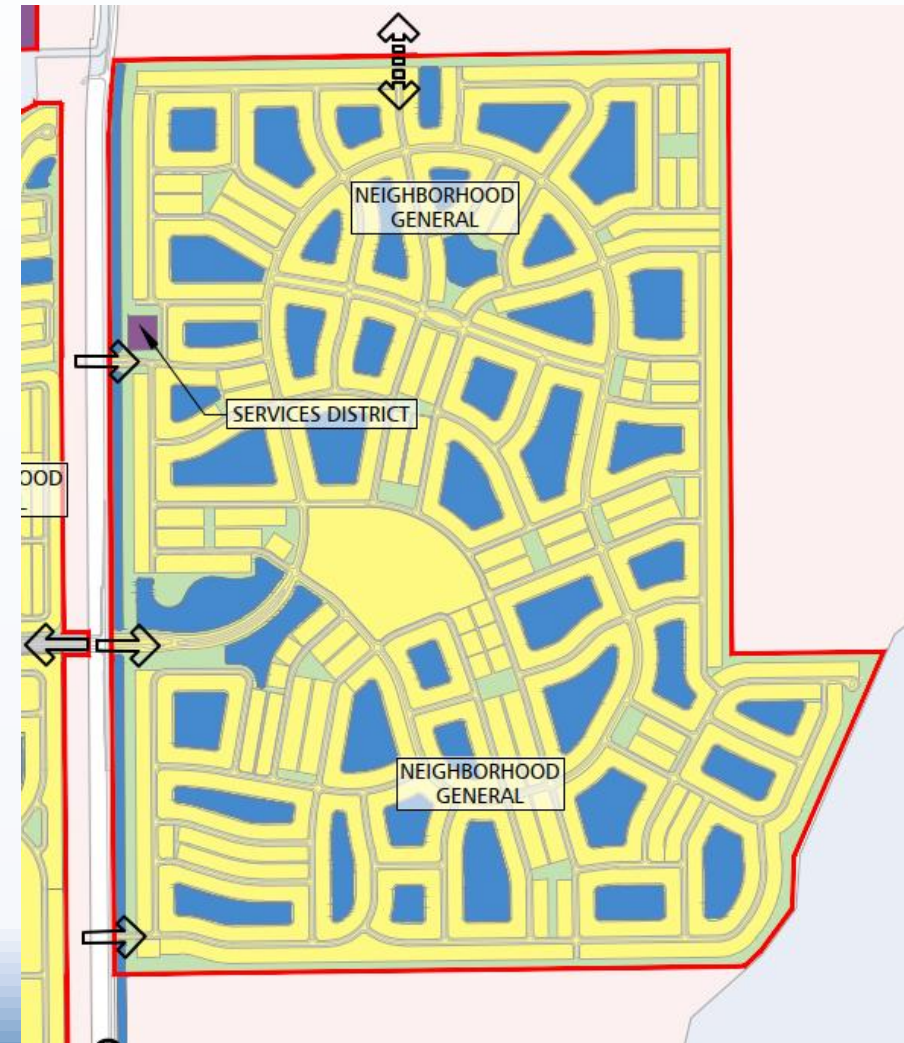
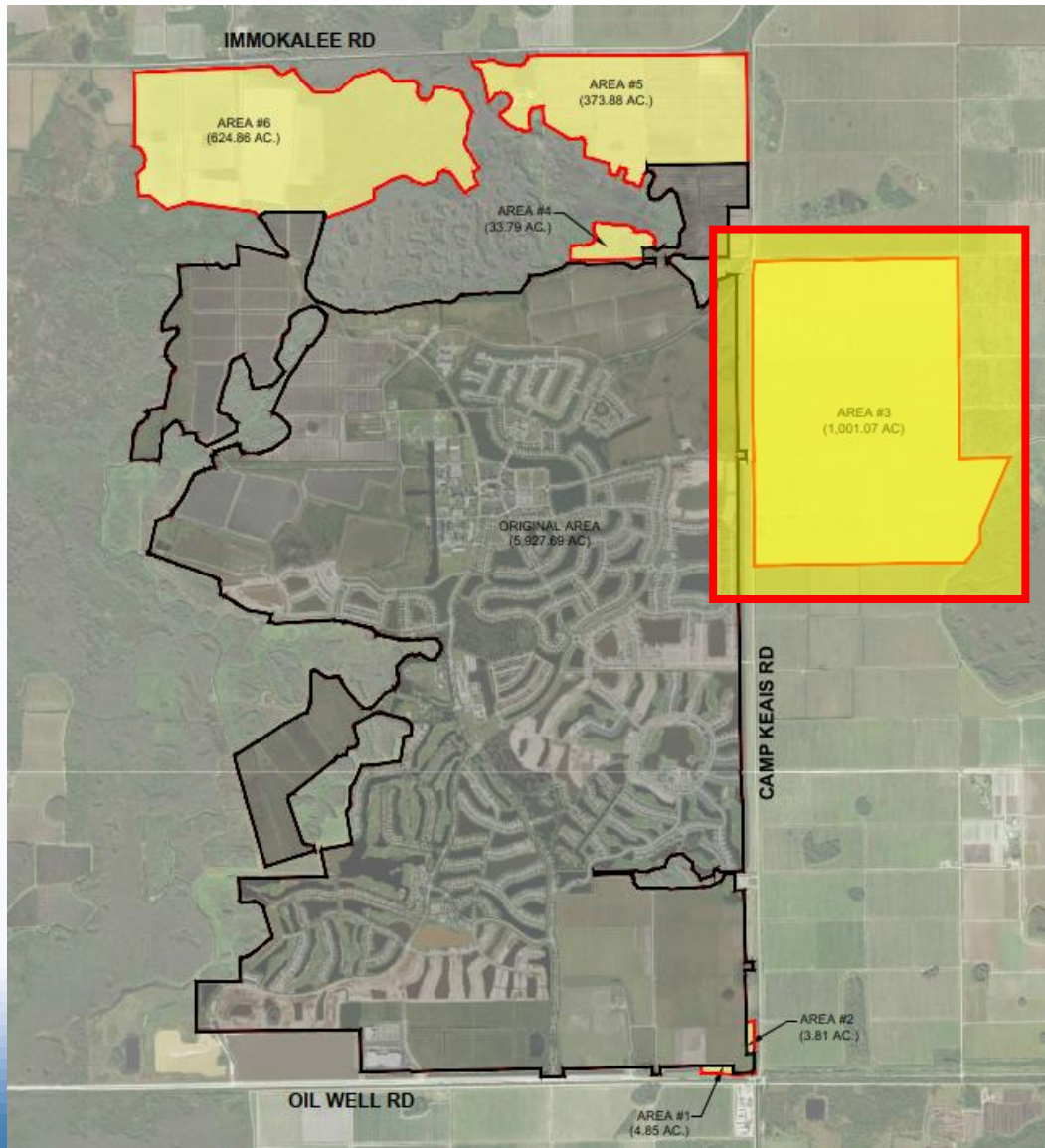
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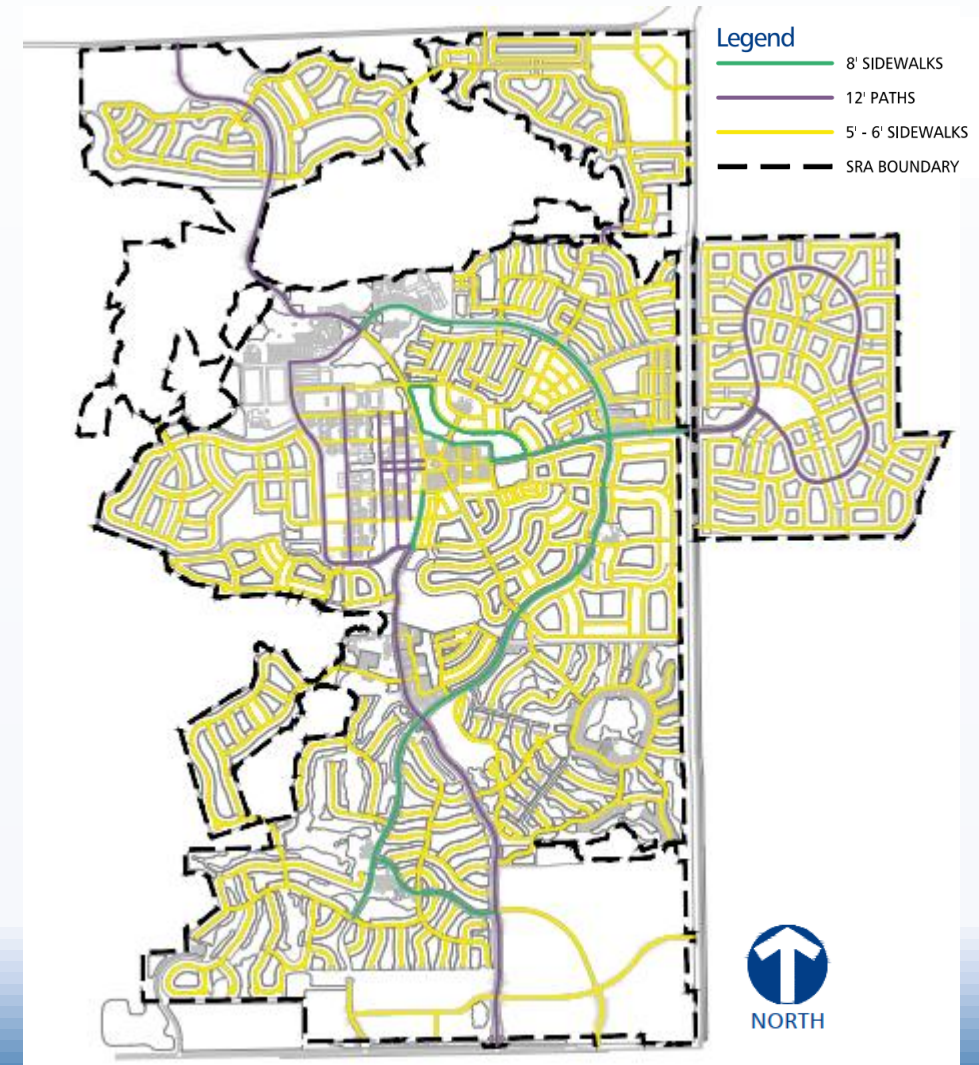


DENSITY AND INTENSITY

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	-

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



SRA REQUIREMENT – AFFORDABLE HOUSING



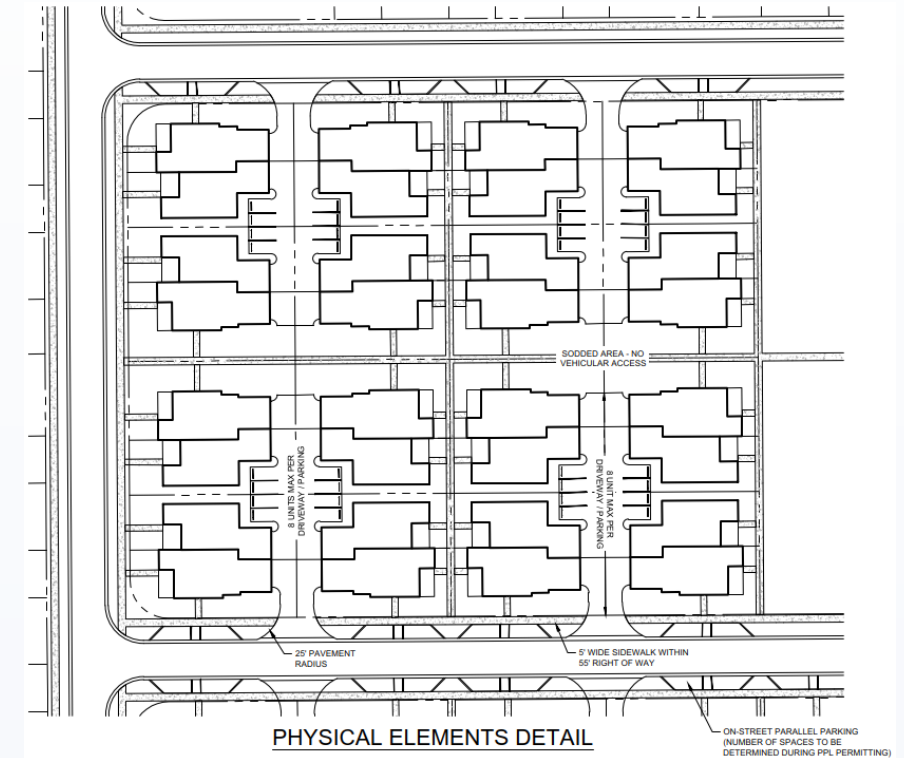
The Town Plan incorporates Affordable Housing Provisions to be consistent with GMP Policy 4.7.5

- 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

NEW COTTAGE COURT PRODUCT

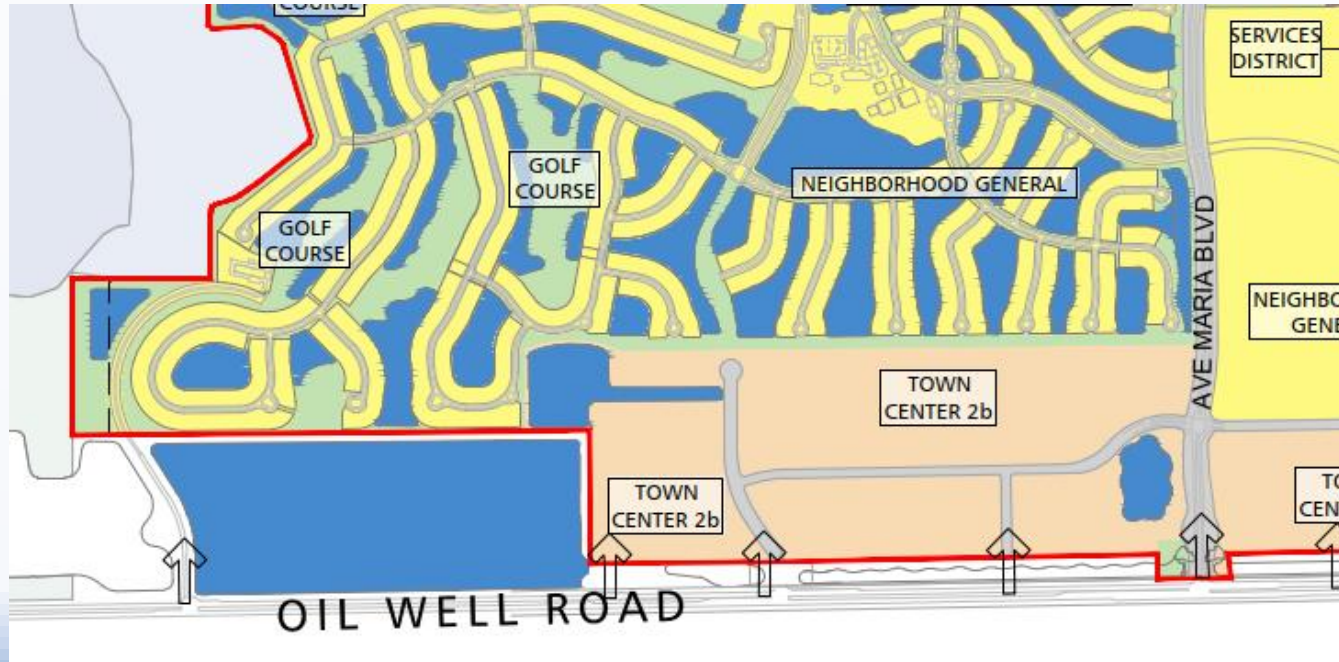
- Neighborhood General and Town Center Context Zones
- Proposed Owner-Occupied Cottage Court Product
- Rear loaded attached houses with frontage on adjacent streets or on shared greenspace
- Proposed Deviation #4 to allow lots without street frontage:

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

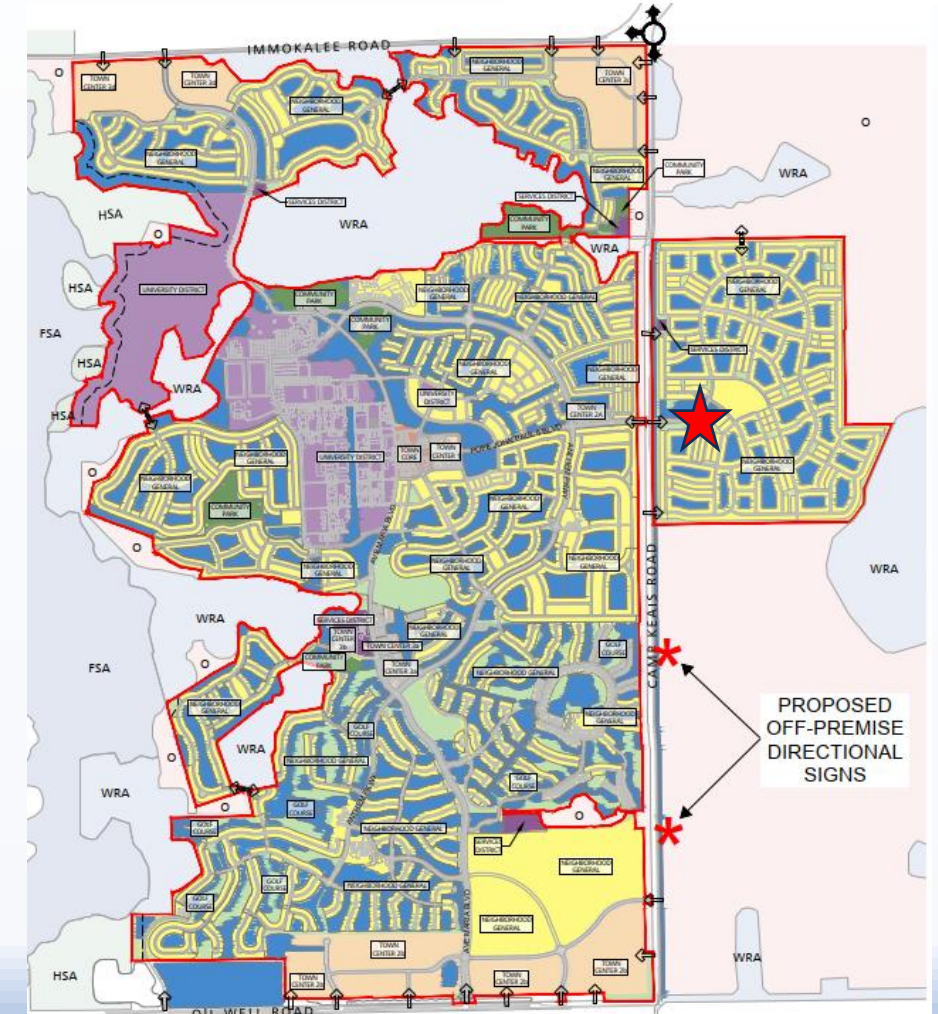
5. LDC Section 5.05.08.F.2.b., Off-Street Parking Design Standards, to allow Hospitals that provide more than 120% of the required parking to utilize the Town Center 2 and 3 internal park lot landscape requirements



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 approved Neighborhood General Goods and Services Use.

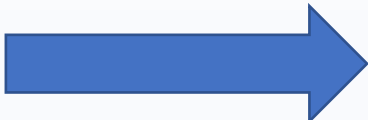
7. LDC Section 5.06.05.G., Off-Premise Directional Signs, to two (2) off-premise signs with 32 sf sign area per sign on east side of Camp Keais Road, approximately 4,000 and 8,500 feet south of the Neighborhood General context zone located east of Camp Keais Road.



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
-  Site Development Plan Submittal

QUESTIONS

STAY INFORMED

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239-403-6727

pen-eng.com/planning-projects



MASTER PLAN

