



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

**STEWARDSHIP RECEIVING AREA AMENDMENT (SRAA)
APPLICATION**
LDC subsection 4.08.07 F.

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

- ☐ SRA Administrative Minor Change
☐ SRA Amendment within a DRI, CCPC and BCC Public Hearing Process
☐ SRA Amendment (no DRI established), Office of the Hearing Examiner Public Hearing Process

Original SRA AR/PL Number: _____

APPLICANT CONTACT INFORMATION

Name of Applicant(s): _____

Address: _____ City: _____ State: _____ ZIP: _____

Telephone: _____ Cell: _____ Fax: _____

E-Mail Address: _____

Name of Agent: _____

Firm: _____

Address: _____ City: _____ State: _____ ZIP: _____

Telephone: _____ Cell: _____ Fax: _____

E-Mail Address: _____

Name of Owner: _____

Address: _____ City: _____ State: _____ ZIP: _____

Telephone: _____ Cell: _____ Fax: _____

E-Mail Address: _____



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PROJECT LOCATION INFORMATION

Project Name: _____

General Location and Cross Streets: _____

Section/Township/Range: _____/_____/_____ Zoning: _____

Total Area of Project: _____ acres

ADJACENT ZONING/LAND USE

| | Zoning | Land Use |
|---|--------|----------|
| N | | |
| S | | |
| E | | |
| W | | |

LIST OF CONSULTANTS

Name: _____ Phone: _____

Address: _____ City: _____ State: _____ ZIP: _____

Name: _____ Phone: _____

Address: _____ City: _____ State: _____ ZIP: _____

Name: _____ Phone: _____

Address: _____ City: _____ State: _____ ZIP: _____

Name: _____ Phone: _____

Address: _____ City: _____ State: _____ ZIP: _____

Name: _____ Phone: _____

Address: _____ City: _____ State: _____ ZIP: _____



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DISCLOSURE OF INTEREST INFORMATION

Please complete the following information, if space is inadequate use additional sheets and attach to the completed application packet.

- a. If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest:

| Name and Address | % of Ownership |
|------------------|----------------|
| | |
| | |
| | |
| | |
| | |

- b. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each:

| Name and Address | % of Ownership |
|------------------|----------------|
| | |
| | |
| | |
| | |
| | |

- c. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest:

| Name and Address | % of Ownership |
|------------------|----------------|
| | |
| | |
| | |
| | |
| | |

- d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners:

| Name and Address | % of Ownership |
|------------------|----------------|
| | |
| | |



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| | |
|--|--|
| | |
| | |
| | |

- e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners:

| Name and Address | % of Ownership |
|------------------|----------------|
| | |
| | |
| | |
| | |
| | |

Date of Contract: _____

- f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

| Name and Address |
|------------------|
| |
| |
| |
| |
| |

- g. Date subject property acquired _____

☐ Leased: Term of lease _____ years /months

If, Petitioner has option to buy, indicate the following:

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

- h. Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.



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NAPLES, FLORIDA 34104
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SUBMITTAL REQUIREMENTS

The following items are to be submitted for an SRA Amendment or an Insubstantial Change, including Minor Text Changes:

- Completed Application (download current form from county website): **13 Copies**
- Electronic documents: **1 Copy**

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

- Following the completion of the review process by County review staff, the applicant shall submit all materials electronically to the designated project manager.
- For applications to be heard by the Hearing Examiner: **7 Copies**
- For applications to be heard by the CCPC and BCC: **Please contact the project manager to confirm the number of additional copies required**

FEE REQUIREMENTS

- ☒ Application Fee: \$7,000.00, plus \$25.00 per acre. * SRA amendments deemed to be minor in nature, that is requiring minor strike thru and underline text amendments of no more than 10 different lines of text changes in the SRA will be capped at \$10,000.00.
- ☒ CCPC Legal Advertising: \$1,125
- ☒ BCC Legal Advertisement: \$500

All checks payable to: Board of County Commissioners

The completed application, all required submittal materials, and fees shall be submitted to:
Growth Management Division/Planning and Regulation

ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

Applicant is responsible for provided finalized copies as required for public hearing. I hereby submit and certify the application to be complete and accurate.

Signature of Agent

Date



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AFFIDAVIT

We/I, _____ being first duly sworn, depose and say that we/I am/are the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer generated or County printed shall not be altered. Public hearings will not be advertised until this application is deemed complete, and all required information has been submitted.

As property owner We/I further authorize _____ to act as our/my representative in any matters regarding this Petition.

Signature of Property Owner

Signature of Property Owner

Typed or Printed Name of Owner

Typed or Printed Name of Owner

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

State of Florida
County of Collier

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

PROPERTY OWNERSHIP DISCLOSURE FORM

This is a required form with all land use petitions, except for Appeals and Zoning Verification Letters.

Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.

Please complete the following, use additional sheets if necessary.

- a. If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest:

| Name and Address | % of Ownership |
|------------------|----------------|
| | |
| | |
| | |
| | |
| | |

- b. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each:

| Name and Address | % of Ownership |
|------------------|----------------|
| | |
| | |
| | |
| | |
| | |

- c. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest:

| Name and Address | % of Ownership |
|------------------|----------------|
| | |
| | |
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- d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners:

| Name and Address | % of Ownership |
|------------------|----------------|
| | |
| | |
| | |
| | |

- e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners:

| Name and Address | % of Ownership |
|------------------|----------------|
| | |
| | |
| | |
| | |
| | |

Date of Contract: _____

- f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

| Name and Address |
|------------------|
| |
| |
| |
| |
| |

- g. Date subject property acquired _____

☐ Leased: Term of lease _____ years /months

If, Petitioner has option to buy, indicate the following:



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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

| |
|--|
| AFFIRM PROPERTY OWNERSHIP INFORMATION |
|--|

Any petition required to have Property Ownership Disclosure, will not be accepted without this form. Requirements for petition types are located on the associated application form. Any change in ownership whether individually or with a Trustee, Company or other interest-holding party, must be disclosed to Collier County immediately if such change occurs prior to the petition's final public hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

The completed application, all required submittal materials, and fees shall be submitted to:

Growth Management Department
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

Agent/Owner Signature

Date

Agent/Owner Name (please print)

Collier County Property Appraiser Property Summary

| | | | | | | | |
|-----------|-------------|--------------|--|-----------|--|---------------------------|--|
| Parcel No | 00138600000 | Site Address | | Site City | | Site Zone <u>*Note</u> | |
|-----------|-------------|--------------|--|-----------|--|---------------------------|--|

| | | | | | | |
|----------------|------------------------------|-------|----|-----|------------|--|
| Name / Address | BARRON COLLIER PTNRSHIP LLLP | | | | | |
| | AMULT LLC | | | | | |
| | 2600 GOLDEN GATE PKWY # 200 | | | | | |
| | PO BOX 413038 | | | | | |
| | | | | | | |
| City | NAPLES | State | FL | Zip | 34105-3227 | |

| | | | | | |
|---------|------------------|---------|----------|-------|-------------------------|
| Map No. | Strap No. | Section | Township | Range | Acres <u>*Estimated</u> |
| 2E33 | 000100 001 02E33 | 33 | 47 | 29 | 165.1 |

| | |
|-------|--|
| Legal | 33 47 29 THAT PORTIONS OF SEC 33 AND SEC 4 TWP 48 RNG 29 AS DESC IN OR 3682 PG 3242, LESS THOSE PORT AS DESC IN OR 4155 PG 2482, LESS THOSE PORTIONS AS DESC IN OR 4155 PG 2543, LESS THAT PORTION IN SEC 33 AS DESC IN OR 4186 PG 776 (REFERD AS BCP PARCEL 3), LESS THAT PORTION IN SEC 33 & 4 AS DESC IN OR 4186 PG 779 (REFERRED AS BCI PARCEL-AVE MARIA PH TWO), LESS 18.46AC WEST OF CAMP KEAIS RD AS DESC IN OR 4322 PG 1374, LESS THAT PORTION DESC IN OR 4348 PG 4019, LESS THOSE PORTIONS EAST OF CAMP KEAIS RD AS DESC IN OR 4402 PGS 3809 AND 3811, LESS THAT PORTION AS DESC'D WITHIN OR 4930 PG 97, LESS THAT PORTION AS DESC IN OR 5198 PG 3746, LESS THAT PORTION OF SEC 4 AS DESC IN OR 5348 PG 3580 (DITCH PARCEL) |
|-------|--|

| | | | | |
|-----------------------|---|---|--------|---------|
| <u>Millage Area</u> ① | 298 | <u>Millage Rates</u> ① <u>*Calculations</u> | | |
| Sub./Condo | 100 - ACREAGE HEADER | School | Other | Total |
| <u>Use Code</u> ① | 60 - GRAZING LAND SOIL CAPABILITY CLASS I | 5.049 | 8.3947 | 13.4437 |

Latest Sales History

(Not all Sales are listed due to Confidentiality)

| Date | Book-Page | Amount |
|----------|------------------|---------------|
| 01/01/14 | <u>4998-865</u> | \$ 0 |
| 11/19/04 | <u>3682-3237</u> | \$ 7,009,000 |
| 12/21/98 | <u>2493-2779</u> | \$ 14,417,500 |
| 06/01/82 | <u>975-674</u> | \$ 0 |
| 09/01/80 | <u>884-1432</u> | \$ 0 |

2018 Certified Tax Roll

(Subject to Change)

| | |
|--------------------------|--------------|
| Land Value | \$ 2,811,263 |
| (+) Improved Value | \$ 0 |
| (=) Market Value | \$ 2,811,263 |
| (-) Agriculture | \$ 2,109,714 |
| (=) Assessed Value | \$ 701,549 |
| (=) School Taxable Value | \$ 701,549 |
| (=) Taxable Value | \$ 701,549 |

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

Collier County Property Appraiser

Property Detail

| | | | | | | | |
|-----------|-------------|--------------|--|-----------|--|---------------------------|--|
| Parcel No | 00138600000 | Site Address | | Site City | | Site Zone <u>*Note</u> | |
|-----------|-------------|--------------|--|-----------|--|---------------------------|--|

| | | | | | | |
|----------------|------------------------------|-------|----|-----|------------|--|
| Name / Address | BARRON COLLIER PTNRSHIP LLLP | | | | | |
| | AMULT LLC | | | | | |
| | 2600 GOLDEN GATE PKWY # 200 | | | | | |
| | PO BOX 413038 | | | | | |
| | | | | | | |
| City | NAPLES | State | FL | Zip | 34105-3227 | |

Permits

| Tax Yr | Issuer | Permit # | CO Date | Tmp CO | Final Bldg | Type |
|--------|--------|----------|---------|--------|------------|------|
|--------|--------|----------|---------|--------|------------|------|

Land

| # | Calc Code | Units |
|----|-----------|-------|
| 10 | ACREAGE | 7.23 |
| 20 | ACREAGE | 2.25 |
| 30 | ACREAGE | 8.54 |
| 40 | ACREAGE | 25.35 |
| 50 | | 79.2 |
| 60 | | 6.32 |
| 70 | | 20.46 |
| 80 | | 15.75 |

Building/Extra Features

| # | Year Built | Description | Area | Adj Area |
|---|------------|-------------|------|----------|
|---|------------|-------------|------|----------|

Collier County Property Appraiser Property Aerial

| | | | | | | | |
|-----------|-------------|--------------|--|-----------|--|-----------|-------|
| Parcel No | 00138600000 | Site Address | | Site City | | Site Zone | *Note |
|-----------|-------------|--------------|--|-----------|--|-----------|-------|



[Open GIS in a New Window with More Features.](#)

Collier County Property Appraiser Property Summary

| | | | | | | | |
|-----------|-------------|--------------|--|-----------|--|---------------------------|--|
| Parcel No | 00138680101 | Site Address | | Site City | | Site Zone <u>*Note</u> | |
|-----------|-------------|--------------|--|-----------|--|---------------------------|--|

| | | | | | | |
|----------------|------------------------------|-------|----|-----|-------|--|
| Name / Address | COLLIER CNTY | | | | | |
| | C/O REAL PROPERTY MANAGEMENT | | | | | |
| | 3335 TAMIAMI TR E, STE 101 | | | | | |
| | | | | | | |
| City | NAPLES | State | FL | Zip | 34112 | |

| | | | | | |
|---------|-----------------|---------|----------|-------|-------------------------|
| Map No. | Strap No. | Section | Township | Range | Acres <u>*Estimated</u> |
| 2E34 | 000100 003 2E34 | 34 | 47 | 29 | 4.51 |

| | |
|-------|---|
| Legal | 34 47 29 THAT PART CAMP KEAIS RD IN SEC 34 DESC AS: BEG AT SW CNR, N 01DEG W 2609.46FT, N 01DEG W 2608.05FT TO NW CNR SEC 34, N 88DEG E 88.72FT, S 04DEG W 308.20FT, ALG CURVE 395.18FT, S 01DEG E 1907.68FT, S 01DEG E 2609.36FT, S 88DEG W 35FT TO POB 4.51AC OR 1579 PG 1676, AND THAT PORTION OF CAMP KEAIS R/W IN SEC 34 TWP 47 RNG 29 DESC IN OR 1579 PG 1740 DESC AS: BEG SE CNR OF SEC 33, N 01DEG W 2609.46FT, N 01DEG W 2531.63FT, S 04DEG W 221.86FT, ALG CURVE 403.68FT, S 01DEG E 1907.98FT, S 01DEG E 2609.81FT, N 88DEG E 45FT TO POB, AND THAT PORTION R/W IN SEC 33 AS DESC IN OR 4322 PG 1374, AND THAT PORTION FOR R/W DESC IN OR 4322 PG 1389 |
|-------|---|

| | | | | |
|-----------------------|--|---|--------|---------|
| <u>Millage Area</u> ⓘ | 243 | <u>Millage Rates</u> ⓘ <u>*Calculations</u> | | |
| Sub./Condo | 100 - ACREAGE HEADER | School | Other | Total |
| <u>Use Code</u> ⓘ | 86 - COUNTIES INCLUDING NON-MUNICIPAL GOV. | 5.049 | 8.3947 | 13.4437 |

Latest Sales History

(Not all Sales are listed due to Confidentiality)

| Date | Book-Page | Amount |
|----------|------------------|--------------|
| 01/18/08 | <u>4322-1377</u> | \$ 5,933,400 |
| 12/18/90 | <u>1579-1676</u> | \$ 0 |

2018 Certified Tax Roll

(Subject to Change)

| | |
|--------------------------|--------|
| Land Value | \$ 551 |
| (+) Improved Value | \$ 0 |
| (=) Market Value | \$ 551 |
| (=) Assessed Value | \$ 551 |
| (=) School Taxable Value | \$ 0 |
| (=) Taxable Value | \$ 0 |

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

Collier County Property Appraiser Property Detail

| | | | | | | | |
|-----------|-------------|--------------|--|-----------|--|---------------------------|--|
| Parcel No | 00138680101 | Site Address | | Site City | | Site Zone <u>*Note</u> | |
|-----------|-------------|--------------|--|-----------|--|---------------------------|--|

| | | | | | | |
|----------------|------------------------------|-------|----|-----|-------|--|
| Name / Address | COLLIER CNTY | | | | | |
| | C/O REAL PROPERTY MANAGEMENT | | | | | |
| | 3335 TAMIAMI TR E, STE 101 | | | | | |
| | | | | | | |
| | | | | | | |
| City | NAPLES | State | FL | Zip | 34112 | |

Permits

| Tax Yr | Issuer | Permit # | CO Date | Tmp CO | Final Bldg | Type |
|--------|--------|----------|---------|--------|------------|------|
|--------|--------|----------|---------|--------|------------|------|

Land

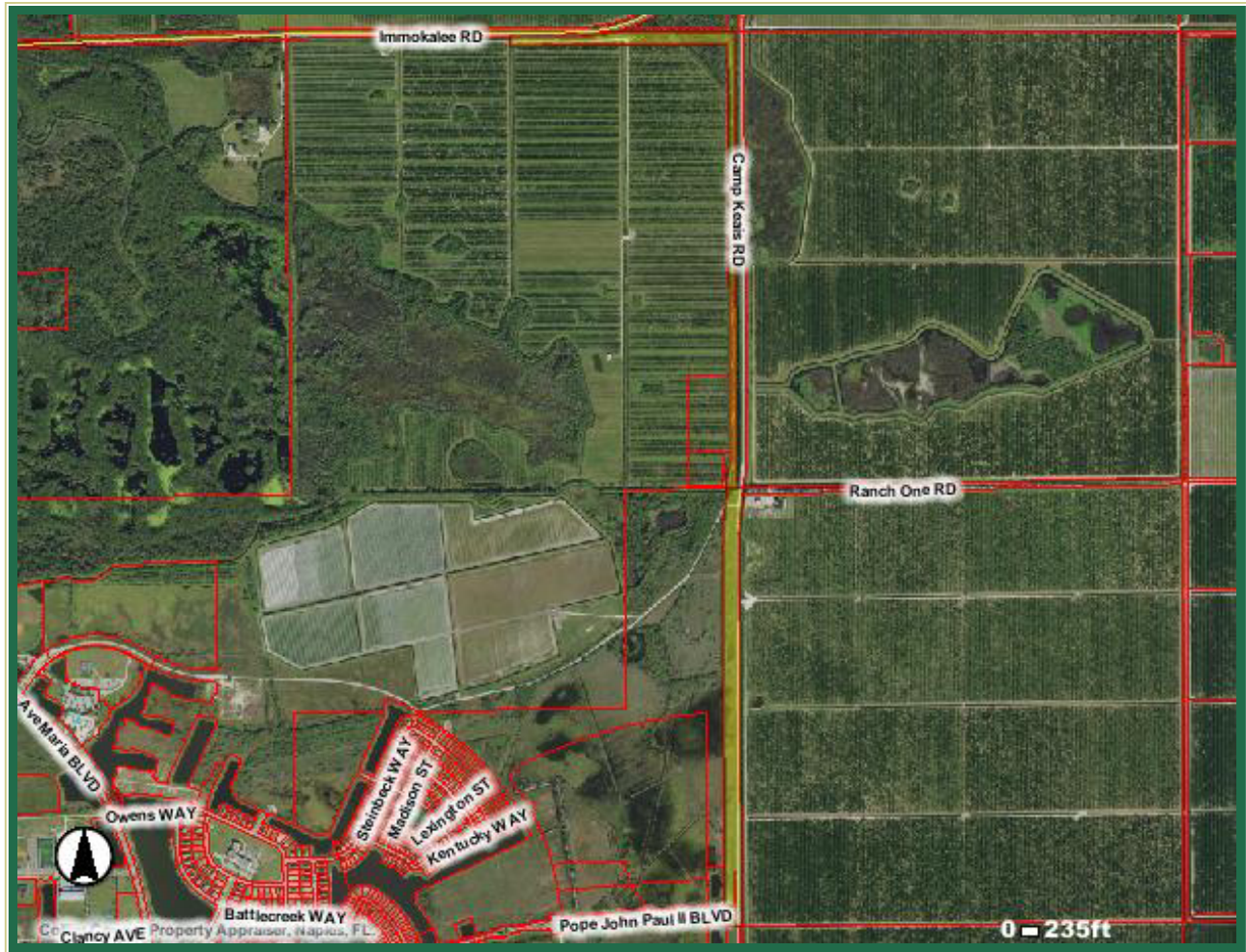
| # | Calc Code | Units |
|----|------------|-------|
| 10 | ACREAGE | 4.51 |
| 20 | FLAT VALUE | 36.94 |

Building/Extra Features

| # | Year Built | Description | Area | Adj Area |
|---|------------|-------------|------|----------|
|---|------------|-------------|------|----------|

Collier County Property Appraiser Property Aerial

| | | | | | | | |
|-----------|-------------|--------------|--|-----------|--|-----------|-------|
| Parcel No | 00138680101 | Site Address | | Site City | | Site Zone | *Note |
|-----------|-------------|--------------|--|-----------|--|-----------|-------|



[Open GIS in a New Window with More Features.](#)

Collier County Property Appraiser Property Summary

| | | | | | | | |
|-----------|-------------|--------------|---------------------|-----------|-----------|---------------------------|-------|
| Parcel No | 00226240204 | Site Address | 9485 OIL WELL RD | Site City | IMMOKALEE | Site Zone <u>*Note</u> | 34142 |
|-----------|-------------|--------------|---------------------|-----------|-----------|---------------------------|-------|

| | | | | | | |
|----------------|-------------------------------|-------|----|-----|------------|--|
| Name / Address | BARRON COLLIER PRTNRSH LLLP | | | | | |
| | AMULT LLC | | | | | |
| | 2600 GOLDEN GATE PKWY STE 200 | | | | | |
| | | | | | | |
| | | | | | | |
| City | NAPLES | State | FL | Zip | 34105-3227 | |

| | | | | | |
|---------|------------------|---------|----------|-------|-------------------------|
| Map No. | Strap No. | Section | Township | Range | Acres <u>*Estimated</u> |
| 3E04 | 000100 003 03E04 | 4 | 48 | 29 | 1062.36 |

| | |
|-------|---|
| Legal | 4 48 29 THOSE PORTIONS OF SEC 4,5,8,9 AND 16 AS DESC IN OR 3682 PG 3256, ALONG WITH THOSE PORTIONS SEC 9 AND 16 AS DESC IN OR 3696 PG 3139 LESS 3.95AC DESC IN OR 4052 PG 544 LESS AVE MARIA PHASE ONE, LESS OR 4109 PG 3377, LESS THAT PORTION IN SECS 4,5,8 & 9 AS DESC IN OR 4186 PG 773 (REFERD AS BCP-AMULT COMMERCE PARK PARCEL), LESS THOSE PORTIONS FOR R/W AS DESC IN OR 4322 PGS 1382 & 1386, LESS PORTIONS AS DESC IN OR 4378 PGS 3421 AND 3424, LESS THAT PORTION AS DESC IN OR 4930 PG 97, LESS THAT PORTION OF SEC 8 & 9 AS DESC IN OR 5198 PG 3746 |
|-------|---|

| | | | | |
|-----------------------|--|---|--------|---------|
| <u>Millage Area</u> ① | 298 | <u>Millage Rates</u> ① <u>*Calculations</u> | | |
| Sub./Condo | 100 - ACREAGE HEADER | School | Other | Total |
| <u>Use Code</u> ① | 52 - CROPLAND SOIL CAPABILITY CLASS II | 5.049 | 8.3947 | 13.4437 |

Latest Sales History

(Not all Sales are listed due to Confidentiality)

| Date | Book-Page | Amount |
|----------|------------------|---------------|
| 11/19/04 | <u>3682-3245</u> | \$ 20,441,000 |
| 12/08/94 | <u>2009-1546</u> | \$ 4,500,000 |

2018 Certified Tax Roll

(Subject to Change)

| | |
|--------------------------|---------------|
| Land Value | \$ 12,856,913 |
| (+) Improved Value | \$ 244,571 |
| (=) Market Value | \$ 13,101,484 |
| (-) 10% Cap | \$ 517,238 |
| (-) Agriculture | \$ 10,563,953 |
| (=) Assessed Value | \$ 2,020,293 |
| (=) School Taxable Value | \$ 2,537,531 |
| (=) Taxable Value | \$ 2,020,293 |

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

Collier County Property Appraiser

Property Detail

| | | | | | | | |
|-----------|-------------|--------------|---------------------|-----------|-----------|---------------------------|-------|
| Parcel No | 00226240204 | Site Address | 9485 OIL WELL RD | Site City | IMMOKALEE | Site Zone <u>*Note</u> | 34142 |
|-----------|-------------|--------------|---------------------|-----------|-----------|---------------------------|-------|

| | | | | | | |
|----------------|-------------------------------|-------|----|-----|------------|--|
| Name / Address | BARRON COLLIER PRTNRSH LP | | | | | |
| | AMULT LLC | | | | | |
| | 2600 GOLDEN GATE PKWY STE 200 | | | | | |
| | | | | | | |
| | | | | | | |
| City | NAPLES | State | FL | Zip | 34105-3227 | |

Permits

| Tax Yr | Issuer | Permit # | CO Date | Tmp CO | Final Bldg | Type |
|--------|--------|-----------------|----------|----------|------------|-----------------|
| 1988 | COUNTY | 187-692 | 01/26/88 | | | |
| 1990 | COUNTY | 90-5035 | 11/08/90 | | | OTHER |
| 2001 | COUNTY | 0101-2485 | 04/17/01 | | | MOBILE/MFG HOME |
| 2014 | COUNTY | PRBD20130615451 | 04/28/17 | 12/16/13 | | MOBILE/MFG HOME |

Land

| # | Calc Code | Units |
|-----|-----------|-------|
| 10 | ACREAGE | 1 |
| 20 | ACREAGE | 28.4 |
| 30 | | 87.75 |
| 40 | | 67 |
| 50 | | 4.98 |
| 60 | | 3.4 |
| 70 | | 21.58 |
| 80 | | 79.25 |
| 90 | | 12 |
| 100 | | 185 |
| 110 | | 62 |
| 120 | | 510 |

Building/Extra Features

| # | Year Built | Description | Area | Adj Area |
|----|------------|-------------------|-------|----------|
| 10 | 1985 | METAL-STEEL FRAME | 4536 | 4536 |
| 20 | 1985 | CONCRETE | 10657 | 10657 |
| 30 | 1985 | MOBILE HOME | 910 | 910 |
| 40 | 1985 | WOOD OPEN PORCH | 288 | 288 |
| 50 | 1985 | GARAGE | 1457 | 1457 |
| 60 | 1985 | CARPORT | 1344 | 1344 |
| 70 | 1985 | GARAGE | 64 | 64 |
| 80 | 2013 | MOBILE HOME | 864 | 864 |

Collier County Property Appraiser Property Aerial

| | | | | | | | |
|-----------|-------------|--------------|---------------------|-----------|-----------|--------------|-------|
| Parcel No | 00226240204 | Site Address | 9485 OIL WELL RD | Site City | IMMOKALEE | Site Zone | 34142 |
| | | | | | | <u>*Note</u> | |



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Collier County Property Appraiser Property Summary

| | | | | | | | |
|-----------|-------------|--------------|--|-----------|--|---------------------------|--|
| Parcel No | 22671200709 | Site Address | | Site City | | Site Zone <u>*Note</u> | |
|-----------|-------------|--------------|--|-----------|--|---------------------------|--|

| | | | | | | |
|----------------|------------------------------|-------|----|-----|-------|--|
| Name / Address | COLLIER CNTY | | | | | |
| | C/O REAL PROPERTY MANAGEMENT | | | | | |
| | 3335 TAMIAMI TR E, STE 101 | | | | | |
| | | | | | | |
| | | | | | | |
| City | NAPLES | State | FL | Zip | 34112 | |

| | | | | | |
|---------|-----------------|---------|----------|-------|-------------------------|
| Map No. | Strap No. | Section | Township | Range | Acres <u>*Estimated</u> |
| 2E33 | 173611 R1 12E33 | 33 | 47 | 29 | 0.52 |

| | |
|-------|---|
| Legal | AVE MARIA PHASE TWO TRACT R1 AND THOSE PORTIONS OF TR F8 & TR D1 AS DESC IN OR 4322 PG 1326 |
|-------|---|

| | | | | |
|-----------------------|--|---|--------|---------|
| <u>Millage Area</u> ⓘ | 298 | <u>Millage Rates</u> ⓘ <u>*Calculations</u> | | |
| Sub./Condo | 173611 - AVE MARIA PHASE 2 | School | Other | Total |
| <u>Use Code</u> ⓘ | 86 - COUNTIES INCLUDING NON-MUNICIPAL GOV. | 5.049 | 8.3947 | 13.4437 |

Latest Sales History

(Not all Sales are listed due to Confidentiality)

| Date | Book-Page | Amount |
|----------|------------------|-----------|
| 01/18/08 | <u>4322-1337</u> | \$ 87,000 |
| 01/18/08 | <u>4322-1326</u> | \$ 0 |

2018 Certified Tax Roll

(Subject to Change)

| | |
|--------------------------|--------|
| Land Value | \$ 100 |
| (+) Improved Value | \$ 0 |
| (=) Market Value | \$ 100 |
| (=) Assessed Value | \$ 100 |
| (=) School Taxable Value | \$ 0 |
| (=) Taxable Value | \$ 0 |

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

Collier County Property Appraiser Property Detail

| | | | | | | | |
|-----------|-------------|--------------|--|-----------|--|---------------------------|--|
| Parcel No | 22671200709 | Site Address | | Site City | | Site Zone <u>*Note</u> | |
|-----------|-------------|--------------|--|-----------|--|---------------------------|--|

| | | | | | | | |
|----------------|------------------------------|--|--|-------|----|-----|-------|
| Name / Address | COLLIER CNTY | | | | | | |
| | C/O REAL PROPERTY MANAGEMENT | | | | | | |
| | 3335 TAMIAMI TR E, STE 101 | | | | | | |
| | | | | | | | |
| | | | | | | | |
| City | NAPLES | | | State | FL | Zip | 34112 |

Permits

| Tax Yr | Issuer | Permit # | CO Date | Tmp CO | Final Bldg | Type |
|--------|--------|----------|---------|--------|------------|------|
|--------|--------|----------|---------|--------|------------|------|

Land

| # | Calc Code | Units |
|----|------------|-------|
| 10 | FLAT VALUE | 0.52 |

Building/Extra Features

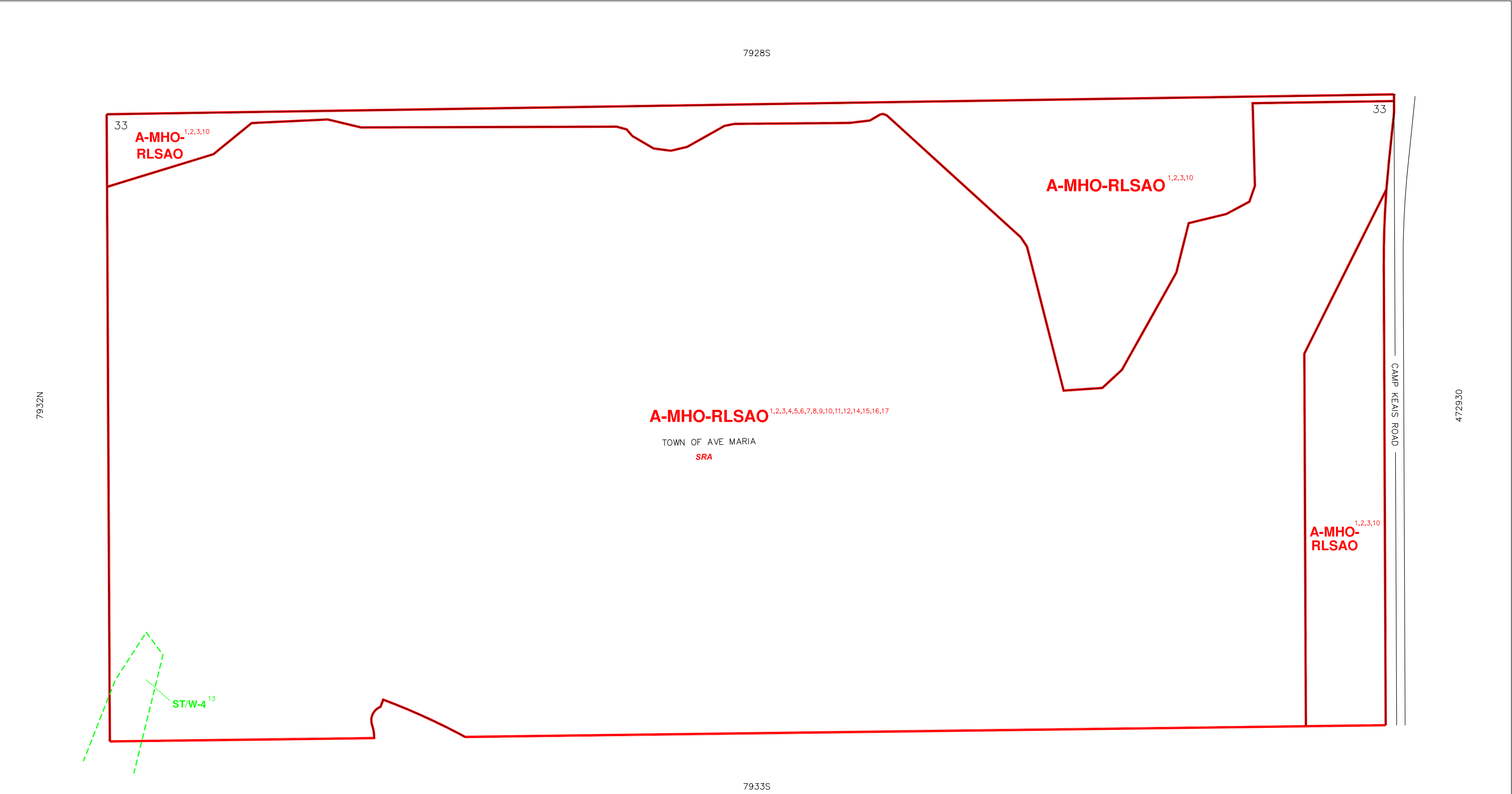
| # | Year Built | Description | Area | Adj Area |
|---|------------|-------------|------|----------|
|---|------------|-------------|------|----------|

Collier County Property Appraiser Property Aerial

| | | | | | | | |
|-----------|-------------|--------------|--|-----------|--|--------------|--|
| Parcel No | 22671200709 | Site Address | | Site City | | Site Zone | |
| | | | | | | <u>*Note</u> | |



[Open GIS in a New Window with More Features.](#)



----- INDICATES SPECIAL TREATMENT OVERLAY

| ZONING NOTES | |
|--------------|-----------------------------------|
| 1 | 4-20-82 R-82-2-I |
| 2 | R-87-8C |
| 3 | LDC-91 |
| 4 | 3-23-04 SRA-03-AR-4578 04-89 |
| 5 | 6-14-05 DRI-04-AR-6293 05-235 |
| 6 | 11-1-05 SEC-05-AR-8029 05-37734A |
| 7 | 14-1-05 SEC-05-AR-8029 05-37734A |
| 8 | 01-1-05 SEC-05-AR-8029 05-37734A |
| 9 | 5-27-08 DOA-07-AR-12651 08-153 |
| 10 | 6-16-03 LDC 03-27 |
| 11 | 7-26-11 DOA-PL-11-653 11-132 |
| 12 | 7-26-11 SRAA-PL-11-657 11-131 |
| 13 | 9-25-12 LDC ORD. 12-38 |
| 14 | 11-13-12 SRAA-PL-12-705 12-232 |
| 15 | 11-13-12 DOA-PL-12-1160 12-233 |
| 16 | 10-14-14 DRIABN-PL-13-2016 14-220 |
| 17 | 10-14-14 SRAA-PL-13-2012 14-222 |

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004.

BY _____ CHAIRMAN

ATTEST _____ CLERK

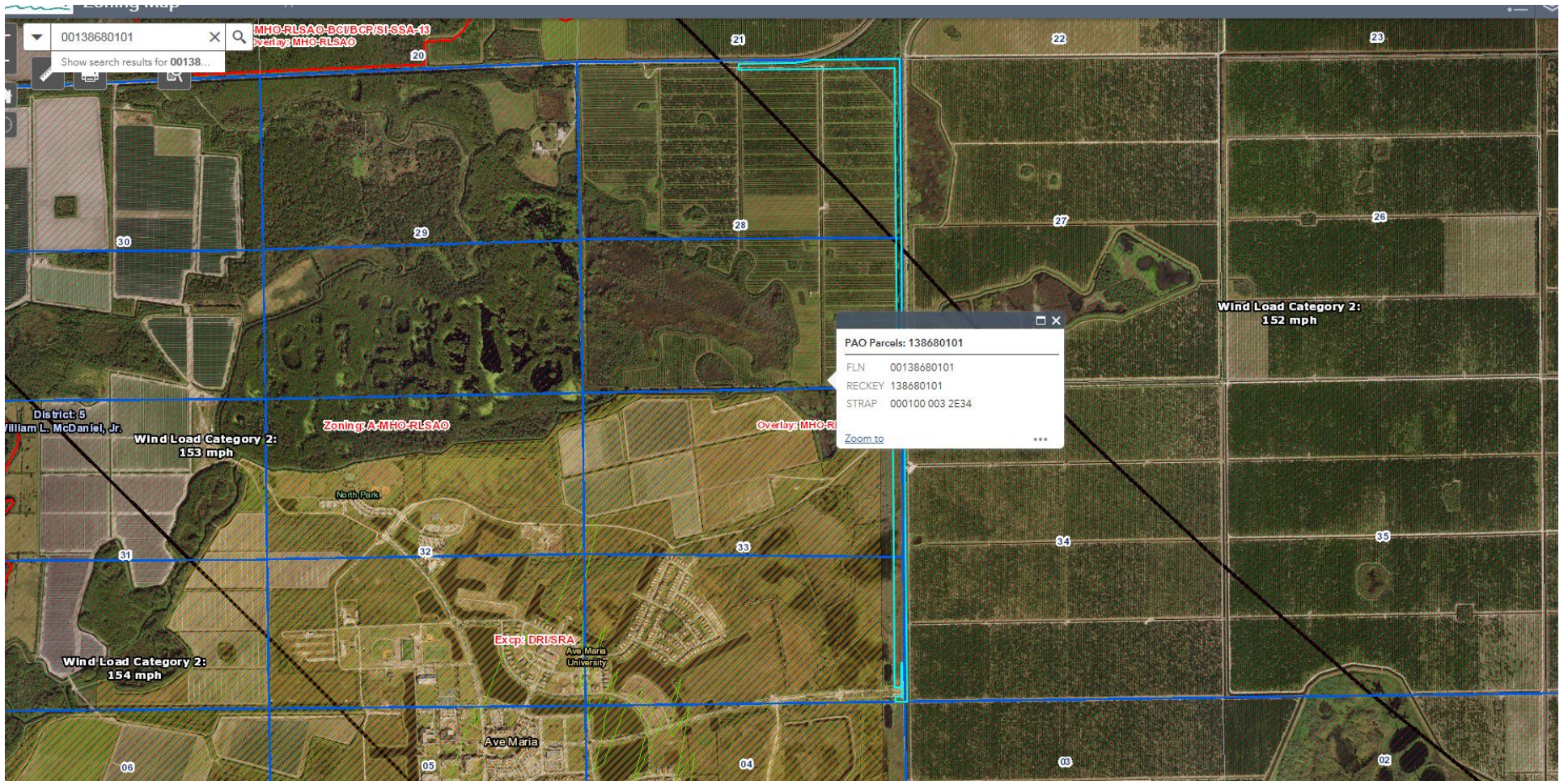
| | |
|---------------------------------|----------------------|
| COLLIER COUNTY, FLORIDA | |
| COMMUNITY DEVELOPMENT DIVISION | |
| TWP47S RNG 29E SEC(S) 33 NO 1/2 | |
| SCALE 0 400 | MAP NUMBER: 7933N |

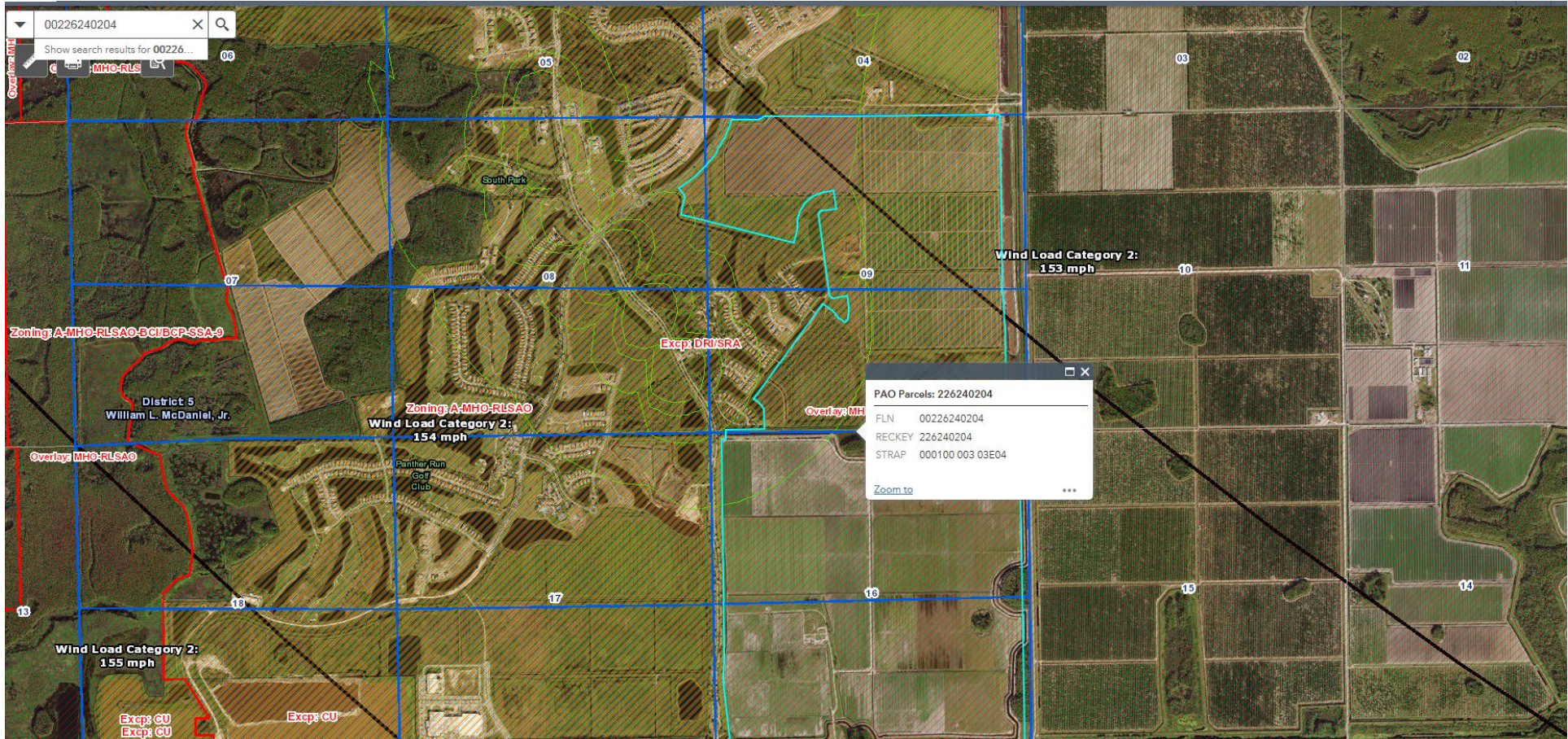
Zoning_Exception: DRI/SRA

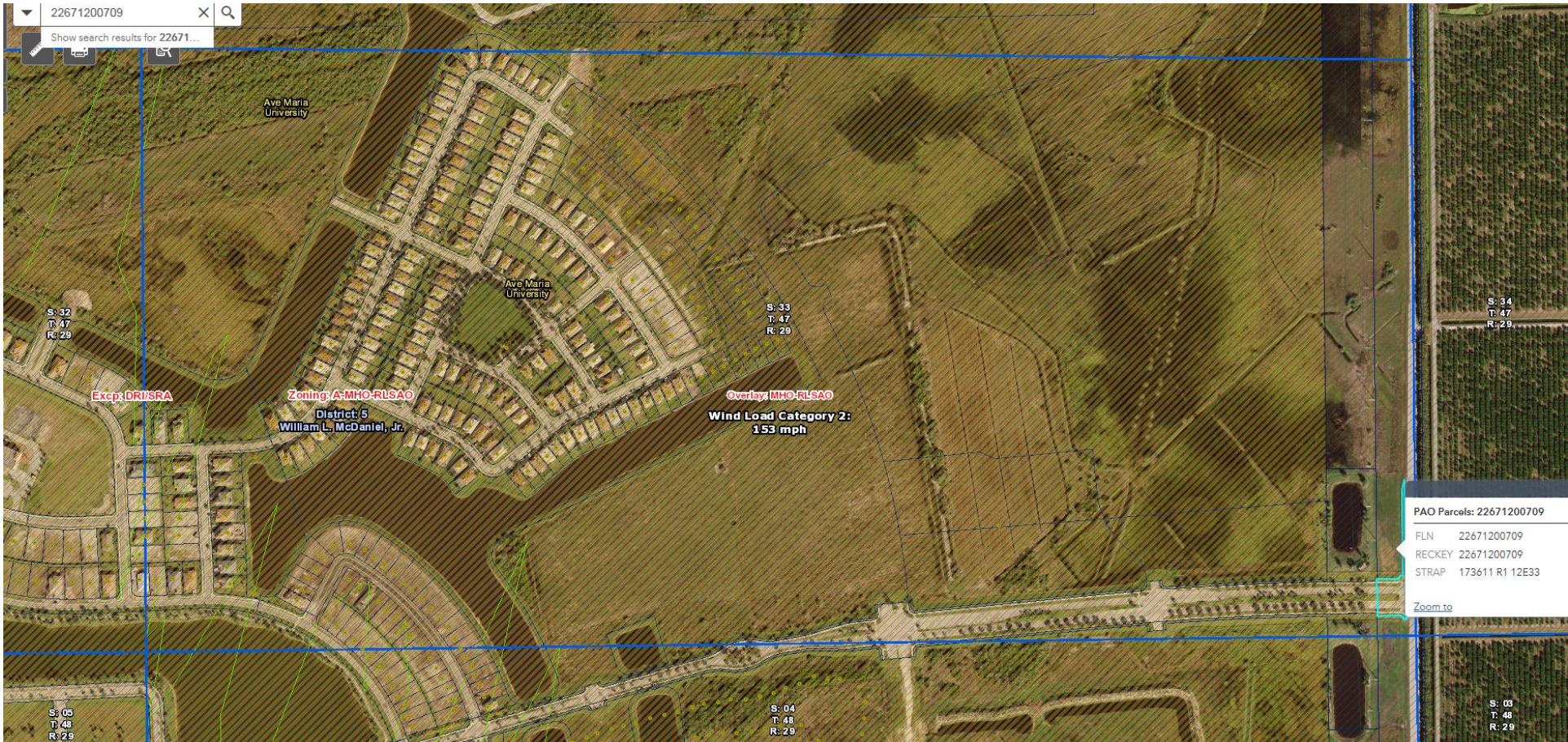
EXCP DRI/SRA

EXPNOTES1 6-14-05 ORD. 05-235 DOA. 05-01; 11-1-05 ORD. 05-377; 10-4-12 ORD. 08-153, DOA 08-01, 11-13-12 DOA-PL-12-0001160 ORD. 12-02 DOA. 12-233; 03-23-04 ORD.04-89; 6-14-05 ORD. 05-234A; 07-26-11 ORD. 11-131; 11-13-12 SRAA-PL-12-705 12-232

EXPNOTES2 SRAA-PL-2013-2012
RESOLUTION. 14-222;
RESOLUTION 14-220 DRIABN-
PL-2013-2016; 10-14-14







4.08.04 - Implementation of Stewardship Credits

- A. *Establishment of a Stewardship Credit Database.* As part of the initial implementation of the RLSA Overlay, the County Manager or designee shall cause to be developed a Stewardship Credit Database to track the generation (by SSAs) and consumption (by SRAs) of Stewardship Credits within the RLSA District. The database shall be in an electronic form that can be linked to the RLSA Overlay Map and can readily produce reports that will afford convenient access to the data by the public. The database shall be updated upon approval of an SSA or SRA Designation Application and Credit Agreement.
- B. *Authorization to Establish a Stewardship Credit Trust.* As part of the implementation of the RLSA Overlay, the County may elect to acquire Credits through a publicly funded program. Should the County pursue this option, the County shall establish a Stewardship Credit Trust to receive and hold Credits until such time as they are sold, transferred or otherwise used to implement uses within SRAs. Nothing herein shall preclude the County from permanently "retiring" those credits received or held.
- C. **Density.** Except as provided in herein, there shall be no change to the underlying **density** and intensity of permitted uses of land within the RLSA District, as set forth in the Baseline Standards, until a property owner elects to utilize the provisions of the Stewardship Credit System pursuant to the provisions of Section 4.08.04. No part of the Stewardship Credit System shall be imposed upon a property owner without that owner's written consent. It is the intent of the RLSA District Regulations that a property owner will be compensated consistent with Policy 3.8 of the RLSA Overlay for the voluntary stewardship and protection of important agricultural and natural resources. The Baseline Standards will remain in effect for all land not subject to the transfer or receipt of Stewardship Credits.
- D. *Creation of Stewardship Credits/General.* Stewardship Credits (Credits) may be created from any lands within the RLSA District from which one or more Land Use Layers are removed. These lands will be identified as SSAs. All privately owned lands within the RLSA District are candidates for designation as an SSA. Land becomes designated as an SSA upon petition by the property owner seeking such designation as outlined herein. A Stewardship Agreement shall be developed that identifies those land uses, which have been removed. Once land is designated as an SSA and Credits or other compensation is granted to the owner, no increase in **density** or additional uses that are not expressly identified in the Stewardship Agreement shall be allowed on such property.
- E. *Transfer of Stewardship Credits/General.* Credits can be transferred only to lands within the RLSA District that meet the defined suitability criteria and standards set forth in Section 4.08.07 A.1. and that have been designated as SRAs. The procedures for the establishment and transfer of Credits and SRA designation are set forth herein. Stewardship Credits will be exchanged for additional residential or non-residential entitlements in an SRA on a per acre basis. SRA **density** and intensity will thereafter differ from the Baseline Standards.
- F. *Allocation of Stewardship Credits/General.* Stewardship Credits generated from one SSA may be allocated to one or more SRAs, and an SRA may receive Stewardship Credits generated from one or more SSAs.
- G. *Five Year Comprehensive Review.*
 - 1. Many of the tools, techniques, and strategies of the RLSA Overlay are new, innovative, and incentive-based and have yet to be tested in actual implementation. Consequently, by June 2008 and at such subsequent times as deemed appropriate by the BCC, the County shall prepare and submit to DCA for review a comprehensive analysis of the RLSA Overlay to assess the participation and effectiveness of the RLSA Overlay implementation in meeting the Goals, Objectives, and Policies of the RLSA Overlay by utilizing the measures of review delineated in Policy 1.22. The County shall encourage public participation in the review process through publicly noticed workshops and meetings and through the solicitation of public input.

2. Subsequent to the June 2008 review, the RLSA Overlay and RLSA District Regulations may be amended in response to the County's assessment and evaluation of the participation in and effectiveness of the Stewardship Credit System.
3. The value, exchange rate, and use of Stewardship Credits shall be governed by the RLSA Overlay and RLSA District Regulations in effect at the time the SSA from which those credits are generated is approved. The Restoration Stewardship Credits shall be governed by the RLSA Overlay and RLSA District Regulations in effect at the time that such Restoration Stewardship Credits are authorized by the BCC.

RESOLUTION NO. 14-222

A RESOLUTION OF THE COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE AVE MARIA STEWARDSHIP RECEIVING AREA (SRA) TOWN PLAN AND SRA MASTER PLAN IN ACCORDANCE WITH SECTION 4.08.07.F.4 OF THE LAND DEVELOPMENT CODE, AND SPECIFICALLY TO: ADD SINGLE FAMILY DETACHED Z LOTS TO THE NEIGHBORHOOD GENERAL ZONE; ADD 600,000 SQUARE FEET OF LIGHT INDUSTRIAL/WAREHOUSING TO THE TOWN CENTER 2b; REDESIGNATE 155 ACRES OF NEIGHBORHOOD GENERAL TO TOWN CENTER 2b; REDESIGNATE 90 ACRES OF TOWN CENTER 2a TO NEIGHBORHOOD GENERAL; REDESIGNATE 52 ACRES OF TOWN CENTER 3 TO NEIGHBORHOOD GENERAL AND MOVE AN ACCESS POINT ALONG OIL WELL ROAD. THE SUBJECT PROPERTY IS LOCATED NORTH OF OIL WELL ROAD AND WEST OF CAMP KEAIS ROAD IN SECTIONS 31 THROUGH 33, TOWNSHIP 47 SOUTH, RANGE 29 EAST AND SECTIONS 4 THROUGH 9 AND 16 THROUGH 18, TOWNSHIP 48 SOUTH, RANGE 29 EAST IN COLLIER COUNTY, FLORIDA. [PETITION SRAA-PL20132012]

WHEREAS, the Board of County Commissioners approved the Town of Ave Maria Stewardship Sending Area (SRA) by Resolution No. 2004-89 on March 23, 2004 and Resolution No. 2005-234A on June 14, 2005; and

WHEREAS, as part of the approval of the SRA, the Board approved the Ave Maria Town Plan and Master Plan; and

WHEREAS, Ave Maria Development LLLP and Ave Maria University, Inc. have applied for an amendment to the Ave Maria Town Plan and Master Plan in accordance with Section 4.08.07.F.4. of the LDC and Appendix D of the Ave Maria Town Plan.

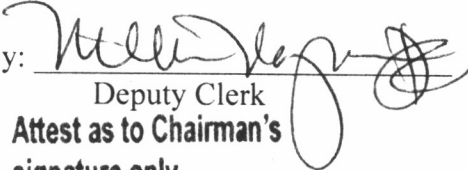
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA that:

1. Pages 1 of the Executive Summary, 2 of the Introduction, 3, 6, 8 and 12 of the Impact Assessment Report of the 2005 SRA Application are hereby amended and replaced with the pages attached hereto as Exhibit "A" to this Resolution.
2. Pages 1, 76, 77, 97, 98, 100, and 216 of the Town Plan are hereby amended and replaced with the pages attached hereto as Exhibit "B" to this Resolution.
3. Pages 96A, 119-A, 119-B, 226 and 227 attached hereto as Exhibit "C", are hereby added to the Town Plan.

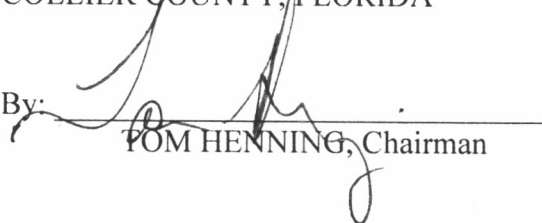
4. The Master Plan, Page 6 of the Town Plan, is hereby deleted in its entirety and replaced with the Master Plan attached hereto as Exhibit "D" to this Resolution.
5. Except as set forth herein, the Ave Maria Town Plan shall remain in full force and effect.

This Resolution adopted after motion, second and majority vote this 14th day of October, 2014.

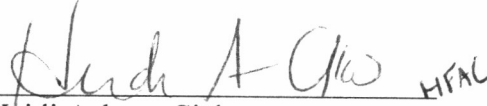
ATTEST:
DWIGHT E. BROCK, CLERK

By: 
Deputy Clerk
Attest as to Chairman's
signature only.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: 
TOM HENNING, Chairman

Approved as to form and legality:


Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachments: Exhibit A – Pages of Executive Summary, Introduction and Impact Assessment Report
Exhibit B – Pages replaced in the Town Plan
Exhibit C – Pages added to the Town Plan
Exhibit D – Master Plan

Executive Summary

This Stewardship Receiving Area (SRA) Designation Application for Ave Maria is filed on behalf of Ave Maria Development, LLLP. Ave Maria will consist of Ave Maria University and The Town of Ave Maria. The cornerstone of Ave Maria will be the University, the first major Catholic university to be established in the United States in more than 40 years. The town area of Ave Maria is designed as a compact, walkable community around a town core which will contain as its landmark, an Oratory of distinctive architecture. In addition, there will be distinctive residential neighborhoods offering a variety of housing types and lifestyles.

This SRA Designation Application, consists of 5027 acres, 955+/- acres of which are dedicated to the University and 4072 acres to the Town, including 72 acres for public use (47.7 acres of public school sites and 23.8 acres in excess of requirement for community parks).

Ave Maria University will support 6,000 students, and contains academic and administration buildings, student and administration housing, recreation, sports, and support facilities.

The Town will contain a maximum of 11,000 dwelling units in a mix of residential unit types in the Town Center, and Neighborhood General context zones.

Uses that provide the mix of services to, and are supportive of, the residents of The Town of Ave Maria and university will be mainly located in the Town Core and Town Centers. The Town Core, Town Centers, and Neighborhood Centers will provide a maximum of 690,000 square feet of gross leasable retail/service, 510,000 square feet of gross leasable office, 35,000 square feet of medical facilities, 148,500 square feet of gross civic uses, 600,000 square feet of light industrial/warehousing and 400 hotel rooms. In addition, the town will provide public school sites, parks, golf courses, and other open space uses, while Ave Marie University will provide, in addition to the above facilities, private K-8 and high school.

There are few undisturbed native vegetation areas within Ave Maria, and all vegetated areas are subject to ditches, berms, etc. Extensive areas of exotic monocultures (Brazilian pepper) exist across the site. The predominant agricultural land use is evidenced by the absence of any lands which score higher than 1.2 on the Natural Resources Index Map. The Natural Resources Index Assessment quantifies the acreage by land-use and demonstrates consistency with the Suitability Criteria, as is seen from the open space percentages and the Applicant's commitment to provide access to Ave Maria from Oil Well Road and Camp Keais Road.

This SRA Designation Application also provides the calculation of the required Credit Use to designate the Town,

| |
|----------------------------|
| Stewardship Receiving Area |
|----------------------------|

7. Credit Use and Reconciliation Analysis. This Credit Use and Reconciliation Analysis is submitted in order to track the transfer of credits from Stewardship Sending Areas (SSA) 1, 2, 3, 4, 5, and 6 to the Town of Ave Maria SRA. The Analysis provides a summary table that identifies the exchange of all Stewardship Credits.

8. Preliminary SRA Credit Agreement. Finally, an SRA Credit Agreement for those Stewardship Credits needed in order to develop the DRI/SRA authorized development is provided. The Agreement sets forth the number of SSA credits the applicant is utilizing in order to implement the Ave Maria Town Plan as included in this application.

~~The Ave Maria SRA is associated with a Development of Regional Impact (DRI) currently under review.~~

The development parameters used throughout these applications are illustrated in different manners depending on the purpose of the particular analysis. Table 1 provides a summary of these parameters.

Table 1 Ave Maria Land Use

| Town | 4,000 Acres* |
|---|--|
| Residential | 11,000 Units |
| | 6,876 Single Family |
| | 4,124 Multi Family |
| ALF | 450 Units |
| Retail | 690,000 Sq. Ft. |
| Office | 510,000 Sq. Ft. |
| Hotel | 400 Rooms |
| Civic | 148,500 Sq. Ft. |
| Medical | 35,000 Sq. Ft. |
| Oratory | 75,500 Sq. Ft. (3,500 seats) |
| <u>Light Industrial/Warehousing</u> | <u>600,000 Sq. Ft.</u> |
| Public Use | 1027 Acres |
| University & Ancillary Uses | 955.55 Acres (6,000 university students) |
| Public school site (s) | 47.7 Acres |
| Community park in excess of requirement | 23.8 Acres |
| Total | 5,027 Acres |

Acreages include lakes and open space and are rounded to the nearest acre.

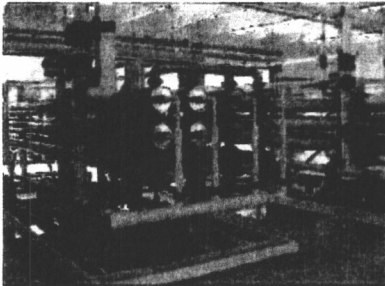
*This acreage includes 417.7 acres of open space in excess of the required 35%. This excess open space does not require the consumption of credits nor do these acres count toward the 4,000 acre maximum for the town.

Potable Water

Potable Water; a potable water assessment shall be prepared by the applicant as a component of an Impact Assessment Report that is submitted as part of an SRA Designation Application package. The assessment shall illustrate how the applicant will conform to either FAC Chapter 64E-6, for private and limited use water systems, or FAC Chapter 62-555 for Public Water Systems. In addition to the standard requirements of the analyses required above, the potable water assessment shall specifically consider, to the extent applicable, the disposal of waste products, if any, generated by the proposed treatment process. The applicant shall identify the sources of water proposed for potable water supply.

Ave Maria Utility Company, LLLP, a private utility will construct, operate and maintain the potable water system. This system includes the water supply, treatment, storage and distribution system. Water will be supplied by ground water wells. This raw water will be softened to remove hardness and disinfected to kill water-borne bacteria. Treated water will be stored in above-ground concrete storage tanks until it is pumped into the potable water distribution system.

Due to the size of this system, all facilities will meet and exceed the requirements of FDEP as stipulated in FAC



Chapter 62-555 for Public Water Systems. In addition, the private utility company will obtain approval from the South Florida Water Management District for the consumptive use of water. Ground water will be withdrawn from the Lower Tamiami aquifer. Liquid waste products from this facility will be disposed of by discharging into the head end of the wastewater

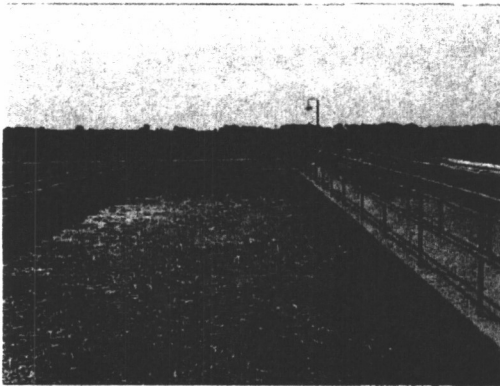
treatment plant.

The following table identifies the potable water demands projected for this SRA area.

| Table 1 SRA Potable Water Demands | | | |
|--|---------------------------|------------------|------------------|
| | Potable Water Flows (mgd) | | |
| | ADD | MMADD | MDD |
| SRA (Original) | 6.4 MGD | 8.96 MGD | 12.8 MGD |
| <u>Light Industrial/Warehousing</u> | <u>0.018 MGD</u> | <u>0.025 MGD</u> | <u>0.025 MGD</u> |
| <u>SRA (Total)</u> | <u>6.42 MGD</u> | <u>8.99 MGD</u> | <u>12.83 MGD</u> |
| ADD – Average Daily Demand | | | |
| MMADD – Maximum Month Average Daily Demand | | | |
| MDD – Maximum Daily Demand | | | |

Wastewater

Wastewater; a wastewater assessment shall be prepared by the applicant as a component of an Impact Assessment Report that is submitted as part of an SRA Designation Application package. The assessment shall illustrate how the applicant will conform to either Standards for On-site Sewage Treatment and Disposal Systems, contained in State of Florida in Chapter 64E6, F.A.C. for systems having a capacity not exceeding 10,000 gallons per day or Chapter 62-600, F.A.C. for wastewater treatment systems having a capacity greater than 10,000 gallons per day. In addition to the standard requirements of the analyses required above, the wastewater assessment shall specifically consider, to the extent applicable, the disposal of waste products generated by the proposed treatment process.



Ave Maria Utility Company, LLLP, a private utility will construct, operate and maintain a municipal quality advanced secondary wastewater treatment plant to service Ave Maria. This facility will be designed and permitted by the Florida Department of Environmental Protection in accordance with Chapter 62-600-Domestic Wastewater Facilities, F.A.C.

Wastewater will be treated to produce irrigation quality reclaimed water for disposal. This water will be stored in storage ponds until required. A projection of anticipated wastewater generation is contained in the table below.

Sludge generated by the wastewater facility will be disposed by land application on nearby farm fields or by burial at the county's landfill.

| Table 2 ADF, MMADF, MDF for Wastewater Treatment Plant Design | | | | | | |
|--|-----------------|--------------|--------------|------------------------|---------------------|-----------------------|
| | Peaking Factors | | | Wastewater Flows (mgd) | | |
| | AADF: MMADF | AADF :MDF | AADF: PHF | AADF | MMADF | MDF |
| SRA Area (original) | 1.5 | 2 | 4 | 5.8 MGD | 8.7 MGD | 11.6 MGD |
| Light Industrial/ warehousing (600,000 sq. ft.) | | | | <u>0.016</u> | <u>0.024</u> | <u>0.032</u> |
| Subtotal | <u>1.5</u> | <u>2</u> | <u>4</u> | <u>5.82 MGD</u> | <u>8.72 MGD</u> | <u>11.63 MGD</u> |
| Allowance for I/I ⁽¹⁾ | | | | .58 MGD | .58 MGD | .58 MGD |
| SRA Totals | | | | <u>6.34</u> | <u>9.283</u> | <u>12.1821</u> |
| ⁽¹⁾ Assumed 10% of ADF | | | | | | |

programs. The table below demonstrates the anticipated benefits of the recycling program. At the request of the County Manager, Ave Maria University will establish a special recycling program focusing on the further reduction of solid waste from the university. The exact details of this special program have not been established.

Estimated Solid Waste Generation

| Phase | Domestic Solid Waste Cubic Yards/day | Domestic Solid Waste Tons/day |
|--|---|----------------------------------|
| Existing | 0 | 0 |
| Phase 1 | 61.5 | 18.5 |
| Phase 2 (buildout) (Light Industrial/Warehousing) | 111.0 | 33.3 |
| <u>Total</u> | <u>125.2</u> | <u>37.6</u> |

Anticipated Benefits of the Recycling Program

| Source/Housing type | Units | Units Proposed Phase 1 Year 2011 | Garbage (lb/day) | Garbage (ton/day) | Garbage (yd ³ /day) |
|----------------------------------|-----------------|-------------------------------------|---------------------|----------------------|-----------------------------------|
| Residential Dwelling | Unit | 6,010 | 24,040 | 12.0 | 40.1 |
| Retail | ft ² | 410,400 | 5,335 | 2.7 | 8.9 |
| Office | ft ² | 276,600 | 5,532 | 2.8 | 9.2 |
| Hotel | room | 110 | 220 | 0.1 | 0.4 |
| Medical | ft ² | 15,000 | 300 | 0.2 | 0.5 |
| Civic | ft ² | 115,500 | 1,502 | 0.8 | 2.5 |
| Total before Recycling (Phase 1) | | | 36,929 | 18.5 | 61.5 |

| | | | | | |
|--|--|--|--------|------|------|
| Grand Total with 30% Recycling (Phase 1) | | | 25,850 | 12.9 | 43.1 |
|--|--|--|--------|------|------|

| Source/Housing type | Units | Units Proposed Phase 2 Year 2016 | Garbage (lb/day) | Garbage (ton/day) | Garbage (yd ³ /day) |
|-----------------------------------|-----------------|-------------------------------------|---------------------|----------------------|-----------------------------------|
| Residential Dwelling | Unit | 11,000 | 44,000 | 22.0 | 73.3 |
| Retail | ft ² | 690,000 | 8,970 | 4.5 | 15.0 |
| Office | ft ² | 510,000 | 10,200 | 5.1 | 17.0 |
| Hotel | room | 400 | 800 | 0.4 | 1.3 |
| Medical | ft ² | 35,000 | 700 | 0.4 | 1.2 |
| Civic | ft ² | 148,500 | 1,931 | 1.0 | 3.2 |
| Light Industrial/Warehousing | ft ² | 600,000 | 8,520 | 4.3 | 14.2 |
| Total before Recycling (Buildout) | | | 66,604 | 33.3 | 111.0 |

| | | | | | |
|---|--|--|--------|------|------|
| Grand Total with 30% Recycling (Buildout) | | | 46,620 | 23.3 | 77.7 |
|---|--|--|--------|------|------|

The original proposed demands for Public Water Supply use ~~is~~was expected to be 2.336 MG per year, with a maximum day use of 12.8 MGD. The change in demands with the light industrial/warehousing use are minimal. As future renewals of the SFWMD Consumptive Use Permit are made, any necessary increases to the permitted allocation due to the addition of light industrial/warehousing will be reviewed and addressed with the District. The irrigation requirements for Ave Maria using the modified Blaney-Criddle method will be an annual demand of 2,117 million gallons per year (MGY). No change in irrigation demand is anticipated with the addition of the light industrial/warehousing use.

3. Proposed Consumptive Use Impacts

Existing irrigated agriculture fields will be removed in the process of developing the Ave Maria University and Town. The combined PWS (6.4 MGD) and irrigation maximum day demands (5.8 MGD) less reclaimed water generated for irrigation (5.8 MGD), which forms the basis upon which potential impacts are evaluated, is 6.4 MGD (6.49 with proposed light industrial/warehousing), or approximately 42% less than the currently permitted allocation. The impacts associated with groundwater pumpage are therefore reduced by a similar amount. The SFWMD Lower West Coast Plan (April 2000), which is the District's assessment of water demands and sources, indicated no adverse impacts associated with current and future projected agricultural use. The proposed reduction in permitted allocation will reduce the potential for adverse impacts to occur.

The proposed withdrawal facilities will be located to minimize potential impacts. Facilities will be located, designed and operated in such a way that they will not degrade the ambient surface or groundwater quality, and will not adversely impact any adjacent FSA, HSA, WRA, or conservation areas.

4. Proposed Dewatering Activities and Potential Impacts

Temporary dewatering will be conducted in association with lake construction and other construction activities such as utilities installation. Dewatering activities are typically completed in a few days to a few weeks per site.

All water withdrawn during dewatering will be directed to retention areas or lakes and will remain on the project site. Dewatering to a depth below 0.0 NGVD will not occur within 1,000 feet of saline water and the proposed activities will not cause an exchange of saline and fresh water. Dewatering will not occur within 100 feet of any wastewater treatment plant percolation pond and will not cause violations of state water quality standards for either surface or groundwater. Recharge trenches will be used to maintain a hydraulic barrier between the dewatering sites and wetland areas or other sensitive land uses. Adverse impacts to existing legal uses, off-site land uses, or the environment due to the proposed withdrawals are not anticipated.



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Town Plan

Town Centers 2 and 3

Key Features:

Mixed Use

Shopping

Employment

Wellness

Residential

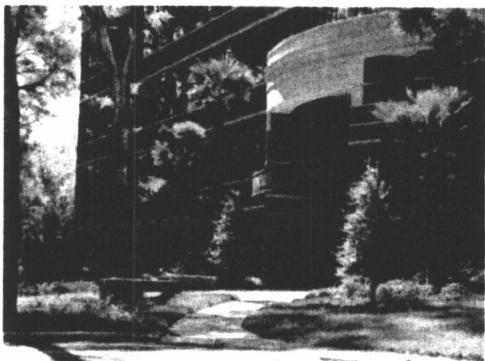


Town Centers 2 and 3 will provide a diversity of opportunities for a variety of businesses. Retail, service, residential and employment opportunities will be abundant. In Town Centers 2 and 3 businesses will feel they are part of a real and growing town - one that combines all the benefits of a quiet, close-knit neighborhood with the enriching environment of a major university.

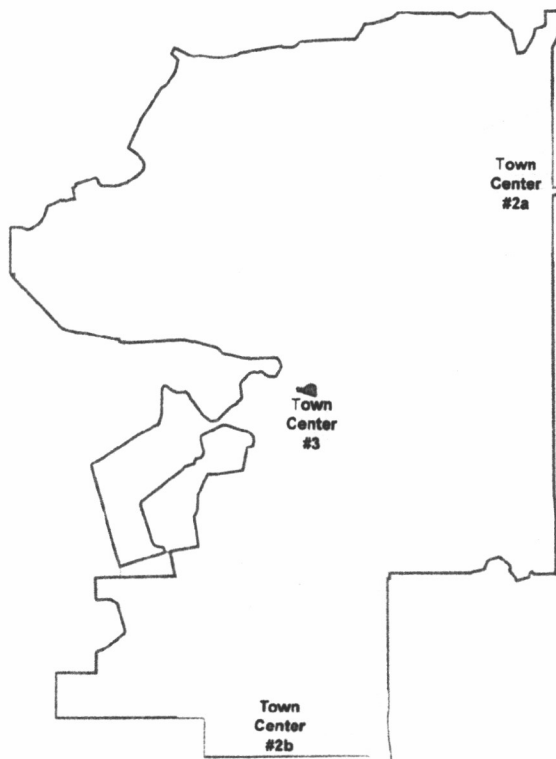
A wide variety of shopping needs will be met through local, national and regionally recognized stores. In short, Town Centers 2 and 3 will provide residents opportunities to find everything they need in close proximity to their homes.

Streets and drives in Town Centers 2 and 3 will maintain the pedestrian quality found throughout Ave Maria. Tree lined sidewalks will provide a buffer and shade to those walking within the Town Centers.

The photographs, graphics, and diagrams are schematic and do not represent any actual pictures, designs, product



Pedestrian shading from buildings and canopy



Town Centers 2 & 3
Introduction

Town Plan



floor plans, maps, architectural footprints, elevations, buildable area, actual lot configurations or the like. They are provided for illustrative purposes only.

Land Uses

Town Centers 2 and 3 will provide daily goods and services for the residents and visitors of Ave Maria. Buildings may be single-use, or shared-use. A mixture of uses including retail, office, civic, recreation/wellness, hotel/motel, light industrial and manufacturing, warehouse and warehouse distribution center and flex space, and residential are permitted within Town Centers 2 and 3. Specific uses permitted within Town Center 2 and 3 are included in the Ave Maria Permitted Use Matrix, Appendix C. See page 96A for additional buffers and development standards for non-residential uses in Town Center 2b adjacent to Oil Well Road and Ave Maria Boulevard.

Business Park Uses

A minimum of 50,000 SF will be reserved within Town Center 2 or 3 for uses defined in Appendix C as Business Park uses.

Building Height - Maximum 4 Stories, Maximum 200 Ft. for cell towers

Block Perimeter - Maximum 3,500 Ft.

Density

Floor Area Ratios: (FAR) shall not exceed 1.5 for the Total Building Area within each block.

Floor Area Ratios: (FAR) shall not exceed 0.5 for Office/Commercial/Retail within each block.

Floor Area Ratios: (FAR) shall not exceed 0.6 for Civic Uses within each block.

Floor Area Ratios: (FAR) shall not exceed 26 units per acre for transient housing (hotel) within Town Centers 2 and 3.

Floor Area Ratios: (FAR) shall not apply to residential uses.

Floor Area Ratios: (FAR) shall not exceed 0.45 for Warehousing/Light Industrial within Town Center 2 and 3.

Required Parking

Refer to Appendix B for Town Centers 2 and 3 parking analysis.

Design Standards

Design standards that control building placement, streetscape, parking, service areas, and landscape in Town Centers 2 and 3 are found on the following pages.



Neighborhood General

- Key Features:
- Residential
- Public Schools
- Neighborhood Centers
- Neighborhood Goods and Services



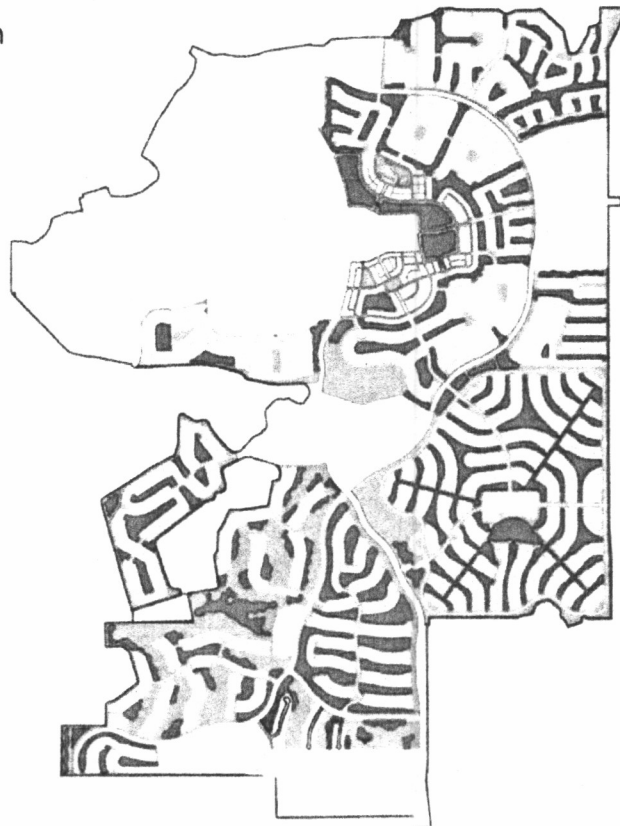
Neighborhood park

A broad mix of residential lot sizes and housing types anchor the Neighborhood General. Each neighborhood is characterized by a distinctive and consistent architectural design, and a community focus element.

Neighborhood centers, parks and plazas are places where people will meet in formal or informal situations. The location of such facilities where people can cross paths is a key to a sense of neighborliness. Each neighborhood may contain an appropriately scaled center of neighborhood related goods and services including small workplaces, civic/institutional, and neighborhood retail and office buildings.

Neighborhoods are planned in close proximity to town centers, schools and community parks to encourage pedestrian activity. The neighborhood streetscapes are designed to support a walkable environment, with sidewalks separated from the street by a planting zone. There is a hierarchy in the Town with regard to commercial uses, from Town Core to the Town Centers to the Neighborhood Centers to Local Neighborhood Goods and Services.

Neighborhood Centers may be relatively large and are centrally located within neighborhoods to encourage interaction. These will house facilities such as fitness and recreation centers, clubhouses, limited retail, office



Neighborhood General
Introduction

Town Plan

and restaurant, among other uses. Limited neighborhood-scale retail and office uses are encouraged to be strategically located within the neighborhoods. Their location is controlled by locational criteria defined in the Neighborhood Goods and Services sections of the town plan.

The neighborhoods provide open park areas, water bodies, and recreational amenities such as a golf course to encourage outdoor activity. Neighborhood parks will be found within short walking distances of residences. These parks will be small in scale and have elements specific to the needs of the neighborhood. Design standards that will control building placement in the Neighborhood General content zone are found on the following pages. As mentioned in the Overview, all photographs and graphics are for illustrative purposes only and do not regulate the exact location or design of any feature or building.

Neighborhood General - Landscape

Landscaping within Neighborhood Centers shall adhere to the following criteria.

- Provide a variety of tree and shrub species with at least 50% of the required trees and 25% of the required shrubs being plants native to Florida.
- Required canopy trees used in open landscape areas (other than street trees) shall have a minimum caliper of 1½".
- Planting at the ground plane shall be a minimum of turf grass, groundcover, low shrubs or flowering plants in tree planters is allowed as is appropriate to the design.
- Landscape areas may provide for utilities, drainage, access easements, and signage.

Neighborhood General - Landscaping within and adjacent to Right of Way

- Street trees shall occur, as indicated in Appendix F at a maximum spacing on average of 40 Ft. o.c. along roadways and centered in the planting area between the sidewalk and curb. Street trees located outside ROW shall not be counted as a required landscape tree for an individual lot.
- Trees should have a clear trunk, beginning of branching of 6 Ft. clear and be an overall height of 12 Ft. At a minimum, trees shall be 1½" caliper at time of installation.
- Plantings used in this district shall include a variety of tree and shrub species with at least 50% of the required trees and 25% of the required shrubs being plants native to Florida.

Land Uses

Permitted land uses in this district include residential and other housing. In addition, retail, office, civic/ institutional, recreational, and community facilities are encouraged and guided through location criteria. The Ave Maria Permitted Use Matrix, Appendix C, provides the detailed uses allowed in Neighborhood General.

| | Minimum Lot Area | Setback | | |
|--|--|------------------------------------|---|--|
| | | Front | Rear | Side |
| Single Family Townhouse A | 1200 Sq. Ft. | 5 Ft. | 0 Ft. | 0 Ft. Int./5 Ft. End/5 Ft. Corner |
| Single Family Townhouse B | 2000 Sq. Ft. | 10 Ft. | 0 Ft. | 0 Ft. Int./5 Ft. End/10 Ft. Corner |
| Single Family Townhouse C | 3000 Sq. Ft. | 15 Ft. | 20 Ft./5 Ft. Accessory Structure | 0 Ft. int./5 Ft. End/10 Ft. Corner |
| Single Family Townhouse D | 1400 Sq. Ft. | 20 Ft. | 10 Ft. | 0 Ft. int./5 Ft. End/15 Ft. Corner |
| Small Single Family Detached Rear Loaded Lots | 4000 Sq. Ft. | 10 Ft. | 0 Ft. | 3 Ft. – 1 In./Total of both sides 10 Ft. min./ 10 Ft. Corner |
| Large Single Family Detached Rear Loaded Lots | 7400 Sq. Ft. | 20 Ft. | 0 Ft. | 5 Ft./ Total of both sides 10 Ft. min./ 10 Ft. Corner |
| Small Single Family Detached Front- or Side-Loaded Lots | 4200 Sq. Ft. | 20 Ft. | 10 Ft./5 Ft. Accessory Structure | 3 Ft. – 1 In./Total of both sides 10 Ft. min./ 10 Ft. Corner |
| Medium Single Family Detached Front- or Side-Loaded Lots | 6200 Sq. Ft. | 20 Ft. | 20 Ft./5 Ft. Accessory Structure | 3 Ft. – 1 In./ Total of both sides 10 Ft. min./ 5 Ft. Corner |
| Large Single Family Detached Front-Loaded Lots | 8200 Sq. Ft. | 20 Ft. | 20 Ft./5 Ft. Accessory Structure | 5 Ft./Total of both sides 10 Ft. min./ 10 Ft. Corner |
| <u>Single Family Detached Z Lots (Zero Lot Line)</u> | <u>3190 Sq. Ft.</u> | <u>20 Ft.</u> | <u>10 Ft./3 Ft. Accessory Structure</u> | <u>0 Ft. one side/10 Ft. Other side/5 Ft. both sides/15 Ft. Corner</u> |
| Single Family Attached | 3600 Sq. Ft. | 20 Ft. | 10 Ft./5 Ft. Accessory Structure | 0 Ft. one side/5 Ft. Other side/ 10 Ft. Corner |
| Multi-Family "A" Multiple-Family/Other Housing | N/A | 0 Ft. | 20 Ft./5 Ft. Accessory Structure | 10 Ft. |
| Multi-Family "B" Multiple-Family | N/A | 0 Ft. | 15 Ft. | 15 Ft. |
| Neighborhood Goods and Service Uses | Not less than min. lot area of the smallest adjacent lot | Equal to setbacks of adjacent lots | 20 Ft./5 Ft. Accessory Structure | 10 Ft. |
| Neighborhood Center | N/A | 0 Ft. | 20 Ft./0 Ft. Accessory Structure | 10 Ft. |
| Schools | N/A | 0 Ft. | 20 Ft./5 Ft. Accessory Structure | 25 Ft. |

Individual product sheets provide additional design standards. The diagrams are schematic and do not represent actual product floor plan, architectural footprints, elevations, buildable area or actual lot configurations.

A 23-foot setback shall be maintained from the back of the sidewalk to front loaded garages throughout the Neighborhood General District.

Neighborhood General

Land Uses

Town Plan

Appendix C

Permitted Land Use Matrix

| PERMITTED USES | Town Core | Town Center 1 | Town Centers 2 & 3 | Neighborhood General | Services District |
|--|-----------|---------------|--------------------|----------------------|-------------------|
| RESIDENTIAL AND OTHER HOUSING | | | | | |
| Single-Family Attached | | | X*** | X | |
| Single-Family Detached | | | X*** | X | |
| Single-Family Townhouse | X | X | X | X | |
| Multiple Family | X | X | X | X | |
| Accessory Dwelling Unit | | X | X | X | |
| Bed and Breakfast | X | X | X | X | |
| Fraternity, Sorority House | X | | | | |
| Home for the Aged, Assisted Living Facility | | X | X | X | |
| Student Dormitory | X | | | | |
| Youth Hostel | X | X | X | | |
| CIVIC/INSTITUTIONAL | | | | | |
| Cemetery, Mausoleum | X | | | X* | X |
| Church, Chapel, Bell Tower | X | X | X | X* | |
| Clinic, Urgent Care | X | X | X | X* | |
| Community Meeting Facility | X | X | X | X* | |
| Convents, monasteries, group housing for religious order | X | X | X | X* | |
| Day Care Center | X | X | X | X* | |
| Emergency Services | | X | X | | X |
| Family Day Care Home | X | X | X | X* | |
| Fire Station | | X | X | | X |
| Funeral Home/Crematories | | X | X | | |
| Group Day Care Home | X | X | X | X* | |
| Heliport | | | X | | X |
| Hospital | X | | X | | X |
| Lodge, Club, Country Club, Fraternal Organization | X | X | X | X* | |
| Medical Center/Clinic | X | X | X | X* | |
| Museum | X | X | X | | |
| Nursing Home | | X | X | X* | |
| Nursery School | X | X | X | X* | |
| Philanthropic Institution | X | X | X | | |
| Police Station | X | X | X | | X |
| Post Office, Mail Stores | X | X | X | X* | |
| Public Buildings, Libraries | X | X | X | X* | X |
| Recreational Field | | | | X | |
| Schools, public or private | | X | X | X | |

X = Permitted use

X* = Non-residential uses are permitted as defined in the Neighborhood General sections of this town plan.

X** = For affordable housing only. Refer to residential product sheets in the Neighborhood General section.

Appendix C

Town Plan



Enhanced Landscaping and Development Standards

Town Center 2b northern boundary and neighborhood general interface

- 60' wide buffer.
- 8' high berm measured from finished grade (3' to 4' above pre-development grade) with a hedge installed on the berm which shall achieve 90% opacity at 6' in height within one year of installation, two staggered rows of canopy trees or palm clusters spaced no more than 30 feet on center and a minimum of 14' in height at time of planting and shall be installed concurrent with each phase of construction.
- A minimum of 50 percent of the 60-foot wide buffer area shall be composed of a meandering bed of shrubs and ground covers other than grass.
- 70' building setback.
- Access to the Town Center shall be from Oil Well Road and Ave Maria Boulevard. Vehicular Interconnection to Anthem Parkway shall be prohibited unless it is gated and approved by the neighborhood general residential developer or residents of the residential community.
- Parking lot lighting for non-residential uses shall have a maximum fixture height of 25', and lighting shall be shielded per Collier County Land Development Code standards.

Oil Well Rd.

- 50' setback for light industrial.
- 20' setback for other non-residential.
- Existing 30' average width buffer. Enhancement of existing palm tree cluster plantings which occur on 100' centers within canal tract adjacent to new development to include installation of a continuous hedge consisting of Fire Bush, Simpson Stopper, Walter Viburnum, or similar species, a minimum of 3 gallon in size and planted 4' on center.

Ave Maria Blvd.

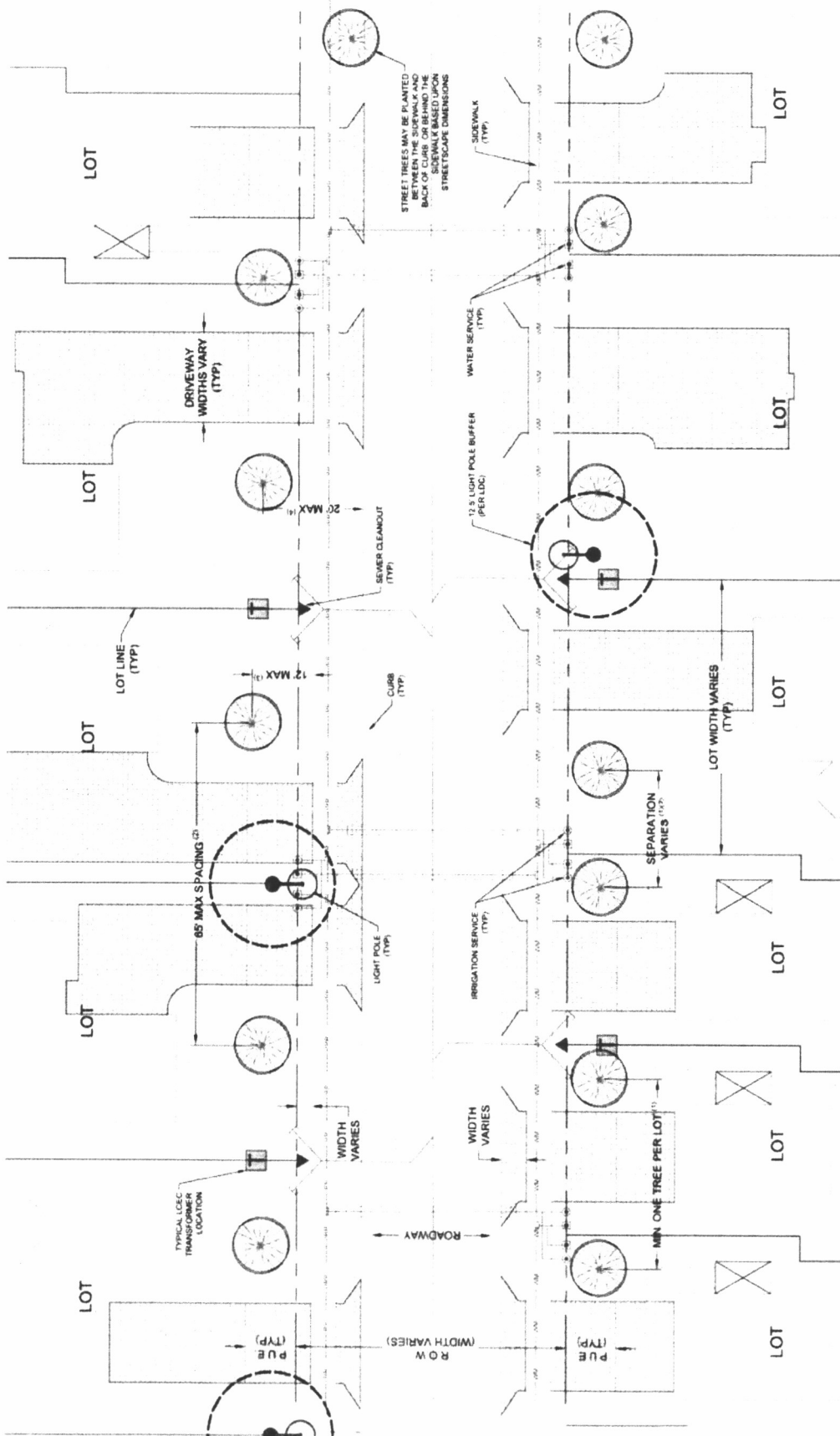
- 50' setback for light industrial.
- 20' setback for other non-residential.
- Existing 25' average width buffer to remain without additional plantings due to plantings in-place on Ave Maria Blvd.

the total setback of the side yards, but no element may encroach into a side yard such that the distance to the property line from the encroaching element is less than 2 Ft. – 6 In. except that overhangs may encroach up to 2 Ft. into any yard. Additionally, a roof line overhang with gutter along a 0 Ft. side setback may encroach up to 2 Ft. into the adjacent lot. Fences and walls may encroach into any yard up to the property line. Fencing and walls may not exceed 7 Ft. in height. Fence and wall materials may consist of wood, iron, vinyl, or masonry. Steps shall not be considered to be an encroachment. Due to compact lot dimensions, rear yard drainage easements (D.E.'s) for secondary drainage may be 10 Ft. in width and shared between adjacent lots. In these cases, the accessory structure setback may be 0 Ft. from the D.E. with no allowable at-grade encroachment.

Landscape: Minimum of 80 Sq. Ft. on lots that are greater than 3,000 Sq. Ft. but less than 5,000 Sq. Ft. in area; 100 Sq. Ft. for lots 5,000 Sq. Ft. or larger in area. Minimum of turf grass for the remainder of the property. Plantings shall be in planting areas, raised planters, or planter boxes around the perimeter of the dwelling.

Zero Lot Line: Windows may be permitted on the zero lot line.

Appendix F

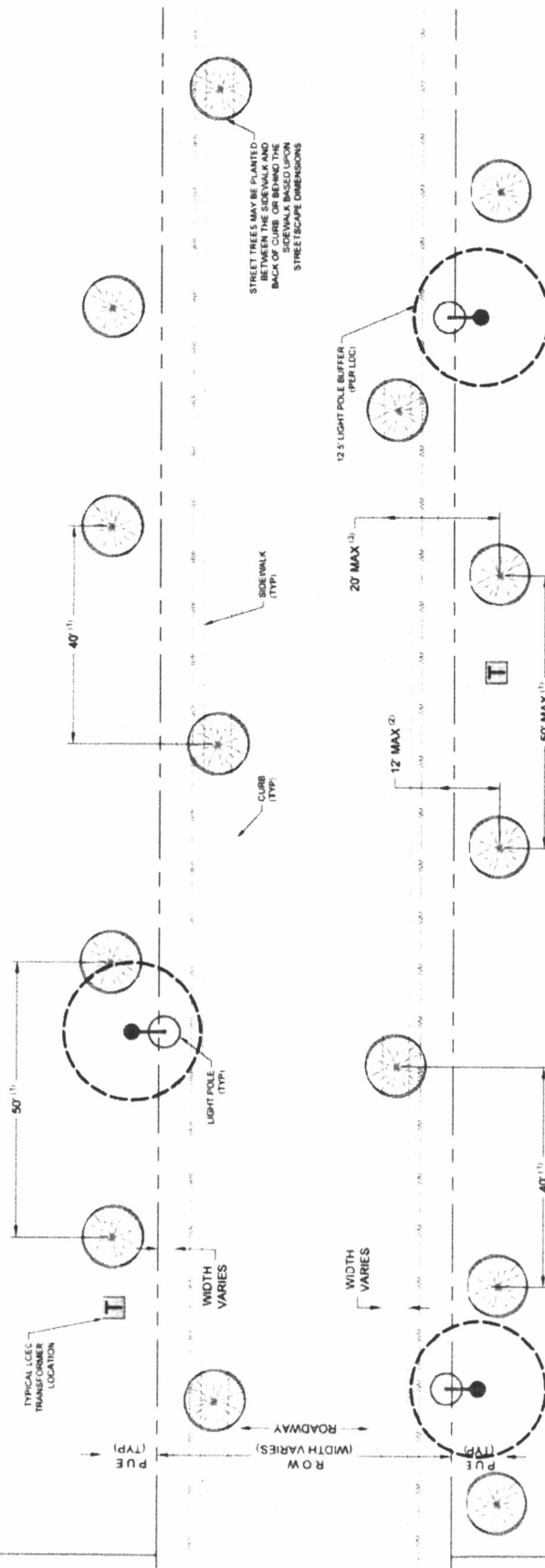


NOTE
INTENDED FOR DEMONSTRATIVE PURPOSES ONLY
STREETSCAPE DIMENSIONAL CRITERIA MAY VARY FROM
PROJECT TO PROJECT

APPENDIX F(1) RESIDENTIAL LOADED STREETSCAPE

- SPACING AND SEPARATION STANDARDS**
1. STREET TREES SHALL BE REQUIRED AT A MAXIMUM SPACING OF 40' WITH A MINIMUM OF ONE (1) STREET TREE PER RESIDENTIAL LOT. WITH THE EXCEPTION OF CORNER LOTS WHICH SHALL BE REQUIRED TO CONTAIN A MINIMUM OF ONE (1) STREET TREE PER FRONTAGE EXCEPTIONS TO THE 40' MAXIMUM SPACING SHALL BE ALLOWABLE FOR CONFLICTS INDICATED HEREIN, BUT SHALL NOT EXCEED 65' SIDEWALK CONTROLS. STREET TREES SHALL BE SET BACK A MAXIMUM OF 12' FROM THE SIDEWALK.
 2. BACK OF CURB CONTROLS THE MAXIMUM SETBACK FOR STREET TREES SHALL BE MEASURED FROM ADJACENT BACK OF CURB, AND SHALL BE 20'.
 - 3.
 - 4.

Appendix F(1)



APPENDIX F(2) NON-LOADED STREETSCAPE

NOTE:
INTENDED FOR DEMONSTRATIVE PURPOSES ONLY.
STREETSCAPE DIMENSIONAL CRITERIA MAY VARY FROM
PROJECT TO PROJECT

SPACING AND SEPARATION STANDARDS:

1. SPACING AND SEPARATION STANDARDS
A MAXIMUM SPACING OF 40' CENTER TO CENTER BETWEEN TREES SHALL BE REQUIRED. WITH EXCEPTIONS AS INDICATED HEREIN ALLOWING A MAXIMUM SPACING OF 50'.
2. SIDEWALK CONTROLS. STREET TREES SHALL BE SET BACK A MAXIMUM OF 12' FROM THE SIDEWALK.
3. BACK OF CURB CONTROLS. THE MAXIMUM SETBACK FOR STREET TREES SHALL BE MEASURED FROM ADJACENT BACK OF CURB AND SHALL BE 20'.

| Land Use Summary | |
|----------------------|------------------|
| 300' FSA Buffer | 956 Acres |
| University District | 24 Acres |
| Town Core | 278,265 Acres |
| Town Centers | 348,234,95 Acres |
| Neighborhood General | 39 Acres |
| Services District | 74 Acres |
| Community Parks | 174 Acres |
| Other | 5027 Acres |
| Total | 5027 Acres |

CAMP KEAIS ROAD

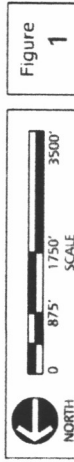
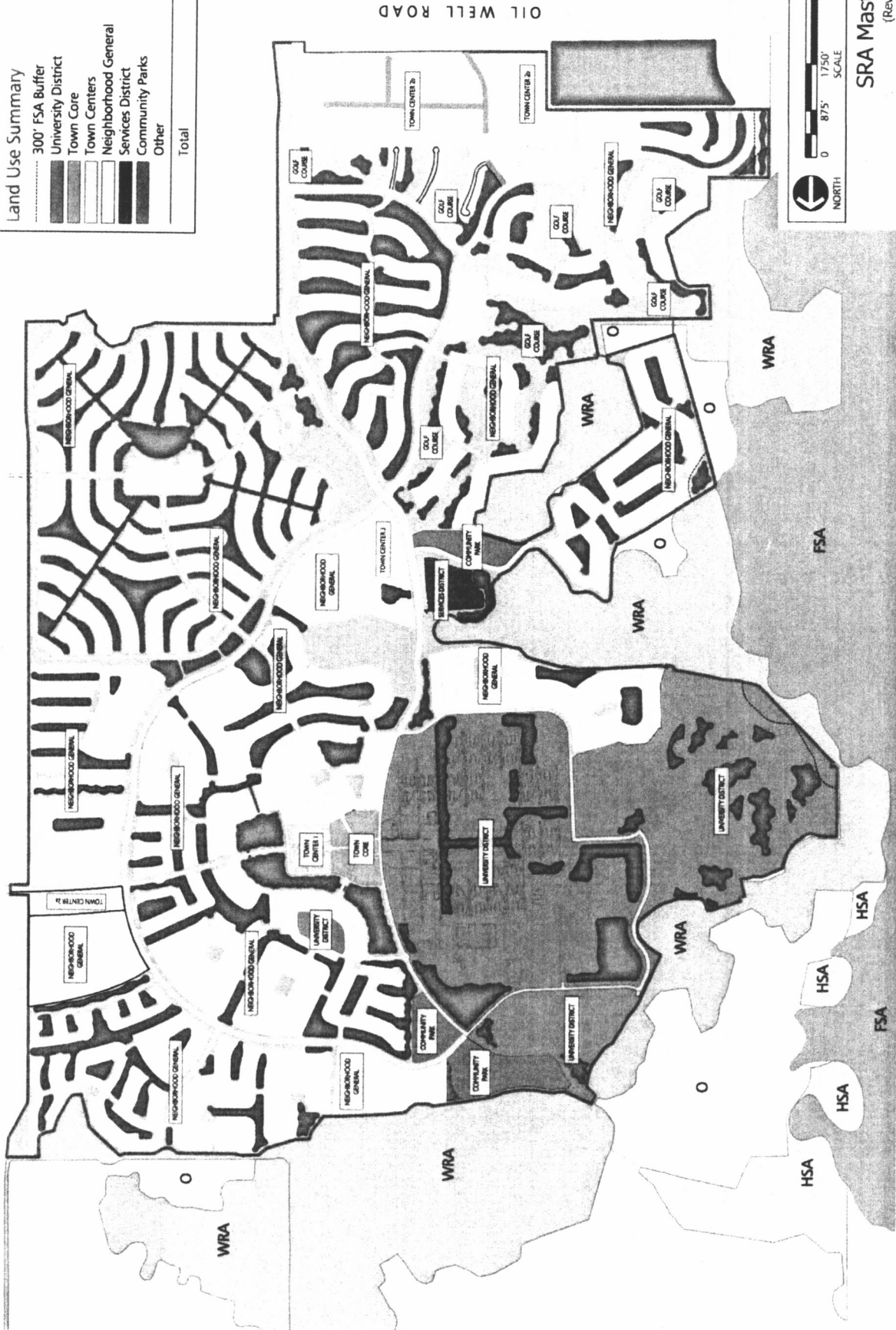


Figure 1

SRA Master Plan

(Revised September, 2014)

Town Plan

The Town of Ave Maria

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