

RESOLUTION DR-25-17

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO APPROVE A PRELIMINARY DEVELOPMENT PLAN OVER THRESHOLD FOR IRONWOOD INDUSTRIAL PARK REQUESTING 1,400,000 SF OF NON-RESIDENTIAL ENTITLEMENTS ON 137.5 ACRES. LOCATED ON TAX PARCEL NUMBERS 07872-010-000 AND 07872-004-000 AT 6505 N COUNTY RD 225 AND 6310 NE WALDO RD

WHEREAS, pursuant to Unified Land Development Code Chapter 402, Article 19 and Section 402.44, the Alachua County Board of County Commissioners considered this Preliminary Development Plan at its regular meeting of July 8, 2025

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

Preliminary Development Plan Over Threshold Application DR24-000055, a request by a request by NV5, as agents, for 1,400,000 SF of non-residential entitlements on 137.5 acres located on Tax Parcel Numbers 07872-010-000 and 07872-004-000 at 6505 N County Rd 225 and 6310 NE Waldo Rd is hereby approved with the following condition:

1. The applicant must submit a revised Traffic Impact Analysis that analyzes the roadway network impacted by any final development plan that proposes a full access connection to NE 39th Street. The TIA must outline the appropriate improvements on NE 39th Street including mitigation strategies for the intersections of NE 39th Street and NE 53rd Avenue, and NE 39th Street and NE 55th Place, for evaluation by the County. The improvements/mitigation strategy must be implemented in the Final Development Plan.
2. The County will only permit one common access driveway or street connection on NE 39th Street at Final Development Plan if full access is proposed.

DULY ADOPTED in regular session this 8th Day of July 2025.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: _____
Charles Chestnut IV, Chair

ATTEST:

J. K. Irby, Clerk

APPROVED AS TO FORM

(SEAL)

Alachua County Attorney

DEPARTMENT APPROVAL
AS TO CORRECTNESS

Department of Growth Management
Authorized Designee

EXHIBIT A

ALL OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 20 EAST, THAT IS NORTH AND WEST OF STATE ROAD 24 (WALDO ROAD). ALSO KNOWN AS TAX PARCEL NO. 7872-4 CONTAINING 47 ACRES MORE OR LESS. OR 816/89, 2155/1291 AND 4390/1469.

PARCEL IDENTIFICATION NUMBER: 07872-004-000

TOGETHER WITH

THE NORTH ONE HALF (1/2) OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 20 EAST, THAT IS *[SIC] EAST AND NORTH OF STATE ROAD 24, A/K/A TAX PARCEL NO. 7872-10 CONTAINING 90 ACRES MORE OR LESS. OR 306/359, 2155/1291 AND 4390/1469.

PARCEL IDENTIFICATION NUMBER: 07872-010-000.

*[SIC] THERE APPEARS TO BE A SCRIVENERS ERROR IN THE "PARCEL 3' LEGAL DESCRIPTION. THE LEGAL DESCRIBES THE PORTION OF LAND IN THE NORTH HALF OF SECTION 14 LYING "EAST AND NORTH OF STATE ROAD 24". HOWEVER, THERE IS NO PORTION OF THE NORTH HALF OF SECTION 14 THAT LIES EAST OF STATE ROAD 24, ONLY WEST OF SAID ROAD. THEREFORE, THE LEGAL SHOULD READ "WEST AND NORTH OF STATE ROAD 24".

