



# Ironwood Industrial Park

## Preliminary Development Plan

July 8, 2025

Jacob Stout  
Planner II

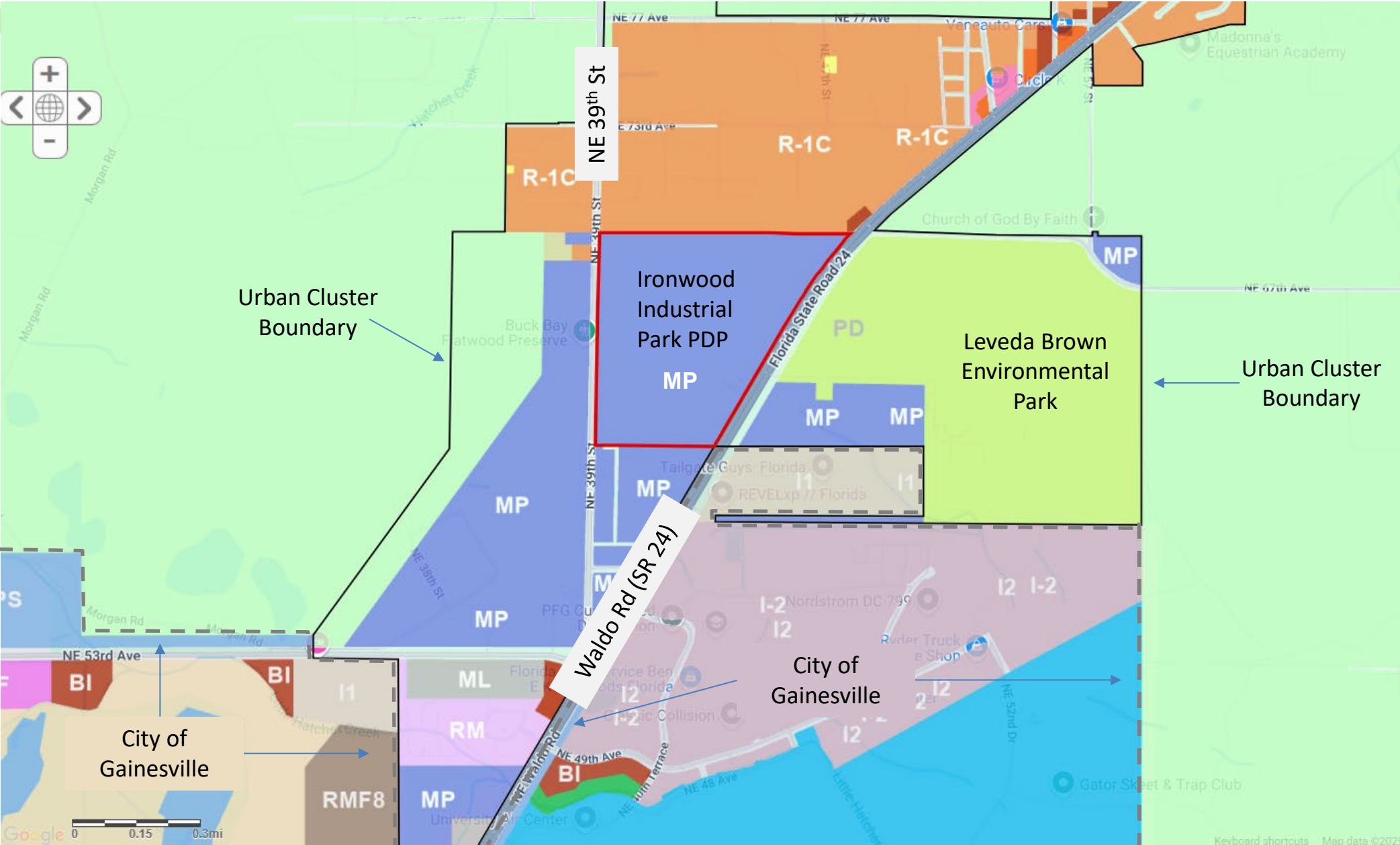


## Ironwood Industrial Park

- 1,400,000 SF non-residential entitlements
- 6505 N County Rd 225 and 6310 NE Waldo Rd
- Approximately 137.5 Acres
- Heavy Industrial Future Land Use
- Manufacturing and Processing Industrial (MP) Zoning District



# Location Map – Zoning





# Aerial Map





# Existing Conditions – Proposed entrance Waldo Road (SW view)





# Existing Conditions – Proposed entrance Waldo Rd (NW view)





# Existing Conditions – Proposed entrance NE 39<sup>th</sup> St (gated)



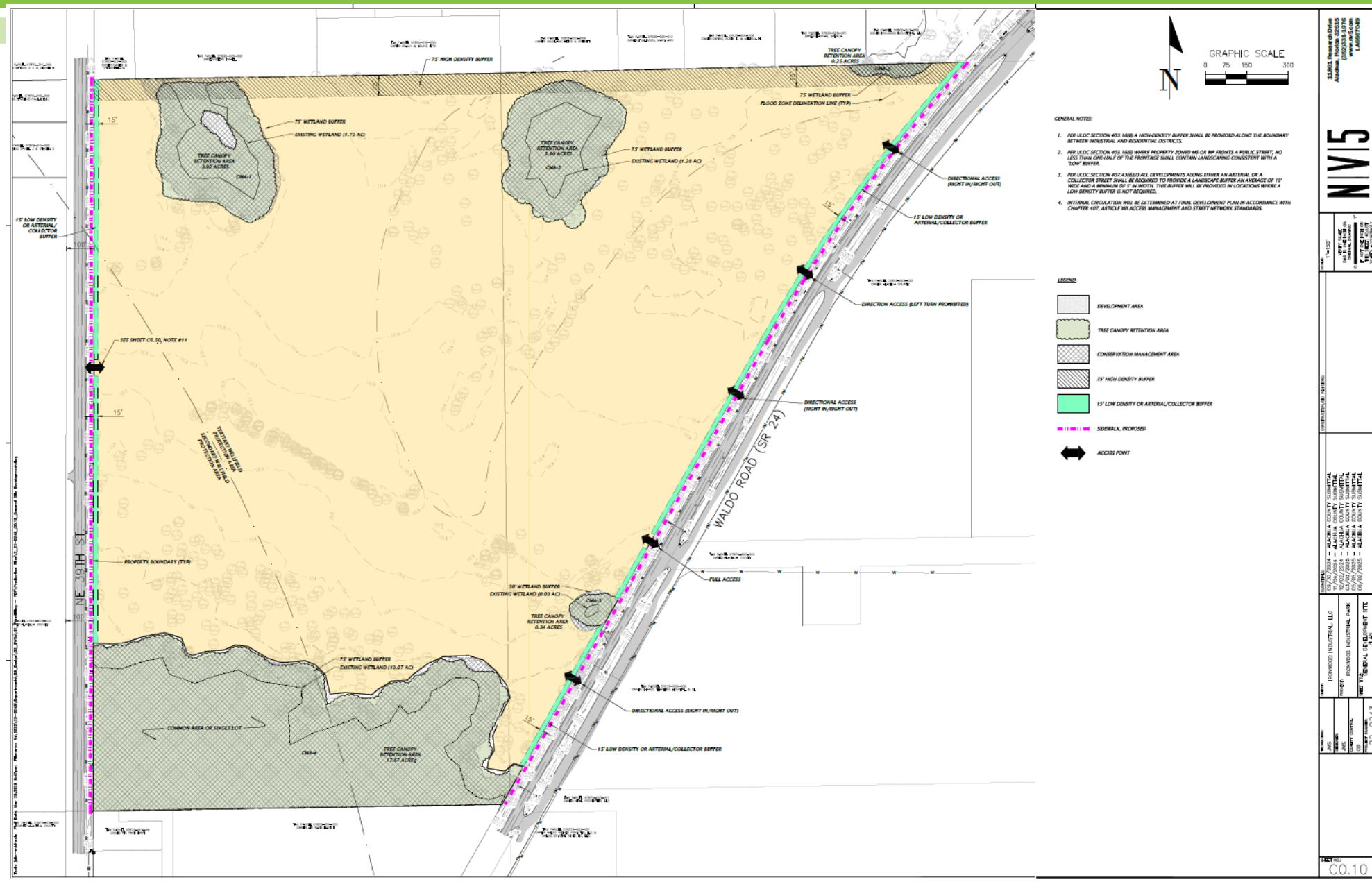


# Existing Conditions – Proposed entrance NE 39<sup>th</sup> St (gated)



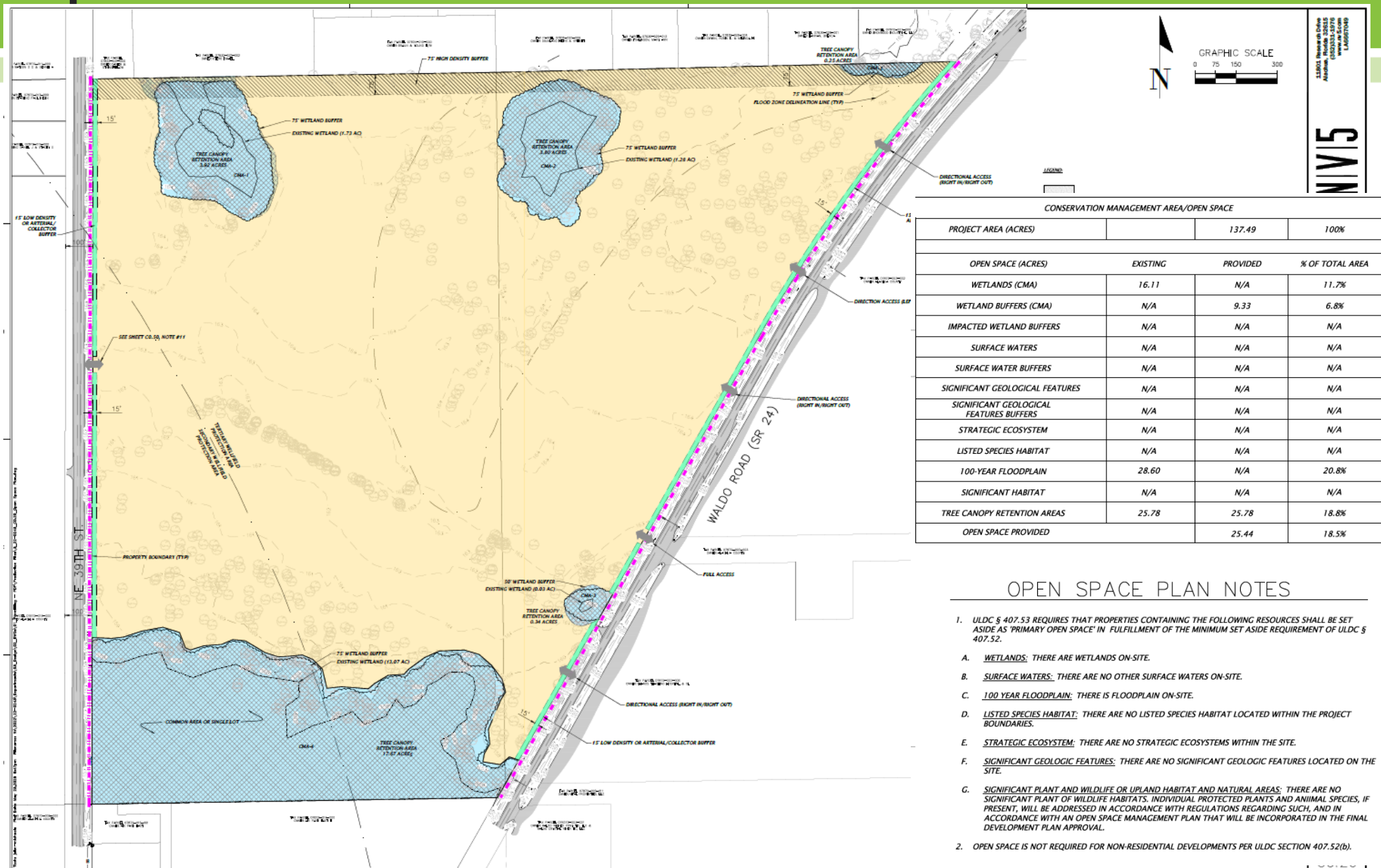


# Preliminary Development Plan





# Open Space – 18%





# Tree Canopy Preservation Plan – 33.9%



### TREE CANOPY PLAN NOTES

1. ULDC § 406.12(a)2 REQUIRES THAT DEVELOPMENT PLANS AND SUBDIVISION PLATS SHALL BE DESIGNED SUCH THAT A MINIMUM OF 20% OF THE TREE CANOPY SHOWN ON THE MOST RECENT AERIALS OF THE PROPERTY AVAILABLE AT THE TIME OF APPLICATION IS RETAINED.

TREE CANOPY (FULL SITE)			
EXISTING (ACRES)	MIN REQUIRED (ACRES)	RETAINED (ACRES)	RETAINED % OF TOTAL
75.98	15.20	25.78	33.9%

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### LEGEND:



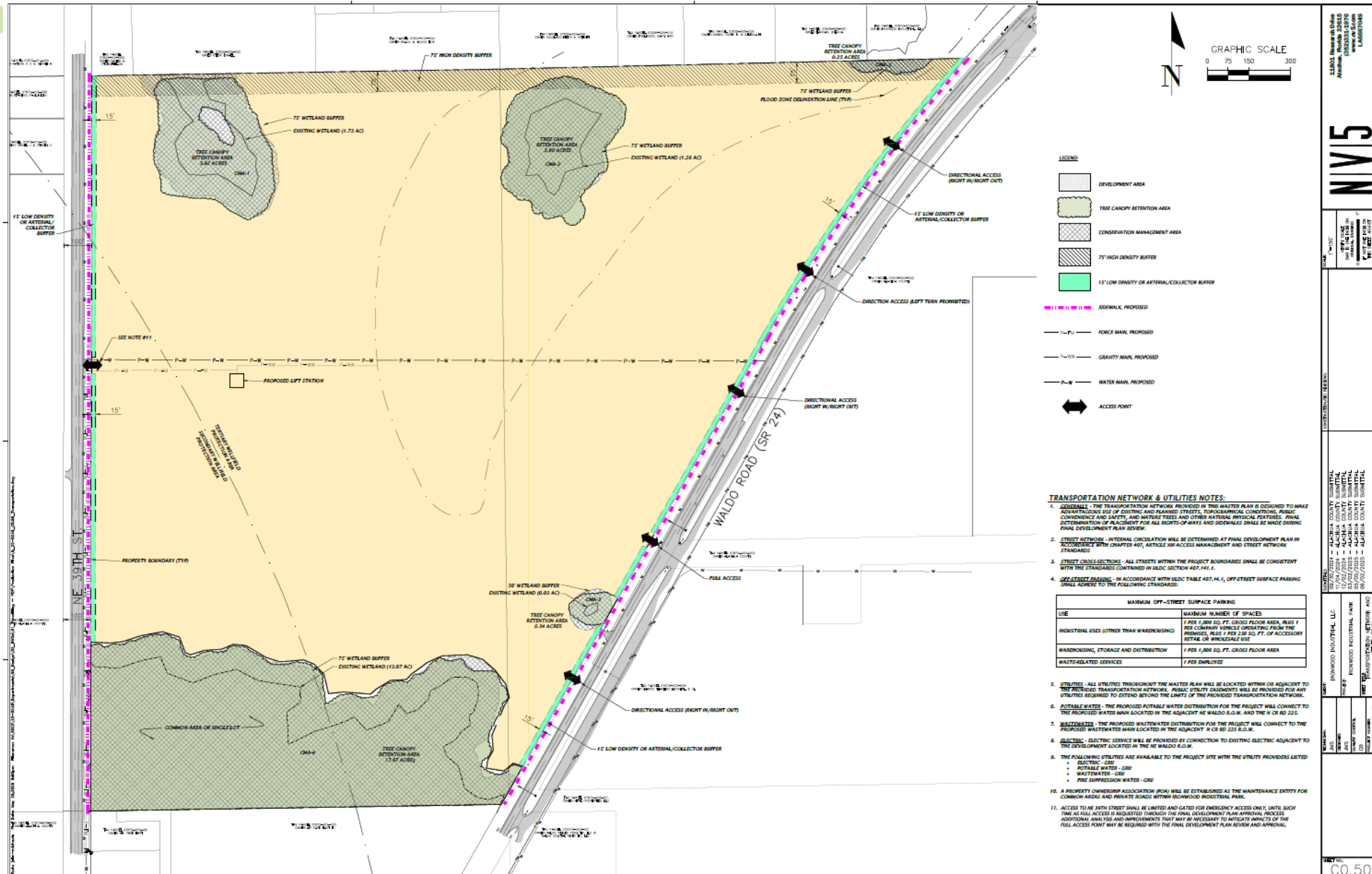
EXISTING TREE CANOPY ELIGIBLE FOR RETENTION CREDIT



EXISTING TREE CANOPY IN WETLANDS AND WETLAND BUFFERS TO BE RETAINED



# Preliminary Development Plan – Transportation/Utilities





# Conditions of approval

- 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.
- 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.





## Consistency Analysis

Preliminary Development Plan is consistent with the Alachua County:

- Comprehensive Plan
- Unified Land Development Code

## Staff Recommendation

Staff recommends **approval with conditions** of the Preliminary Development Plan for Ironwood Industrial Park and Resolution DR-25-

