



Agenda Item Summary

File #: 25-00527

Agenda Date: 7/8/2025

Agenda Item Name:

Public Hearing for a Preliminary Development Plan for Ironwood Industrial Park DR24-000055

Presenter:

Jacob Stout

Description:

Preliminary Development Plan for Ironwood Industrial Park – 1,400,000 SF of non-residential entitlements

Recommended Action:

Approve with conditions the proposed Preliminary Development Plan and Resolution DR-25-17 based on a finding of consistency with the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code.

Prior Board Motions:

N/A

Fiscal Note:

N/A

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

The Preliminary Development Plan is for 1,400,000 sf non-residential entitlements, with associated infrastructure and open space, consistent with the Heavy Industrial Future Land Use designation and the Manufacturing and Processing (MP) Zoning District.

The purpose of the Preliminary Development Plan stage is for the reviewing body and the applicant to determine the specific characteristics of the site that will influence its design. ULDC 402.43 (a) *Development plan review steps* states that the Preliminary Development Plan shall detail regulated natural resources that exist on site, approximate access points, and location of utilities that serve the site. Minimum open space areas and tree protection defined with the Preliminary Development Plan shall be utilized in the Final Development Plan.

The proposed Preliminary Development Plan exceeds the threshold established in Unified Land Development Code (ULDC) Section 402.44 for review by the Development Review Committee.

According to Table 402.44.1 *Development Thresholds* industrial developments that propose more than 100,000 square feet of gross floor area require approval by the Board of County Commissioners (BoCC).