



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)

← NE State Rd 24
Gainesville, Florida
Google Street View
Apr 2025 See more dates



Existing Conditions – Proposed entrance NE 39th St (gated)

← 6400 NE 39th St
Gainesville, Florida

Google Street View

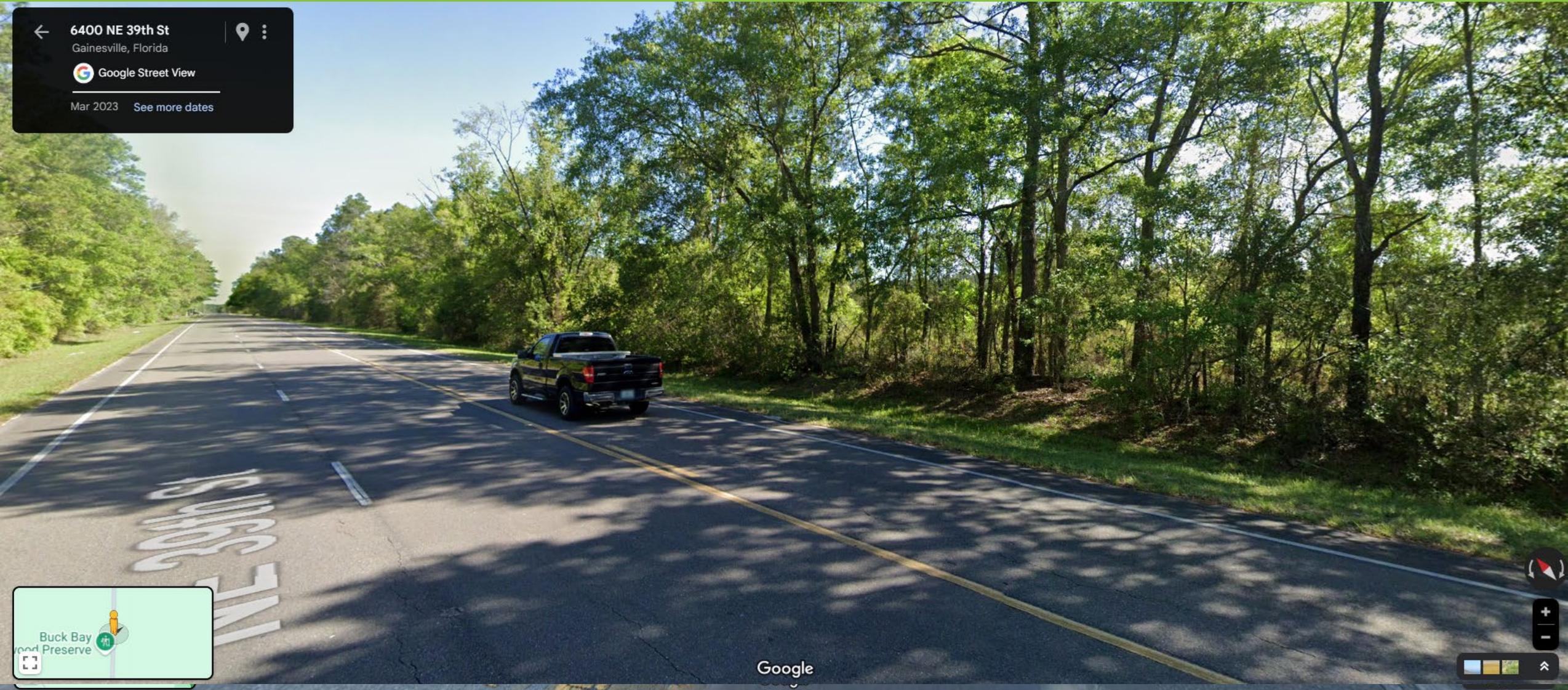
Mar 2023 See more dates



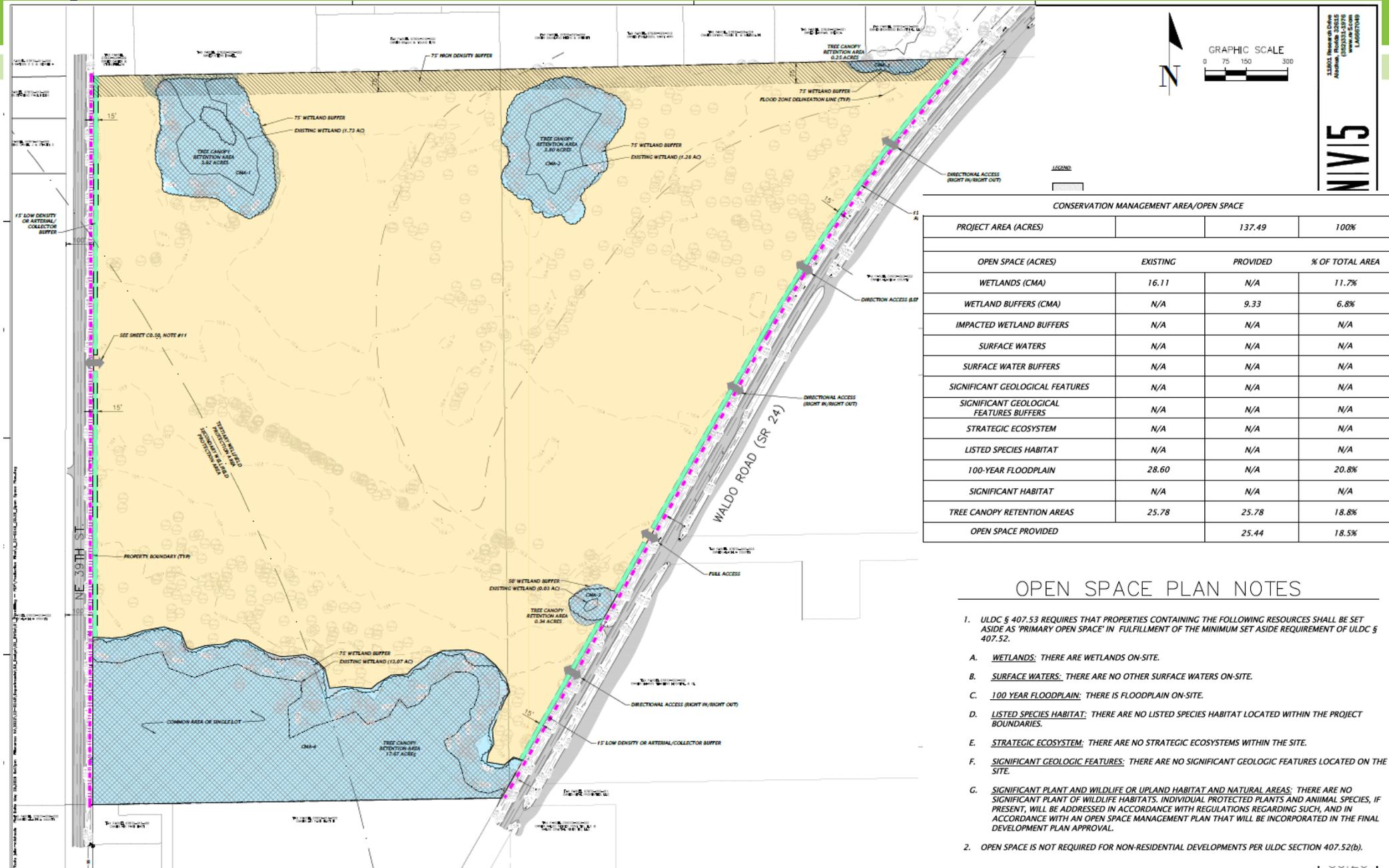
Buck Bay
Food Preserve

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a street view pegman icon.

Existing Conditions – Proposed entrance NE 39th St (gated)



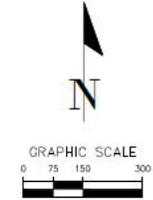
Open Space – 18%



OPEN SPACE PLAN NOTES

- ULDC § 407.53 REQUIRES THAT PROPERTIES CONTAINING THE FOLLOWING RESOURCES SHALL BE SET ASIDE AS 'PRIMARY OPEN SPACE' IN FULFILLMENT OF THE MINIMUM SET ASIDE REQUIREMENT OF ULDC § 407.52.
 - WETLANDS:** THERE ARE WETLANDS ON-SITE.
 - SURFACE WATERS:** THERE ARE NO OTHER SURFACE WATERS ON-SITE.
 - 100 YEAR FLOODPLAIN:** THERE IS FLOODPLAIN ON-SITE.
 - LISTED SPECIES HABITAT:** THERE ARE NO LISTED SPECIES HABITAT LOCATED WITHIN THE PROJECT BOUNDARIES.
 - STRATEGIC ECOSYSTEM:** THERE ARE NO STRATEGIC ECOSYSTEMS WITHIN THE SITE.
 - SIGNIFICANT GEOLOGIC FEATURES:** THERE ARE NO SIGNIFICANT GEOLOGIC FEATURES LOCATED ON THE SITE.
 - SIGNIFICANT PLANT AND WILDLIFE OR UPLAND HABITAT AND NATURAL AREAS:** THERE ARE NO SIGNIFICANT PLANT OF WILDLIFE HABITATS. INDIVIDUAL PROTECTED PLANTS AND ANIMAL SPECIES, IF PRESENT, WILL BE ADDRESSED IN ACCORDANCE WITH REGULATIONS REGARDING SUCH, AND IN ACCORDANCE WITH AN OPEN SPACE MANAGEMENT PLAN THAT WILL BE INCORPORATED IN THE FINAL DEVELOPMENT PLAN APPROVAL.
- OPEN SPACE IS NOT REQUIRED FOR NON-RESIDENTIAL DEVELOPMENTS PER ULDC SECTION 407.52(b).

Tree Canopy Preservation Plan – 33.9%



NIV5
 NIV5 CONSULTANTS
 10000 N. 100TH ST., SUITE 100
 EDEN PRAIRIE, MN 55324
 TEL: 952.941.1111
 FAX: 952.941.1112
 WWW.NIV5CONSULTANTS.COM

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%

TREE CANOPY PLAN NOTES

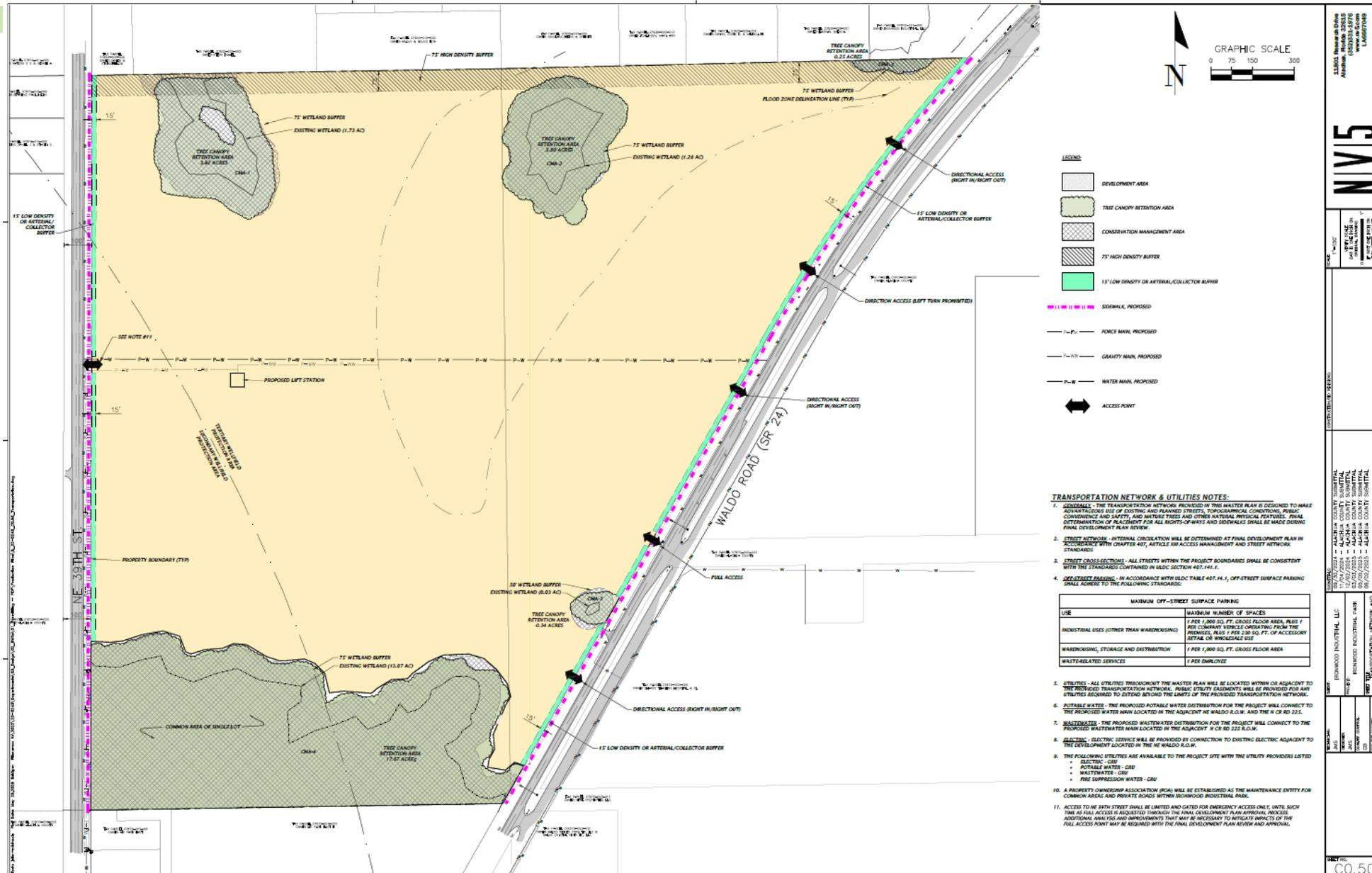
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LEGEND:

-  EXISTING TREE CANOPY ELIGIBLE FOR RETENTION CREDIT
-  EXISTING TREE CANOPY IN WETLANDS AND WETLAND BUFFERS TO BE RETAINED

Preliminary Development Plan – Transportation/Utilities



NIV5

1. SERGE, INCORPORATED
 Address: 11111 N. 111th St.
 (781) 333-1378
 www.niv5.com
 License: 0000000000

DATE: 11/11/2024
 PROJECT: BIRCHWOOD INDUSTRIAL PARK
 SHEET: TRANSPORTATION NETWORK AND UTILITY PLAN
 SCALE: 1"=100'

GENERAL: 11/11/2024
 COUNTY SUBMITTAL: 11/11/2024
 ALACHUA COUNTY SUBMITTAL: 11/11/2024
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CLIENT: BIRCHWOOD INDUSTRIAL PARK
 PROJECT: BIRCHWOOD INDUSTRIAL PARK
 SHEET: TRANSPORTATION NETWORK AND UTILITY PLAN

DATE: 11/11/2024
 SCALE: 1"=100'

SHEET: C0.50

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-25-17

