



ITEM SUMMARY

MEETING DATE: March 16, 2026

FROM: Denise Malone, AICP, Director Development and Neighborhood Services

SUBJECT: **Resolution 2026-07, SE-25-02 and SP-04-04A**

Greenacres Municipal Complex – Municipal Operations Center (MOC)

BACKGROUND

JoNae Cromartie of Song & Associates, Inc., as agent for the owner, the City, is requesting approval of a Special Exception (SE-25-02) and a Major Site and Development Plan Amendment (SP-04-04A) for Government Maintenance Facilities in the Government Use (GU) zoning district.

The Development Review Committee reviewed the proposal and recommended approval followed by the Planning and Zoning Board, unanimously recommending approval at their meeting on February 12, 2026. At that same meeting, the Planning and Zoning Board also unanimously approved Variance (BA-25-01), authorizing a maximum 50ft building height.

ANALYSIS

The request is to expand the Greenacres Municipal Complex with a new Municipal Operations Center (MOC) and associated maintenance functions. The proposal adds approximately 9.11 acres of land to the existing Municipal Complex, resulting in a total campus area of approximately 28.61 acres. The MOC is intended to serve as the City's primary emergency management and municipal operations facility by consolidating emergency operations, training, and supporting services within an integrated campus that includes the existing municipal facilities, central stormwater lake, and perimeter walking trail. The proposed site layout places the MOC, east of the Public Works building, south of Harvest Pines, and provides appropriate separation from surrounding properties.

Access is provided through the two existing points on Melaleuca Lane as well as a new stabilized emergency-only access to South 56th Terrace. The building is designed to be compatible with the existing municipal campus with complementary colors, materials, and textures. The landscape and lighting plans have been prepared in accordance with the City Code, and the project also includes Art in Public Places (AIPP) elements in the form of a memorial plaza near the main entrance to the MOC, with integrated seating, landscaping, and flagpoles. Overall, the project is intended to enhance the City's emergency preparedness and municipal operations by consolidating critical functions on one campus.

FINANCIAL INFORMATION

N/A

LEGAL

Resolution 2026-07 was prepared in accordance with all applicable State Statutes and City Code requirements. The document has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Approval of SE-25-02 and SP-04-04A through the adoption of Resolution 2026-07.