

RESOLUTION NO. 2026-07

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING AN APPLICATION FOR A SPECIAL EXCEPTION TO ALLOW GOVERNMENT MAINTENANCE FACILITIES WITHIN THE GOVERNMENT USE (GU) ZONING DISTRICT, LOCATED AT 5770 AND 5800 MELALEUCA LANE, AND APPROVING A MAJOR SITE AND DEVELOPMENT PLAN AMENDMENT TO EXPAND THE MUNICIPAL COMPLEX AND ALLOW CONSTRUCTION OF A MUNICIPAL OPERATIONS CENTER, AS REQUESTED BY THE APPLICANT, JONAE CROMARTIE OF SONG & ASSOCIATES, INC., AGENT FOR THE OWNER, CITY OF GREENACRES; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, Jo Nae Cromartie of Song & Associates, Inc., as agent for the property owner, City of Greenacres, has submitted an application for a Special Exception (SE-25-02) to allow Government Maintenance Facilities within the Government Use (GU) zoning district, pursuant to Section 16-528 of the Zoning Regulations, and an application for a Major Site and Development Plan Amendment (SP-04-04A) to expand the Municipal Complex and allow construction of a Municipal Operations Center, located at 5770 and 5800 Melaleuca Lane; and

WHEREAS, the applications were reviewed by the Development Review Committee of the City of Greenacres which provided comments to the Planning, Engineering, and GIS Division, and recommended approval of the Special Exception (SE-25-02) to allow Government Maintenance Facilities within the Government Use (GU) zoning district, pursuant to Section 16-528 of the Zoning Regulations, and an application for a Major Site and Development Plan Amendment (SP-04-04A) to expand the Municipal Complex and allow construction of a Municipal Operations Center, located at 5770 and 5800 Melaleuca Lane, subject to the conditions identified herein; and

WHEREAS, the Planning and Zoning Board held a public hearing on February 12, 2026, reviewed the applications, and made a recommendation on the applications with a vote of 5 to 0; and

WHEREAS, this matter has been presented to the City Council for final approval, and the Council has voted to approve the Special Exception (SE-25-02) to allow Government Maintenance Facilities within the Government Use (GU) zoning district, pursuant to Section 16-528 of the Zoning Regulations, and an application for a Major Site and Development Plan Amendment (SP-04-04A) to expand the Municipal Complex and allow construction of a Municipal Operations Center, located at 5770 and 5800 Melaleuca Lane, subject to the conditions of approval and staff recommendation at the March 16, 2026, Public Hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

SECTION 1. The applications, Special Exception (SE-25-02), to allow Government Maintenance Facilities within the Government Use (GU) zoning district, pursuant to Section 16-528 of the Zoning Regulations, and Major Site and Development Plan Amendment (SP-04-04A), to expand the Municipal Complex and construct a Municipal Operations Center located at 5770 and 5800 Melaleuca Lane are hereby APPROVED, subject to the conditions of approval contained herein, which are in addition to the general requirements otherwise provided by resolution for real property as follows:

Legal Description

PCN: 00-42-44-26-00-000-7110: -7070

The East one half (E ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida, less the North 40 feet for road right of way and less the South 50 feet thereof.

Subject to easements, reservations, restrictions, conditions and limitations of record, applicable zoning laws, ordinances, rules and regulations, if any, and real estate taxes and assessments for the year 2002 and subsequent years.

PCN: 00-42-44-26-00-000-7100

A Parcel of land in Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida, containing 2.50 acres and being more particularly described as follows:

The West 320.0 feet of the North 3450.2 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 26, Township 44 South, Range 42 east, Palm Beach County, Florida.

Subject to an easement for ingress and egress over the North 20.0 feet of the East 348.6 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida.

PCN: 00-42-44-26-00-000-7040

The SW ¼ of the SE ¼ of the W ¼ of Section 26, Township 44 South, Range 42 East Palm Beach County, Florida.

Less a parcel of land in Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida, containing 2.50 acres and being more particularly described as follows:

The West 320.0 feet of the North 340.2 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida.

Also, Less the South 86 feet thereof, conveyed to the Lake Worth Drainage District in Deed Book 113, Page 25, Public Records of Palm Beach County, Florida.

CONTAINING A TOTAL OF 28.61 ACRES MORE OR LESS.



Subject site outlined in red line

SECTION 2. All resolutions in conflict herewith are hereby repealed.

SECTION 3. This resolution shall be effective upon its adoption subject to the following conditions, which shall be responsibility of and binding upon the Applicant, its successors, or assigns:

1. The most stringent requirements of this DNS Staff Report and Recommendation, and strict compliance with the Site and Development Plans exhibits listed below, which are attached hereto and made part hereof as Exhibit "A"
 - A. SP-04-04A Municipal Complex MOC **Site Plan**, Sheets SP1 and SP2, and prepared by Michelle Duchene of JMorton Planning & Landscape Architecture
 - B. SP-04-04A Municipal Complex MOC **Landscape Plan**, Sheets LP-1 through LP10; TD1 through TD3, and prepared by Michelle Duchene of JMorton Planning & Landscape Architecture
 - C. SP-04-04A Municipal Complex MOC **Photometric Plan**, Sheets L0E and L0, and prepared by Michelle Duchene of JMorton Planning & Landscape Architecture
 - D. SP-04-04A Municipal Complex MOC **Architectural Plan**, Sheets G-100 through G-102; A-100 through A-951; LS-100 through LS-202 and prepared by Robert Castrovinci of Song & Associates
 - E. SP-04-04A Municipal Complex MOC **Civil/Engineering Plan**, Sheets C-2 through C-24, and prepared by Adam Schildmeier of WGI
2. Permits from South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD), and Palm Beach County Land Development, as required, for the stormwater management system must be obtained prior to issuance of an Engineering Permit. (Engineering)
3. Permits from the Health Department for modifications to the water and sewer system must be obtained prior to the issuance of an Engineering Permit. (Engineering)

4. An Engineering Permit, issued by the City of Greenacres, is required prior to any sitework or construction activities outside of the proposed structures and work related to subdivision and/or development improvements taking place. The Engineering Permit must be closed out before any Certificates of Occupancy (CO) are issued for any buildings or structures. (Engineering)
5. Upon completion of all required improvements, the civil engineer of record to prepare as-built drawings for all project plans and submit the project baseline data for all relevant layers to the Development & Neighborhood Services Department. The data must be provided in one of the following formats: (a) AutoCAD DXF, (b) GIS shapefile (comprising the ESRI extensions .shp, .shx, and .dbf), or (c) Geodatabase (with the ESRI .gdb extension). The timeline for submitting the as-built plans will be determined by the City Engineer. (Planning and Engineering)
6. Complete drainage calculations addressing water quality and quantity in accordance with the applicable requirements must be submitted for review along with complete paving and drainage construction plans and subsurface investigation with percolation test. All required documents must be submitted with the application for Engineering Permits. (Engineering)
7. In accord with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued after the build-out date of **December 31, 2030**, unless a later build-out date has been approved by the County and a copy of the approval provided to the City of Greenacres. (Planning and Building)
8. Any unused existing easements on the subject property shall be abandoned prior to the issuance of Engineering Permits. (Engineering)
9. In accordance with the requirements of the National Pollution Discharge Elimination System (NPDES), best management practices shall be used to control runoff from construction activities. An NPDES Permit shall be provided to the City, prior to any site activity, as part of the Engineering Permit. (Planning, Engineering, Building and Public Works)
10. Utilities shall be provided underground and sufficient in size to properly serve the site. Appurtenances to these systems which require above-ground installation must be effectively screened from view. If it is determined by the City that the screening does not effectively mitigate the impact, additional screening may be required. (Planning, Engineering and Building)
11. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the City. (Engineering and Building)
12. All ground mounted mechanical equipment (air conditioning, backflow preventer, etc.) shall be screened from view. No equipment shall be taller than the proposed screening. If it is determined by the City that the screening does not effectively mitigate the impact, additional screening may be required. (Planning and Building)
13. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Landscaping Plan

additions may be necessary to meet Code requirements if existing material is unsuitable to remain. (Planning)

14. For roofing materials, all exterior roof surfaces shall be either rated by the Cool Roof Rating Council or labeled as an Energy Star qualified roof product and be in accordance with the Florida Building Code. This excludes portions of the roof acting as a rooftop deck, green roof, or any area of a roof utilized by photovoltaic and solar equipment. Product specifications for roofing materials must be submitted and approved as part of the roofing-related Building Permit submittals.

15. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "City of Greenacres". (Planning)

16. The Site and Development Plan shall be revised as necessary and as otherwise noted herein to reflect all conditions of approval and re-submitted, prior to the issuance of Engineering Permits. (Planning, Building, Engineering and Public Works)

17. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits and a Certificate of Occupancy. (Planning, Engineering, and Building)

18. CITY NOTICES:

(1) **Development permits and orders.** As provided by subsection 166.033(6), Florida Statutes, issuance of a development permit by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(2) **No Guarantee by City.** It is specifically understood that the City is not guaranteeing the appropriateness, efficiency, quality or legality of the use or development of the Property, including but not limited to, drainage or water/sewer plans, fire safety, or quality of construction, whether or not inspected, approved, or permitted by the City.

(3) **Indemnification.** The Owner/Developer shall indemnify and hold the City harmless from any and all claims, demands, disputes, costs, expenses, (to include attorney's fees whether or not litigation is necessary and if necessary, both at trial and on appeal), incurred by the City as a result, directly or indirectly, of the use or development of the Property, except those claims or liabilities by or arising from gross negligence or intentional acts of the City, or its employees, contractors or agents.

RESOLVED AND ADOPTED this 16th day of March 2026.

Chuck Shaw, Mayor

Attest:

Quintella Moorer, City Clerk

Voted:
John Tharp, Council Member, District I

Voted:
Peter Noble, Council Member, District II

Voted:
Judith Dugo, Council Member, District III

Voted:
Susy Diaz, Deputy Mayor

Voted:
Elisa Leheny, Council Member, District V

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney