

1960

Report of the Capital Improvement Committee to City Commission Boca Raton Florida, March 1960

George W. Simons Jr.

Follow this and additional works at: <https://digitalcommons.unf.edu/simonsflorida>

Recommended Citation

Report of the Capital Improvement Committee to City Commission Boca Raton Florida, March 1960.
1960. George W. Simons, Jr. Planning Collection. University of North Florida, Thomas G. Carpenter Library
Special Collections and Archives. UNF Digital Commons, [https://digitalcommons.unf.edu/simonsflorida/
46/](https://digitalcommons.unf.edu/simonsflorida/46/)

This Article is brought to you for free and open access by
the George W. Simons, Jr. Publications and Printed
Materials at UNF Digital Commons. It has been accepted
for inclusion in City and Regional Planning -- Florida by an
authorized administrator of UNF Digital Commons. For
more information, please contact [Digital Projects](#).

© 1960 All Rights Reserved

REPORT OF THE
CAPITAL IMPROVEMENT COMMITTEE
TO
CITY COMMISSION
BOCA RATON
FLORIDA

MARCH 1960.

* * *

SUPPLEMENT NO. 1
DECEMBER 23, 1960

* * *

SUPPLEMENT NO. 2.
JANUARY 31, 1961.

* * * * *

A REPORT TO THE CAPITAL IMPROVEMENT COMMITTEE
BY
GEORGE W. SIMONS, JR.
PLANNING AND ZONING CONSULTANT
JACKSONVILLE, FLORIDA
OCTOBER, 1961

* * * * *

SUPPLEMENT NO. 3
NOVEMBER 2, 1961.

CONTENTS

Introduction.....	Page	1.
Committee Members.....	Page	4.
City Hall.....	Page	5.
City Hall Addendum.....	Page	7.
Library.....	Page	9.
Library Addendum.....	Page	10.
Police Department.....	Page	11.
Fire Department.....	Page	13.
Major Park Area.....	Page	15.
Public Beach.....	Page	17.
Recreation Center No. 1.....	Page	20.
Recreation Center No. 2.....	Page	23.
Municipal Swimming Pool No. 1.....	Page	24.
Municipal Swimming Pool No. 2.....	Page	26.
Public Marina and Parking Area.....	Page	27.
Off-street Parking.....	Page	29.
Public Works Department.....	Page	30.
Remarks.....	Page	32.
Supplement No. 1.....	Page	33.
Supplement No. 2.....	Page	35.
Estimated Capital Improvement Program Costs.....	Page	36.
Geo.W.Simons,Jr.-Report to Capital Improvement Committee.....	Page	37
Supplement No. 3.....	Page	51

On July 27, 1959, this Committee was delegated with full power and authority to proceed with a Capital Improvement Program for the City of Boca Raton.

Quoted below is a copy of the instructions given to this Committee:

" The best type of democratic government is that which encourages the citizens to take an interested and active part in all governmental programs. Due to this accepted policy on the part of your Commission, the Capital Improvement Committee of which you are now members was created. One does not have to be a specialist in any one field of endeavor to become aware of the acute and dire need for additional municipal facilities which is a must in order to keep abreast of the expansion and development of our City.

Our present plight was more or less fostered upon us by those who were either too economy minded or by reason of an utter lack of projection or by a determined attitude that Boca would never expand. As a consequence, instead of the municipal facilities gradually being expanded each and every year, provisions for some were by-passed and the results are a continuing increase of the need for more and better facilities. Permitting this condition to exist has proven to be most costly and expensive due to rising costs of land, labor and materials and the longer this delay continues the greater the burden and expense to the taxpayer.

Your City Commission is hereby delegating to your Committee full power and authority to proceed with a capital improvement program for the City of Boca Raton. The City Commission does not intend nor will it permit your Committee to be subjected to the whims, wishes or desires of any individual, pressure or political group. If, in the event it is the desire to increase your committee membership, notify the City Commission which shall also be available as a full body to aid, assist and advise the Committee with any problems which may confront you.

In looking over the list of names of the members of this Committee, one must readily recognize the wealth of untapped talent available in our City. We are indeed both blessed and fortunate in having such a splendid cross-section of the various occupations and interests represented.

Immediately after other members of the City Commission and the City Manager have had the opportunity of addressing you, it is suggested that your first order of business be an organizational meeting and also elect your general chairman. It will be your privilege to select sub-committees

under the guidance of a chairman of each said committee assigned to each separate project under the over-all contemplated program. The City Commission urgently requests that deep study and great thought be given in the selection of your general chairman. It is the unanimous opinion of the Commission that in your plans, top priority be given to the present needs of the City Fire Dept., taking into consideration the future anticipated City expansion, the need of a fire headquarters and/or sub-station in other sections of our City. It shall be your privilege and right to consult with the various department heads relative to their individual department expansion needs under this program, but it shall be understood that all decisions thereto rests with the majority members of each respective sub-committee.

The Chair will now touch upon and list the projects that seem to be in the minds of the public and city officials as most essential and in dire need of by the city presently and in the future. You are advised to place special emphasis on projection for future needs due to city expansion, etc.

1. Fire Department as mentioned.
2. Police Department (Will addition to present location be sufficient if sub-stations are provided in other city locations?).
3. City Hall (Will an addition to the present location plus the removal of the Fire Department afford the adequate space needed for the next 5 or more years?).
4. Recreational facilities for the young and aged. Providing playgrounds in various sections of the City.
5. New Public Library.
6. New location for the Department of Public Works (Garage, etc.).
7. Additional Public Beach - provisions for parking and picnic facilities.
8. Marina - Provisions for parking and picnic facilities.
9. Off street parking sites.

Your Committee is charged as follows with the selection of the appropriate sites for each of the projects approved by them. Taking into consideration if City owned property is available close to an anticipated site, and found suitable to earmark it for use, thereby relieving the cost burden. The types of buildings to be constructed. Submission of building plans for those approved. The total cost of same with land, if necessary to purchase?

To arrive at the total cost of all projects approved under your program, to devise the method of financing in every detail, i.e. interest rates, terms, etc. Your recommendations as to a general bond issue, being feasible and most logical, which would be by referendum, thereby giving the electors the choice and responsibility of keeping pace with progress or a desire to stand still. You have been selected for and given a gigantic assignment. The success or failure of this program rests with each and every member of this Committee. As a member aside from your other problems and labors, you will be called upon to fulfill a tremendous job of selling your program to the public. There is no doubt that you are well above and fully capable of the task ahead and that success will be yours. This is the most important and greatest assignment ever given to a citizens' committee in the entire history of Boca Raton.

In closing I wish to extend to each and every one of you the heartfelt thanks and deep appreciation of all the City Officials and residents of Boca Raton for your great sacrifice of time, civic interest and courage by accepting such a colossal undertaking.

Should your committee concentrate upon the submission of a full scale, well studied and well planned capital improvement program, there will not be any reason for regrets in the future. The responsibility now rests with you.

Good Luck and God Speed in your every endeavor.

July 27, 1959

Joe DeLong
Mayor

"

... CAPITAL IMPROVEMENT COMMITTEE ...

Chairman.....Bill T. Smith
1st Vice-Chairman.....Kenneth W. Higgins
2nd Vice-Chairman.....William M. Stowe
Public Relations.....Mrs. Bernard Turner
General Secretary.....Joseph E. Popick

... Committees ...

Fire - Police and Public Works.....Chairman John Q. Shoup
Recreation - Public Beach - Marina.....Chairman David C. Ashe
City Hall - Public Library and
Off Street Parking.....Chairman Howard E. McCall

... Members ...

1. Business & Professional Women's Club..Mrs. Marjorie Jamison
2. Boca Raton Boat Club.....Capt. William L. Sayre
3. J. C. Mitchell P. T. A.....Dr. L. G. Vaughan, Jr.
4. Rotary Club.....Robert I. Honchell
5. Boca Raton Library Ass'n, Inc.....Rev. James Stoutsenberger
6. American Legion Auxiliary.....Mrs. Arnold Philbrick
7. Member at Large.....Mrs. Irma Tucker Pool
8. Chamber of Commerce.....Howard E. McCall
9. Newcomers Club.....Mrs. Florence Caulfield
10. Boca Raton Garden Club.....Mrs. Clarence R. James
11. American Legion.....Robert P. Baker
12. Jay-Cees.....Burt K. Rogers
13. Kiwanis.....William M. Stowe
14. P. O. M. A.....M. J. O'Connor, Jr.
15. Boca Raton P. T. A.....Bill T. Smith
16. Boca Raton Board of Realtors.....W. Paul Bebout, Jr.
17. Veterans of Foreign Wars.....Kenneth W. Higgins
18. Beta Sigma Phi.....Mrs. Bernard Turner
19. Lions Club.....David C. Ashe
20. Christian Business Men's Committee
of Boca Raton.....Henry A. Warren
21. Art Guild of Boca Raton, Inc.....Mrs. Helen Mann
22. Masonic Lodge.....Harold P. Anderson
23. Architectural Board.....John Q. Shoup
24. Member at Large.....Nicholas L. Bishop
25. Ministerial Ass'n. of Boca Raton.....Rev. A.G. Shiphorst

- - - - -

PROJECT: CITY HALL

Location: The existing City Hall Building is located on the west side of North Federal Highway between Palmetto Park Road and Boca Raton Road.

Description: The work of Sub-Committee No. 3 is to appraise the existing conditions of the City Hall Building; take inventory of the present facilities, analyze the findings, evaluate the projected needs and develop a program with recommendations and procedures for the execution of this program. It should proceed in such a manner that each successive change in the city structure will be a part of the long range plan for the general betterment of the Community as a whole.

Purpose: This study is in accordance with the Comprehensive plan. It is an effort to keep abreast with the growth of the area and provide the City Government with proper facilities to accommodate the demanding growth.

Need: The following quotation is from the Comprehensive Plan of 1956-1957, concerning "COMMUNITY FACILITIES": "All of the departments now located in the Municipal Building are crowded to the point that they can no longer render the service they wish". Further on in the report, under "PROGRAMMING", the pressing need for more space in all departments of the Municipal Building is again expressed, and it is stated, "As soon as financially possible we recommend the construction of the Civil Administration Building". The present condition in the City Hall and its need for space was very well expressed back in 1956. Expansion of the existing building or site will not offer a practical solution to the problem, and it is evident that within a short time, the space requirements for the functions of the offices within the City Hall will become so demanding that new housing facilities will become a necessity. It is the findings of this Committee that definite steps should be taken towards making provisions for a new City Hall building within two (2) years.

Site Status: The existing site of the City Hall is one of the most valuable property holdings of the City. As stated before, expansion of the present facilities would not accommodate the required area for a future City Hall. Therefore, it is recommended and concluded that another site must be selected. This will leave the existing building and site to be utilized by the City in another manner.

The Comprehensive Plan Program for Boca Raton of 1956 considered the proposed City Hall Building as an element of the Civic and Cultural Center to be located in the F. I. N. D. property at Lake Wyman. The situation at this time indicates that the F. I. N. D. property will not be available for at least two (2) years and possibly longer.

The uncertainty of this property makes it an impractical consideration at this time. However, there still remains the possibility of obtaining this land to be developed into the Civic and Cultural Center at some future date.

It is the recommendation of this Committee that the following site be given consideration for the location of a new City Hall Building.

Blocks 1, 2, 5 and 6 of Boca Raton Heights, commonly known as "Garden Apartments" is located on the south side of Palmetto Park Road and across from Memorial Park. The reason for this selection and the advantages of this location are many:

(a) The first reason for this selection is that it is a large site, four (4) square blocks, which is approximately twenty (20) acres. This is one of the most important considerations in the selection of this site. The area is large enough to accommodate several municipal buildings and would develop into a civic center with ample parking facilities and sufficient space to expand with future growth.

(b) The second reason for this selection is location. Its proximity to the general downtown area is good. Palmetto Park Road is one of the main East-West traffic arteries which makes it easily accessible from any part of the City. Since this site is located across from Memorial Park, the general area would be enhanced.

(c) A third important reason for this selection is redevelopment of this area. The existing condition of this property is extremely poor - portions of it can be classed as blighted and the prospects of its being improved are slight. To acquire this land and redevelop it with a group of civic buildings would rid the City of an eye-sore and greatly improve the general appearance of the entire area.

Related Projects: The projects related to the City Hall at the present time involve only the Fire Station, which is now in the City Hall. Relocation of the Fire Station is under consideration by another committee. For close communications between other departments of the City Government, the Police Station should be either a part of the City Hall or closely located to it.

Cost and Distribution: The cost of the property under consideration should be determined by a Special Committee on this matter.

CITY HALL - FINAL REPORT - JULY 25, 1960

The findings in this report are concerned with the size and cost of the building project. The figures were determined by an investigation of similar type buildings, by observation of their facilities, design, function, cost and construction. An analysis of the needs for a city hall building in Boca Raton was studied and the following recommendations are made.

A budget of \$350,000.00 should be provided for the cost of construction, furniture and equipment, paving parking area and landscape.

The city hall building should contain approximately 16,000 square feet of floor area. This area should be composed in such a manner to accommodate the following spaces.

ADMINISTRATIVE DEPARTMENTS

auditorium, city commission's conference room, mayor's office

offices of the city manager, his assistant and secretary

city clerk's general offices for clerks, secretaries, typists and bookkeepers

filing room and vault

private offices for:

city clerk

treasurer

license inspector

tax assessor and collector

finance officer and accounting office

secretary to the city boards

secretary to the civil service board

recreation supervisor

ENGINEERING - INSPECTION DEPARTMENT

general office for clerk and secretaries
file room and vault
drafting room
conference room

private offices for:
 director of public works
 city engineer
 building inspector
 electrical inspector
 plumbing inspector

UTILITY SPACE

employee lounge and rest rooms
public rest rooms
mechanical equipment rooms
service rooms and general storage

No attempt has been made to allot a definite amount of space to each of the offices. The architect for this project will make a comprehensive re-study of the entire program to determine the proper space allotment. He will do special research, and make a first hand study of the actual activities to be housed. He must classify (1) the units which may perform their intended functions and also serve as a means of circulation between other units, (2) specialized circulation units (such as, vestibules, lobbys, corridors, stairways, etc.), (3) service units, and (4) units for private or public use, through which circulation is undesirable.

The structure should be fireproof construction and of such materials to allow a low maintenance factor. The entire building should be air-conditioned, have proper accoustical treatment, adequate illumination, and such other comfort devices and equipment to provide good working conditions.

The character, or architectural treatment of the building should be left to the discretion of the architect, however the esthetic quality and form should express the function of a municipal building and possess a contemporary feeling that will be preserved for many years.

The entire site which will contain the City Hall, Public Library and Police Station, would be planned as a group, in such a manner that each unit will enhance the other. This can be done with careful planning of parking areas and the proper landscape treatment to develop the overall area with an open 'park' atmosphere.

When the city hall site is obtained, the next step towards realization of this project is to commission an architect and begin the overall plan.

PROJECT: LIBRARY

Location: The existing library in Boca Raton is located in one of the Garden Apartment Buildings on Palmetto Park Road across from the Memorial Park.

Description and Purpose: This study, in accordance with the Comprehensive Plan, is a current evaluation of the Library facilities.

Need: In the Comprehensive Plan of 1957, the "Civic and Cultural Committee" made the following recommendations:

"The American Library Association reports that an adequate library serves more persons in a twelve (12) month period than the public schools. It is surpassed in service only by the local department of safety and the utilities companies. The Public Library has become so comprehensive that every effort should be made to stimulate interest in the services it has to offer. We recommend that as soon as feasible, the Library be placed under professional management".

Among the more important features which we recommend to be incorporated are: departments of reference, education, entertainment, hobbies, etc.; libraries of recordings and movie films, with equipment for their use; a youth department; a current events section; a display area for the use of art and hobby groups; or others having displays of general interest; and a lecture hall for the use of educational, business, civic and social groups. Recommended size of this building is 9,000 square feet.

At the present time the Library has 6,389 books in circulation. In addition they have over 1,000 books in storage which cannot be put into use because there is not enough shelf space. When sufficient space is obtained, the library can put into circulation about 10,000 books. The existing facilities are located in one room, 20 feet by 30 feet, or about 600 square feet of floor area. At least $2\frac{1}{2}$ or 3 times this amount could be used for the present circulation.

The Library service, as provided today, is the result of much hard work and the effort of a few interested persons. They are to be commended for their work. An investigation into the use of the present facilities showed that on Tuesday, February 9, 1960, 38 adults and 22 children visited the library. For the month of January 1960, 559 adults and 340 children, or a total of 899 persons, used the library. To meet the required cultural standards of our Community there

is a definite need for improved facilities in which the library can function as it should.

Site Status: The Garden Apartment area - the site recommended for the City Hall Building - is also recommended for the library location. The advantages of this location for the library are basically the same as for the City Hall.

Cost and Distribution: The cost of the proposed site should be determined by a Special Committee (same as City Hall).

The cost of the building project should be determined by the Building Committee of the Boca Raton Library Association, Inc. The Library Association will have available a limited amount of funds to be used for the construction of a new building. At such time as the funds become available, the Library Association will give serious consideration to a building project and will want to take immediate action in order to improve their services.

It is the recommendation of this Committee that the City Commission give their support to the Library Association by providing them with a portion of the Garden Apartment site for the location of their building and to provide funds as may be necessary to complete their building project.

PUBLIC LIBRARY - FINAL REPORT - JULY 25, 1960

The recommendations in this report pertain to the cost and size of the project, and result from a detailed investigation of the information presented in the report of March 1960. The Boca Raton Library Association, Inc., was consulted in this matter to assist with the evaluation of our library needs. The following recommendations are made;

A budget of \$150,000.00 should be provided for the cost of construction, paving parking area and landscape, furniture and equipment (excluding books, etc.).

The library building should contain approximately 8,000 square feet of floor area. The general plan should conform to the standards set forth by the American Library Association, and contain such elements as recommended for a library of this size.

The architectural treatment of the building and the general site development should be as described in the City Hall report.

The Boca Raton Library Association has available a limited amount of funds to be used for the purchase of books and other materials. They will be able to put into circulation over 10,000 books.

PROJECT: POLICE DEPARTMENT

Location: (Existing) The Police Department is situated in one building located on City property on Northwest Second Avenue. The building - 30 x 45 (1,350 square feet) includes offices, a four (4) cell block, public and clerk space, and a processing room.

Description: (Proposed work) A Police Department, from functional aspects, consists of the following main components: Communications and record room -- the nerve center around which the rest of the department is concentrated; locker room, cell blocks, interrogation rooms, storage, offices, and mechanical equipment. It is recommended that a Municipal Court room be provided in conjunction with the Police Department.

Communications and records.....	1,000	square feet.
Locker rooms (men and women).....	800	" "
Cell Block.....	1,500	" "
Interrogation and Processing.....	900	" "
Storage.....	200	" "
Offices - Chief - Detectives and Secretary.....	700	" "
Mechanical equipment.....	100	" "
Municipal Court - Judges' Chamber and Clerk.....	1,500	" "
Public toilets.....	300	" "
Total.....	7,000	square feet.

It is the feeling of this Committee that the proposed building, or space, be completed by the time the population reaches 15,000, which is estimated to be around 1965. Proper provisions for expansion of locker areas should be considered at this time.

Purpose: The purpose is to determine the need of expanding the present facilities and to determine the ultimate need of a community of somewhere in excess of 30,000 population. It is extremely critical that adequate space be available for personnel and functions of this department in order that it operates with the efficiency required by a growing city, as it is one of the important protection facilities of the city government.

Need: PRESENT - The Department now employs fifteen (15) men and will hire at least three (3) more in the near future. There is still a crucial need for space even after the recent move to the present location.

The main requirement is for storage and record space and locker rooms.

Only through an immediate addition (as this Committee sees it) could this need be satisfied. Unless storage space is available in other municipal buildings, it will be necessary for temporary storage space to be obtained. By proper planning for present and future needs, the permanent building can allow for this facility.

FUTURE - The size of the station and facilities depend more on population and services than on the number of department personnel. The number of personnel varies, but an average is $3\frac{1}{2}$ men per 1,000 population. Ultimately, for a 30,000 population, a police force of 100 men would be necessary.

Site Status: (See also City Hall) It is the recommendation of this Committee that this facility be included with City Hall project. After much discussion with the City Manager and Police Chief, this Committee felt that the close physical connection between these functions would be advantageous for the efficient operation of both. The site on West Palmetto Park Road is certainly adequate for these buildings and their separate parking lots.

Related Projects: City Hall

Cost: \$80,000.00 for space and paved parking areas.

PROJECT: FIRE DEPARTMENT.

Location: (Existing) It is located within the existing City Hall on North Federal Highway.

Office space.....	150	square feet.
2 Engine garage (existing).....	600	" "
1 Engine, 1 Ambulance - garage recently constructed.....	840	" "
Total.....	1,590	square feet.

Description: (Proposed Facilities)

MAIN STATION

Apparatus Room.....	2,880	square feet.
Dormitory - lockers.....	720	" "
Lounge and kitchenette.....	972	" "
Showers - Toilets.....	288	" "
Office.....	252	" "
Chief's Office.....	168	" "
Control Room (Radio).....	140	" "
Tools - repairs.....	432	" "
Storage.....	480	" "
Circulation.....	168	" "
Total.....	6,500	square feet.

DISTRICT STATION NO. 1 - BOCA SQUARE

Apparatus Room.....	480	square feet.
Dormitory - Lockers.....	200	" "
Lounge and kitchenette.....	260	" "
Showers - Toilets.....	80	" "
Office.....	100	" "
Storage.....	280	" "
Circulation.....	100	" "
Total.....	1,500	square feet.

DISTRICT STATION NO. 2 - HIDDEN VALLEY

1,500 square feet.

DISTRICT STATION NO. 3 - EAST OF INTRACOASTAL

1,500 square feet.

Purpose: The purpose is to furnish facilities necessary to house expensive fire-fighting equipment and fire department personnel. The function of the personnel will be to protect property located within the City Limits. These facilities are to be on sites so located in respect to critical areas that they may be reached in the time limits prescribed by the Fire

Underwriters' Board. These limits are modified by factors such as traffic conditions, railroad crossings, and lift-bridges.

As development of the areas east of the Intracoastal continues, it will be necessary to place a third station there. Since all approaches constitute critical delays from the mainland, one station there could cover from the northern boundary to the south. The size of this station would be determined by the construction of multiple story buildings in the area.

Site Status - MAIN STATION: As soon as possible land should be acquired and should be approximately one (1) acre, located in the area of N. E. 20th Street and U. S. #1. This would facilitate coverage for a high hazard industrial area and would be near a junction of two (2) main thorofares. It would also give accessibility to the entire City.

Sub-station #1 - BOCA SQUARE: (Dedicated) Lot 8, Block 15, Unit 3 (79' x 110').

Sub-station #2 - HIDDEN VALLEY: (Agreement to dedicate) (No location as yet).

Sub-station #3: No location.

Related Projects: It is felt that the Fire Department should exist for and by itself, as it is not dependent upon any other City functions in its daily activities.

Cost:

<u>MAIN STATION.</u>	
Land (under negotiation)	
Building.....	\$ 65,000.00
<u>SUB-STATION #1. (Boca Square)</u>	
Land donated by Keating	
Building.....	18,000.00
<u>SUB-STATION #2. (Hidden Valley)</u>	
Land donated by Lefcourt	
Building.....	18,000.00
<u>SUB-STATION #3. (East of Intracoastal)</u>	
Land (normal size residential lot adequate).....	10,000.00
Building.....	21,000.00
Total.....	\$132,000.00

PROJECT: MAJOR PARK AREA.

Location: West Palmetto Park Road, between N. W. 2nd and N. W. 3rd Avenue.

Description: Facilities presently included are two (2) ball fields, Scout Hut, Playground area, and Shuffleboard Courts. The Master Plan calls for the addition of Tennis Courts, Picnic areas, and overall improvement of the Park.

Size: The overall size of the existing Park is approximately twelve (12) acres.

Purpose: To provide the residents with an adequate Park and Recreation area.

Need: PRESENT - The existing Park, is, at present, the only Park and it is being utilized by the entire population of the City. Certain portions (ball-fields) are, or will be, at their maximum capacity of utilization within the next 2 - 3 years.

PROJECTED - The projected need for additional Park facilities will be even greater in the next few years. With the tremendous growth of the City, adequate Park facilities are a must.

Site Status: EXISTING - Municipal Park (Memorial Park) is located on twelve (12) acres of City property, between N. W. 2nd and N. W. 3rd Avenues, on West Palmetto Park Road.

RE-LOCATION - For this report the word "additional" should be substituted for re-location, as the existing Park should, naturally, be retained and improved. (See remarks).

Related Projects; A variety of projects -- such as multiple use playfield area, picnic area, playground area, swimming pool, and recreational center -- would blend in well with the functional use of the land.

Cost and Distribution:

(a) Structure: None.

(b) Equipment: None.

- (c) Land: A new major Park area should be adequate in size to allow for the expansion of population, and should include (when complete) the structures and facilities outlined in RELATED PROJECTS and shown in annex No. 1, later discussed.

Remarks: Specifically, it is our recommendation that a site of approximately twenty (20) acres be acquired by the City for an additional Major Park Area.

Recommended sites are shown in Annex No. 2, with an outline of recommended general facilities an Annex No. 1.

Because of the rapidly increasing population, this project should be given a top priority.

- - - - -

NOTE: Refer to Supplement No. 1

PROJECT: PUBLIC BEACH.

Name: "BOCA RATON BEACH AND RECREATION AREA".

Note: The beach could appropriately be named to honor a public-spirited citizen making a major donation of land or capital.

Location: EXISTING - the present beach, together with the pavilion, is publicly owned. The beach consists of approximately 457 linear feet of ocean frontage immediately east of and south of the right of way of Palmetto Park Road. (Note:-Further discussed under heading "Site Status Existing").

Description:

AREA A. The proposed area "A" is approximately 1,500 linear feet of ocean frontage measured North from the north side of Boca Raton Inlet and including all of the area West of this ocean frontage to the shore of Lake Boca Raton, less perhaps, a portion of Highway A1A. (It is contemplated that a portion of A1A North of Boca Raton Inlet will be abandoned upon completion of the replacement Inlet Bridge). This area is presently owned by Arvida Realty Company. It is approximately 600 feet in depth.

AREA B. The proposed area "B" is approximately 2,000 linear feet of ocean frontage located in Government Lot 4, (in section 9, T-47-S, R-43-E) and the entire area west to the shore line of Lake Rogers in the Intracoastal Waterway (less SR-140 - A1A). This area is presently owned by Schine interests. It is approximately 1,200 feet in depth.

Purpose: The purpose of the proposed area "A" or, in the alternative proposed area "B" described under the above paragraph, is to provide not only a suitable bathing beach for our present estimated population of 7,800, but also the increase anticipated within the next 3 to 5 year period; AND IN ADDITION, to allow for these closely related needs, viz:

- (a) 500 cars parking area adequate to serve the bathers and those using the beach and other facilities.
- (b) A picnic area close to the beach, in order that entire families may enjoy the recreational opportunities.
- (c) A fishing jetty.
- (d) Dock space for commercial charter boats.
- (e) Proper comfort stations.
- (f) A pavilion or suitable shelter.
- (g) Additional space available for other recreational space as may appear appropriate.

Need: The present Public Beach is entirely inadequate for our present needs. (Estimated population 7,800 and growing fast). This inadequacy applies not only to the space for bathers and for beach groups, but also to parking space. A spot inspection on any nice day, even out of the so-called "season", will demonstrate the need. Many cars are unable to find any suitable parking space. Furthermore, with its many rocks and so on, the present beach is not properly a bathing beach. Also, the present area cannot accommodate the several related facilities mentioned in above paragraphs.

Site Status: EXISTING - even considered solely as a bathing facility (see Paragraph "Need"), the present public beach is definitely inadequate (See Paragraph "Location"). It cannot be expanded to include closely related recreational requirements (See Paragraph "Purpose").

RELOCATION - the present beach should be retained by the City until such time as another area may be acquired. It could, however, be considered as an area which might be exchanged for property of equal or superior value.

Related Projects: This Committee urges the consideration of projects closely related to a bathing beach. The consideration of those listed in paragraph "Purpose" is recommended and this Committee will be happy to work up the separate suggestions in more detail if the areas proposed (See Paragraph "Description") are considered feasible. It might also be noted that in addition to the related projects suggested, the proposed areas could also accommodate a small Marina and a Launching ramp if, for any reason, it was found necessary or advisable to include these projects. The general idea behind the Committee's proposals is: Provide a place where the entire family can find healthful recreation and make it an area which can be economically supervised and maintained.

Cost and Distribution: Area "A" i.e., the 1,500 feet North of the Inlet (See Paragraph "Description"), is assessed at a value of approximately \$433.00, per ocean-front foot and appraised at a higher figure.

(EXAMPLE: Recent appraisal of 1,882.12 feet was \$832,000.00, which is about \$442.00 per front foot).

Area "B" i.e., the Schine 2,000 feet of ocean frontage, assessed at \$160.00 per front foot.

Thus it will be noted that area "A" considered the more desirable of the two, contains some $20\frac{1}{2}$ acres. Area "B" also highly acceptable, contains some 55 acres or more than $2\frac{1}{2}$ times the area "A".

In either acquisition it would appear that a Bond issue would be necessary. The principal investment would be in the cost of the land. Once the land was acquired, the improvements could be financed as part of the Budget. Maintenance costs could be defrayed, in part at least, through revenues assessed on certain usage.

Parking, for instance, could well be at the parking rate of 25¢ for all (or part) of one day. Charter boat docks may be had on a rental basis. Nominal fees not only bring in some revenue, but also cause users to take better care of the facilities.

Remarks: Please note that two (2) separate areas are proposed, the first "A" is an ideal site; the second "B" is a highly acceptable location in the alternative. Note also, that in either case your Committee urges that the Beach Project be combined with related facilities as outlined.

It is felt that the comments included above are adequate for purpose of this report.

- - - - -

NOTE: Refer to Supplement No. 1 and Supplement No. 2.

PROJECT: RECREATION CENTER NO. 1

Location: West Palmetto Park Road, between N. W. 2nd and N. W. 3rd Avenue.

Description: Single story CBS structure.

Facilities: Building complete with game room, social hall, kitchen, rest rooms, lounge, office and storage rooms.

Size: The overall size of this existing building is approximately 185 x 25 feet (inside dimensions). The game room is approximately 650 square feet; the social hall, approximately 1,700 square feet; kitchen, rest rooms, lounge, office, and storage rooms are approximately 1,200 square feet. The boiler room and partitions take up the balance.

Need: PRESENT - The need for such a building can be illustrated by the ever increasing attendance at the present building. In 1957, approximately 9,000 children attended various activities within the building, while in 1959 the estimated attendance was approximately 18,000. This shows a 100% increase in attendance within a two (2) year period. Adult activities, as well as group meetings, are also being held in ever increasing number.

PROJECTED - With the anticipated growth of the City, the need for such a building would also increase.

Site Status: EXISTING - The present building is located on privately owned property under lease to the City. (See Remarks).

RELOCATION - The recreation center should be erected on a recreation area which contains, or will contain, a variety of outdoor facilities. In that way, it will become the architectural feature of the area and the center of administrative control. The building would then serve a dual purpose: A center for indoor programming and a service building for those using the outdoor facilities. Accessibility is another important factor in selecting a site. Other location factors are trends in the character or growth of the neighborhood, zoning and land costs.

Related Projects: A variety of outdoor projects, such as multiple use playfield area, picnic area, playground area, and swimming pool, would blend in well with the functional use of the building.

Cost and Distribution:

Structure: The main Social Hall should have approximately 3,000 square feet of useable floor area, with a stage at one end.

The game room approximately 800 - 1,000 square feet, should be separate from the main Social Hall but accessible. The kitchen, of approximately 300 square feet, should be included and should adjoin the main Social Hall.

At least two (2) group activity rooms of approximately 600 - 800 square feet should be included, although they should be separated from the main Social Hall. A divider should separate these rooms so that they should accommodate larger groups, meetings, crafts, classes, etc.

Sufficient office space, approximately 600 - 800 square feet, should be provided as this would become the administrative center of the Recreation Department. Sufficient storage space should also be provided, with space allotted for the storage of equipment. A walled-in-patio of approximately 2,500 - 3,000 square feet should immediately adjoin the main Social Hall and be so arranged that the Social Hall can open up on the patio. The building should be so constructed that this patio could be enclosed at a later date.

Equipment: Necessary equipment should include, but not be limited to: piano and folding chairs for Social Hall; pool and ping-pong tables for game room; fully equipped kitchen; tables, chairs and storage facilities for group activity rooms, office furniture, and equipment for this office.

Land: The building should be placed on a tract of land large enough to allow for anticipated expansion. As stated under RELATED PROJECTS, a playfield and playground area could be included at the present time. At a later date, the patio could be enclosed, thereby providing twice the indoor floor area. Also, and this looking into the future, a gymnasium could be added or made a separate unit nearby.

Remarks: It should be noted that the present building has been leased to the City by a private individual for a period of five (5) years. As of the date of this report approximately eleven (11) months remain to the lease. Something else that concerns this project is the number of additional personnel it would require to supervise or operate the activity. This would reflect in the yearly budget and should be considered when scheduling the projects for construction.

For the Recreation Center it would require the addition of two (2) qualified individuals for the proper supervision and organization of the activities, plus the man-power to provide the necessary daily maintenance in the building and on the playfields, if they are included.

In determining the proper location for a building of this type, it is essential that the items under "Relocation" and "Land", be taken into consideration.

Anticipation of growth and expansion is the prime factor, along with accessibility, growth of this area, zoning and land costs. These should be the guiding factors in determining a location.

Although we believe the primary use of such a building should be by the youth of the community, adult activities, as well as civic and group meetings, could also be held.

- - - - -

NOTE: Refer to Supplement No. 1

PROJECT: RECREATION CENTER NO. 2

Location: None.

Description: None.

(a) Facilities: None.

(b) Size: None.

Purpose: To provide the surrounding community with a supervised recreation area.

Site Status: EXISTING - None.

RELOCATION: Property available for this type of building is extremely limited in this section of the City. The recommended site would be east of the present school site on property owned by the County School Board.

Related Projects: A variety of outdoor projects, such as multiple use playfield area, picnic area, playground area, and swimming pool, would blend in well with the functional use of the building.

Cost and Distribution:

Structure: The main assembly room should have approximately 1,200 square feet of useable floor area. A kitchen of approximately 200 square feet should be included, and an adjoining assembly room. Sufficient storage space should also be provided with space allotted for the storage of equipment.

Equipment: Necessary equipment should include, but not be limited to, a piano and folding chairs for assembly room, a fully equipped kitchen, office furniture and equipment for the office.

Land: The building should be placed on a tract of land large enough to allow for limited expansion. As stated under RELATED PROJECTS, a playfield and playground area could be included at the present time.

Remarks: Reference to "Relocation" and "Land", the only available land in that area is owned by the County School Board. It is recommended that the City obtain a long term lease or buy approximately 4 - 5 acres for the development of a Park and Recreation Area. Reference to sketch.

- - - - -

NOTE: Refer to Supplement No. 1

PROJECT: MUNICIPAL SWIMMING POOL NO. 1.

Location: None.

Description: None.

(a) Facilities: None.

(b) Size: None.

Purpose: To provide the residents of the City with fresh water swimming facilities.

Site Status: EXISTING - None.

RELOCATION: The municipal pool should be constructed on a site that is attractive, easily accessible to the people it is intended to serve, and adequate in size.

The National Recreation Association in their book "OUTDOOR SWIMMING POOLS" states that many of the most successful municipal pools are located in large parks which also contain picnic and other sports or recreation facilities which help attract individuals, families and community groups. When the selection of the pool site is made serious consideration should be given not only to the immediate pool site but to the surrounding area.

Related Projects: A variety of outdoor projects, such as a Recreation Center, multiple use playfield area, picnic area, and playground would blend in well with the functional use of the pool.

Cost and Distribution:

Structure: It is our recommendation that a competition Olympic size pool, 50 x 100 feet and a wading pool with a large contiguous deck area should be provided. Dressing rooms should be provided with adequate shower and toilet facilities. A spectator area, with seating facilities should surround the pool.

Cost: Pool with deck area, complete
with equipment.....\$ 60,000.00
Dressing Rooms 2,500 sq. ft.
@ \$8.00 per sq. ft..... 20,000.00
Total.....\$ 80,000.00

Land: This pool should be located on a tract of land large enough to provide adequate parking. The primary location recommended is a twenty (20) acre park site which can accommodate other recreational facilities.

Remarks: It is recommended that a nominal charge be made to defray the operating costs of this pool.

- - - - -

NOTE: Refer to Supplement No. 1.

PROJECT: MUNICIPAL SWIMMING POOL NO. 2

Location: None.

Description: None.

(a) Facilities: None.

(b) Size: None

Purpose: To provide the residents of this area with swimming facilities.

Site Status: EXISTING - None.

LOCATION - This pool should be constructed on a site that is attractive, easily accessible to the people it is intended to serve.

Related Projects: A variety of outdoor projects, such as a recreation center, multiple use playfield area, picnic area, and playground would blend in well with the functional use of the pool.

Cost and Distribution:

Structure: It is our recommendation that this pool be 30 x 50 feet in size and have a wading pool, provided with a contiguous deck area (see plan attached). Dressing rooms must be provided with adequate shower and toilet facilities.

<u>Cost:</u>	Pool with deck area.....	\$18,000.00
	Dressing rooms - 1,000 sq. ft.	
	@ \$8.00per sq.ft.....	8,000.00
	Total.....	<u>\$26,000.00</u>

Land: The proposed location of this pool is shown on the plan attached (Roadman School area). This is County owned land and if it cannot be purchased or obtained on a long term lease, another five (5) acre site, within 1,000 feet radius, must be obtained. This is the same site as recommended for a recreation center.

Remarks: It is recommended that a nominal charge be made to defray operating costs of this pool.

* - - - - -

NOTE: Refer to Supplement No. 1.

PROJECT: PUBLIC MARINA AND PARKING AREA.

Location: North 30' of N. E. $\frac{1}{4}$ of S. E. $\frac{1}{4}$ of N. W. $\frac{1}{4}$ of S. E. $\frac{1}{4}$ less R/W of U. S. #1, and the N. $\frac{1}{2}$ of S. $\frac{1}{2}$ of N. E. $\frac{1}{4}$ of N. E. $\frac{1}{4}$, approximately five (5) acres of City owned property on the northwest shore of Lake Wyman.

Description: This size is approximately 24,000 square feet of parking area for approximately 80 cars. Approximately 300 linear feet would be needed for deck space for 30 boats 18 to 40 feet in length, with room for additional space later. The right of way should be increased to 100 foot width.

Purpose: The purpose of the proposed area is

- (a) To provide docking facilities for local residents who now use facilities in neighboring communities.
- (b) To provide local charter boat fishing facilities for winter tourists of local apartments and motels as well as local residents.
- (c) To provide gas, oil, comfort stations and other related services for the many who pass through our City by water each year.

Need: To fulfill the above purposes.

Site Status: The proposed location, which is on city property on Lake Wyman, is only minutes from Boca Raton Inlet and other local waters.

Related Projects: We, of this Committee, urge the consideration of the many projects closely related to a public marina; such as fishing, sightseeing, sailing, water-skiing, and skin diving.

Cost and Distribution: With no cost of acquiring property involved, improvements could be financed as part of the annual City Budget or included in the Capital Improvement Fund. Maintenance costs could be defrayed through revenues assessed on certain services, such as dock fees, parking, and concession leases.

The present 30 foot right of way access road should be increased to 100 foot (as noted above) by the acquisition of an additional 70 foot strip on the south side of the present right of way. The approximate cost of

this additional 70 feet of U. S. #1 frontage is estimated at.....	\$2,000.00
The approximate 24,000 sq. ft. of parking area, estimated at \$0.25 per square foot is a total of.....	6,000.00
The approximate 320 linear feet of sea-wall at \$17.50 per linear foot is a total of.....	5,600.00
The approximate 750 linear feet of 5 foot wide wood dock, 2,250 sq. ft. @ \$3.75 per sq. ft. for the approximate total of.....	8,437.50
The approximate 60 wood pilings, each 20 feet long or 1,200 total feet @ \$3.00 per linear foot is.....	3,600.00
20 x 40 ft. rest rooms, and snack bar, 800 square feet @ \$10.00 per square foot is.....	8,000.00
The approximate 500 linear foot of sidewalk (5 feet wide and 4 inches thick) for a total of 2,500 square feet @ \$0.35 per sq. ft. is.....	875.00
The approximate cost of electrical and plumbing installation is.....	1,000.00
The approximate total cost of land clearing and grading is.....	2,000.00
Dredging 20,000 yards of fill @ \$0.60 per yard is.....	12,000.00
Approximate total cost.....	<u>\$49,512.50</u>
Approximate yearly operating expense.....	\$ 5,000.00
Approximate yearly revenue from rental of dock space and concessions.....	\$10,000.00

Remarks: The Committee feels that the comments included above are adequate for the purpose of this report.

- - - - -

NOTE: Refer to Supplement No. 1

PROJECT: OFF STREET PARKING.

Location: None.

Description and purposes: The purpose of this study is to examine the parking conditions in the City of Boca Raton, and to recommend action to provide the City with off-street parking facilities in business areas where off-street parking is not required by zoning.

Site Status and Needs: EXISTING - At the present time the City does not own property in areas zoned for business that could be used as off-street parking sites. Two(2) areas are now being leased by the City to provide off-street parking for the general area of Palmetto Park Road and east of Highway #1. These facilities seem to be of sufficient size to accommodate the present demand. The "B-3" zoned business areas are the only ones in the City that do not require the property owners to provide off-street parking for their buildings. The major "B-3" zoned areas extends from the west side of Highway #1 to east 2nd Avenue, and from Boca Raton Road to southeast 3rd Street. This area, for the most part, is built up with one story buildings which means that the population density of this area will not be a major problem. As the commercial and business areas of Boca Raton grow, other areas may be re-zoned to "B-3", which permits ten story buildings and does not require off-street parking. At such time, parking may become a problem and off-street parking sites will be required. However, no one can predict the future growth in detail and accurately enough to foresee the projected needs.

It is the feeling of this Committee that definite recommendations for off-street parking sites can not be made at this time. It is our recommendation, however, that this matter be referred to the Planning Commission as a matter to keep before them for consideration from time to time.

Related Projects: The proposed site for the new City Hall, Library and Police Station -- that is, the Garden Apartments site -- will provide ample parking space in connection with the activities of these buildings, and for the general area.

Cost: None.

- - - - -

NOTE: Refer to Supplement No. 2.

PROJECT: PUBLIC WORKS DEPARTMENT.

Location: EXISTING - The following functions are presently located within one (1) building located at N. W. 2nd Avenue and N. W. 1st Street, on Municipal property:

Maintenance Garage.....	1,040	square feet.
Carpenter Shop.....	180	" "
Paint Shop.....	150	" "
Sign Storage.....	150	" "
Open shed storage; motorized equipment, trucks and heavy equipment.....	1,200	" "

No Employee parking.

Description: (of proposed area) (See Site Status) (New site).

Storage and Warehouse and paint Shop.....	450	square feet.
Park Department.....	400	" "
Storage and Warehouse, shop and office.....	<u>4,150</u>	" "
Total.....	<u>5,000</u>	square feet.

Water Department Storage (Meters)....	<u>2,500</u>	square feet.
Total.....	<u>7,500</u>	square feet.

Open Shed - rolling equipment.....	4,000	square feet.
Truck parking.....	40,000	" "
Paved Parking Area		

Fencing of entire site.

Purpose: The purpose of the proposed area would be to adequately house, protect and maintain the equipment used for servicing the City -- garbage collection; street maintenance; personnel vehicles; sign maintenance equipment and vehicles used in connection with Water and Sewage Department, Park, and Recreational area maintenance.

Need: The major need is warehousing and storage garage, paint shop, meter shop, parking area, and outdoor fenced storage. There is a definite need for storage of bulk lime for water processing in the new plant next summer. The site should be located adjacent to the railroad for the receiving of supplies. Present equipment will service 10,000 population.

Site Status: EXISTING - Municipal property is temporarily adequate until considerable growth requires additional equipment and space or other uses require its relocation.

NEW - Since growth will probably be more concentrated along major North and South arteries, the actual center of the North - South length of the City will be somewhere north of the present location. This area should prove quite desirable insofar as access and required railroad spur. This area concurs with suggestions of 1957 Capital Improvement Report and still is the most logical. Ultimate needs for equipment and material storage should be adequately taken care of on a site of two (2) to three (3) acres.

Related Projects: Nothing in way of other public departments is correlated closely enough to warrant tying together with Public Works. The Public Works Department including Water Department and Sewage Department, is a Municipal function separated from others by nature of its duty and can be physically apart. For this reason, site should be the critical factor in relocating this Department.

Cost and Distribution:

Land: Roughly \$7,500.00 per acre.....Total \$15,000.00

Building: Warehouse and storage, shops,
shed storage, parking and fence... \$53,000.00

Sewage: (Airfield Site) It is presently adequate for population of 30,000 and one-third more with alterations and additions. The existing site of five (5) acres at 13th extension has room for this expansion.

Water Plant: N. W. 13th Street and 2nd Avenue is adequate for existing needs. There is plenty of land here for future warehouse and future needs.

The garbage dump is a hindrance to proper development of the south section of the City, west of U. S. Highway #1, and should be abandoned, filled, and moved to a less prominent site. Storm drainage should be improved. These are other considerations which seem to fall under the Public Works Department.

It is the recommendation of this Committee that, while land is available to meet all requirements, the new site for this Department be acquired as soon as possible. This committee further feels that the construction should be started on this Department by 1964, or by the time the population reaches 14,000, whichever comes first.

NOTE: Refer to Supplement No. 1

- - - - -

REMARKS:

The work of this Capital Improvement Committee is a continuation of the Comprehensive Plan Program. The content of the Comprehensive Plan Report and the Program prepared by George Emery in 1956, is the basic plan from which we are working. This basic plan should be understood by all, including those who judge the work of this Capital Improvement Committee. We will need a good Public Relations Program to accompany these reports. Planning, to be effective, must not only be accepted, but also understood and supported by the people of the City.

The Capital Improvement Committee would like to take this opportunity to thank the City Commission and our fellow citizens for the privilege of serving on this Committee.

We would also like to thank the City Commission for making sure we were not subjected to the whims, wishes or desires of any individual pressure or political group. We also appreciate the help and assistance we received from the various Municipal Department heads.

We agree that there is an acute and dire need for additional municipal facilities as this report will indicate. Your Committee would like to stress that the acquisition of land is almost a must due to the rapid increase in cost of real estate in the City of Boca Raton.

- - - - -

SUPPLEMENT NO. 1

to

CAPITAL IMPROVEMENT REPORT
dated
MARCH 1960

Since the City Commission has already accepted the original report made by the Capital Improvement Committee, this supplement will deal primarily with the recommendations for the acquisition of the proposed sites.

1. City Hall. In view of the recent appraisals, it is the recommendation of this Committee that three additional sites be studied.
 - A. Land immediately South of West Palmetto Park Road and East of the El Rio Canal (Legal description to be furnished),
 - B. Land South of N. E. 20th Street between the Florida East Coast Railroad and U. S. Highway No. 1, and
 - C. Land lying North of the present Post Office Site, (Legal descriptions to be furnished).
2. Major Park Area. The original report made Memorial Park the major park area. It is further recommended that an additional twenty (20) acres of land be secured in the vicinity of the "Independent Acres Tract", just South of the airfield for future recreational purposes. To complete this program we suggest that the City choose four (4) additional sites of five (5) acres each, in various sections of the City for Neighborhood Play Areas, primarily for the pre-school children.
3. Public Beach. This Committee originally urged the purchase of Area "A". Since the recent appraisal however, Area "B" should be seriously considered. Attention of the City Commission is invited to the fact that the question of relocation of Highway A-1-A might interfere with the cost of acquiring a beach site. It is now suggested that no consideration be given to this relocation until a full study has been accorded the recommendations of this Committee.

4. Recreation Center No. 1 and Municipal Swimming Pool No. 1 are to be located in Memorial Park.
5. Recreation Center No. 2 and Municipal Swimming Pool No. 2 are to be located as in the original Report.
6. Public Marina (including parking area and off street parking) as previously submitted.
7. Public Works Department. The City Commission is requested to review the two (2) appraisal sites - but the 28th Street Site is favored by this Committee.

The Capital Improvement Committee unanimously recommends that the City Manager be instructed and authorized to negotiate directly with the individual owners of the properties under consideration. We have people on this Committee who have loyally attended our meetings since its origin in August 1959. All of our members have worked earnestly, with no selfish motive of any kind, including members who are in the real estate profession. It is because of this fact that we stress eliminating any unnecessary personal gain by any individual other than the owners of the land to be acquired. We also feel that the legal services of our City Attorney should be called on for the legal contracts necessary to procure the land.

Only through the efforts and perseverance is the City going to progress or even keep up with the population growth ahead of us. It is our feeling that anything less than the acquiring of the land for all suggested projects would be complete failure. Long hours of study have been given these projects, and the suggested sites are considered best as far as the desirability, the availability, and the acquisition cost. Action should be initiated immediately, and property acquired within the next six (6) months for the best interests of the City.

December 23, 1960.

- - - - -

SUPPLEMENT NO. 2

to

CAPITAL IMPROVEMENT REPORT
dated
MARCH 1960.

This supplement will deal with requests for amendments to the original recommendations as set forth in the March 1960 Report, as well as additional recommendations to be included and made a part of the initial report.

1. Public Beach. It is recommended that the present beach site now owned and operated by the City of Boca Raton be retained even though additional beach properties are acquired. It is further recommended that a sum of \$250,000 be included to improve this present site as well as effecting the purchase of adjacent beach frontage to expand the present facilities.
2. Off-street Parking. The original report dealing with off-street parking made no specific recommendations nor did it advise that any action be taken at this time. It is now recommended that a sum of \$50,000 be included in the Capital Improvement Program cost to be used when feasible for the leasing and/or purchasing of properties to be used for off-street parking, as well as the improving and beautifying of both present and future off-street sites.
3. Right of way Acquisition. Inasmuch as it is becoming more and more apparent as the City grows and expands that we will be faced with the purchase of right of way land, that a sum of money in an amount of \$50,000 be included in the Capital Improvement Program cost to meet this need as it arises.

We trust that the City Commission can see the importance and necessity of the above mentioned recommendations and amendments, and in turn will approve and make this a part of the Program. It is hoped by this Committee that the City Commission will permit the Capital Improvements Committee to continue submitting these supplemental reports if, and when, the need arises.

January 31, 1961.

ESTIMATE CAPITAL IMPROVEMENT PROGRAM COSTS

Anticipated land acquisition cost.

City Hall, Public Library, Police Dept., Fire Dept., Main Station(All of the above to be included on one site).....	\$ 867,500
Fire Dept. Sub-station #1 and #2 on donated land (Boca Square and Hidden Valley locations) Fire Dept. Sub-station #3 (East of Intracoastal).....	10,000
Public Works Department.....	50,000
Additional Park site (approximately 20 acres).....	100,000
Marina (on City owned property) right of way acquisition.....	7,500
New Beach location.....	1,600,000
Future right of way acquisitions.....	50,000
Future off-street parking facilities.....	50,000
	<u>\$2,735,000</u>

Anticipated building and improvement cost.

City Hall.....	\$ 350,000
Main Fire Station.....	65,000
Sub-station #1.....	18,000
Sub-station #2.....	18,000
Sub-station #3.....	21,000
Police Department.....	80,000
Public Library.....	150,000
Public Works.....	53,000
Marina.....	50,000
Recreation Center #1 - Building and Equipment.....	100,000
Pool and equipment.....	80,000
Recreation Center #2 - Building and Equipment.....	20,000
Pool and equipment.....	26,000
New Beach facilities, improvements, etc.....	250,000
Present Beach facilities, improvements, etc.....	250,000
	<u>\$1,531,000</u>

Grand total.....\$4,266,000

A REPORT
to the
CAPITAL IMPROVEMENT COMMITTEE
of
BOCA RATON, FLORIDA
by
George W. Simons, Jr.
Planning and Zoning Consultant
Jacksonville, Florida
October, 1961

October 17, 1961

The Capital Improvement Committee
Boca Raton, Florida

ATTENTION: Mr. Bill T. Smith, Chairman

Dear Sirs:

Under date of June 22, 1961 the City Commission of Boca Raton retained us to make a review of the findings as recorded in the report of your Committee, dated January 31, 1961. We are pleased to transmit herewith the results of our review and studies.

Respectfully yours,

George W. Simons, Jr.

GWS/msh

PREFACE

Our retention by the City Commission to act as Planning Consultant to the Capital Improvement Committee entailed primarily a review and study of the Committee's reports presented to the City Commission in March 1960 and supplemented subsequently in December 1960 and January 1961. We approached our assignment in the role of analysts and community planners seeking to render to the Committee and City Commission our best conclusions after a consideration of the population growth, area expansion, diversification of land uses, economy and of such other developments as could influence the growth and character of the future city. In our analysis we had available the "Comprehensive Plan for the Town of Boca Raton, Florida" made under the guidance of Mr. George F. Emery, Town Planning Consultant, the Zoning Ordinance and Map of the City and the Progress Report of the City Manager dated December 31, 1960. In addition to these various documents we had access to building permits issued during the past six years and other information in the City Hall.

During the course of our studies and observations the State Board of Control supplied us with a site plan of the proposed State University to be built at Boca Raton showing the principal highway entrances. The Traffic and Planning Division of the State Road Department and the division office of the State Road Department at Fort Lauderdale also supplied highway and traffic flow information of the Boca Raton area. In this period of study a number of citizens of Boca Raton were also interviewed. We were especially pleased with the fine cooperation extended to us by the various officials of the city and others.

It is not possible to engage in a task such as this without acquiring

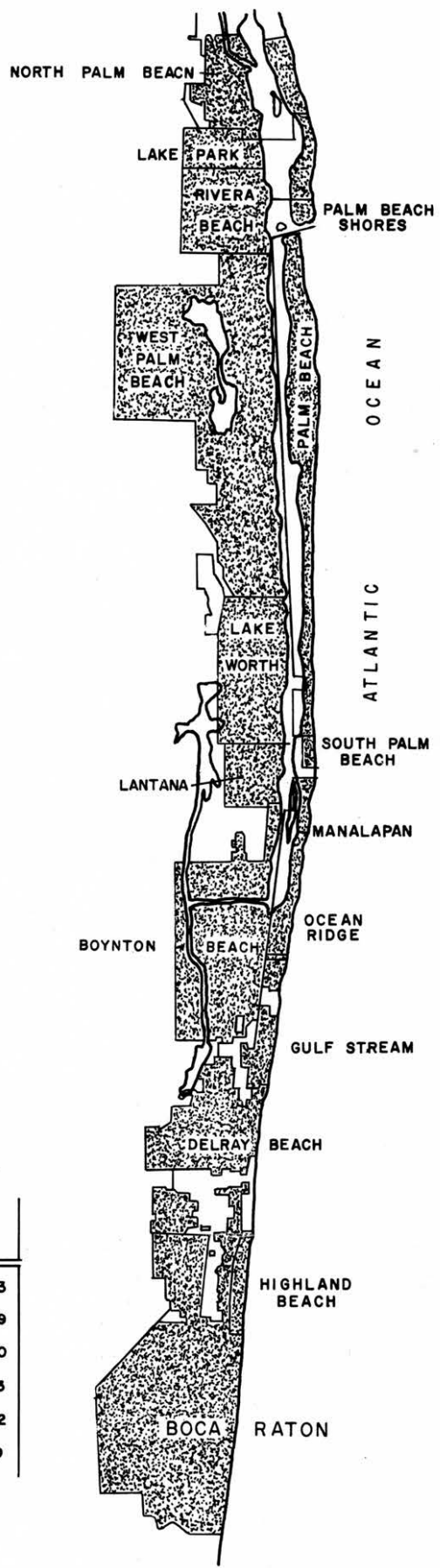
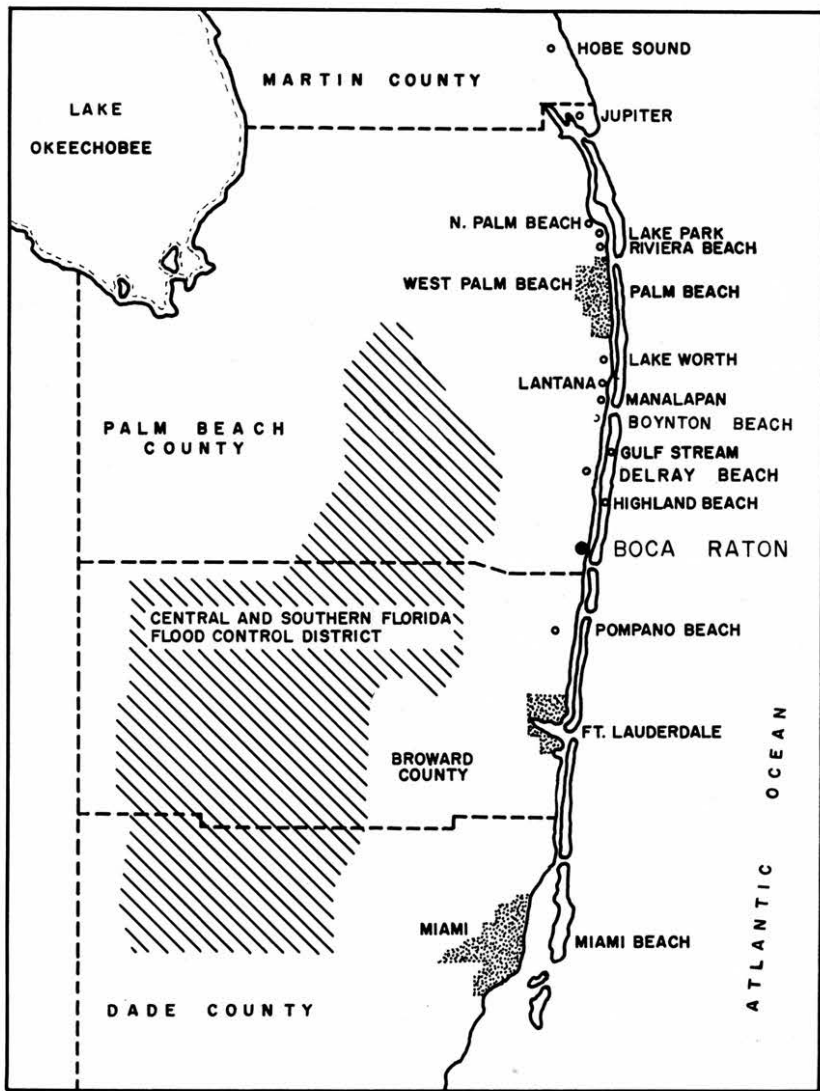


FIGURE 1

POPULATION GROWTH — THE GOLD COAST

YEAR	FLORIDA	BROWARD COUNTY	DADE COUNTY	PALM BEACH COUNTY	BOCA RATON	WEST PALM BEACH
1910	752 619		11 933	5 577		1 743
1920	968 470	5 135	42 753	16 654		8 659
1930	1 468 211	20 094	142 955	51 781	447	26 610
1940	1 606 842	39 794	267 739	79 989	723	33 693
1950	2 771 305	83 933	495 084	114 688	992	43 162
1960	4 886 016	329 406	921 625	224 537	6 961	55 539

considerable respect for the Capital Improvements Committee which did a job of great magnitude in a most commendable and expert manner. In our many years of professional service we have been privileged to work with many citizen committees but none has ever produced a more complete job than this. It was a pleasure to meet with their working committee of seven.

LOCATION - GROWTH - ECONOMY

Boca Raton, one of the fabulous productions of the twenties was conceived by the colorful, imaginative architect Addison Mizener as "the bride of the Gulf Stream, the Anteroom of Heaven, the Mizenerized Venice". The Boca Raton Club with its golf course, improved waterways and spaciouly designed residential subdivision centered by the broad palm lined Camino Real was planned to be the "ultimate" of all that had then been attempted in Florida. This initial subdivision was situated east of U. S. 1 and south of Palmetto Park Road. Since this initial plan the corporate area of Boca Raton has expanded northward and westward But not in accord with the Mizener dream.

Figure 1 shows the geographical location of Boca Raton within Palm Beach County and the gold coast region. The table included in Figure 1 shows the population growth of various political subdivisions in the southeast coastal fringe. Figure 2 illustrates the distribution of construction since 1952 and also the extent of corporate expansion. Records in the Building Department reveal that in the six and one half year period from January 1, 1955 to July 31, 1961, 2613 single family dwellings were constructed within the city.

The population growth of Boca Raton has been phenomenal. In 1920 there was no Boca Raton. In 1930 when it appeared for the first time in a Federal Census its population was 447 persons! At that time, Palm Beach County recorded only 51,781 persons and Delray Beach, Pompano Beach and Fort Lauderdale

BOCA RATON FLORIDA

PREPARED BY
GEORGE W. SIMONS JR.
PLANNING CONSULTANT

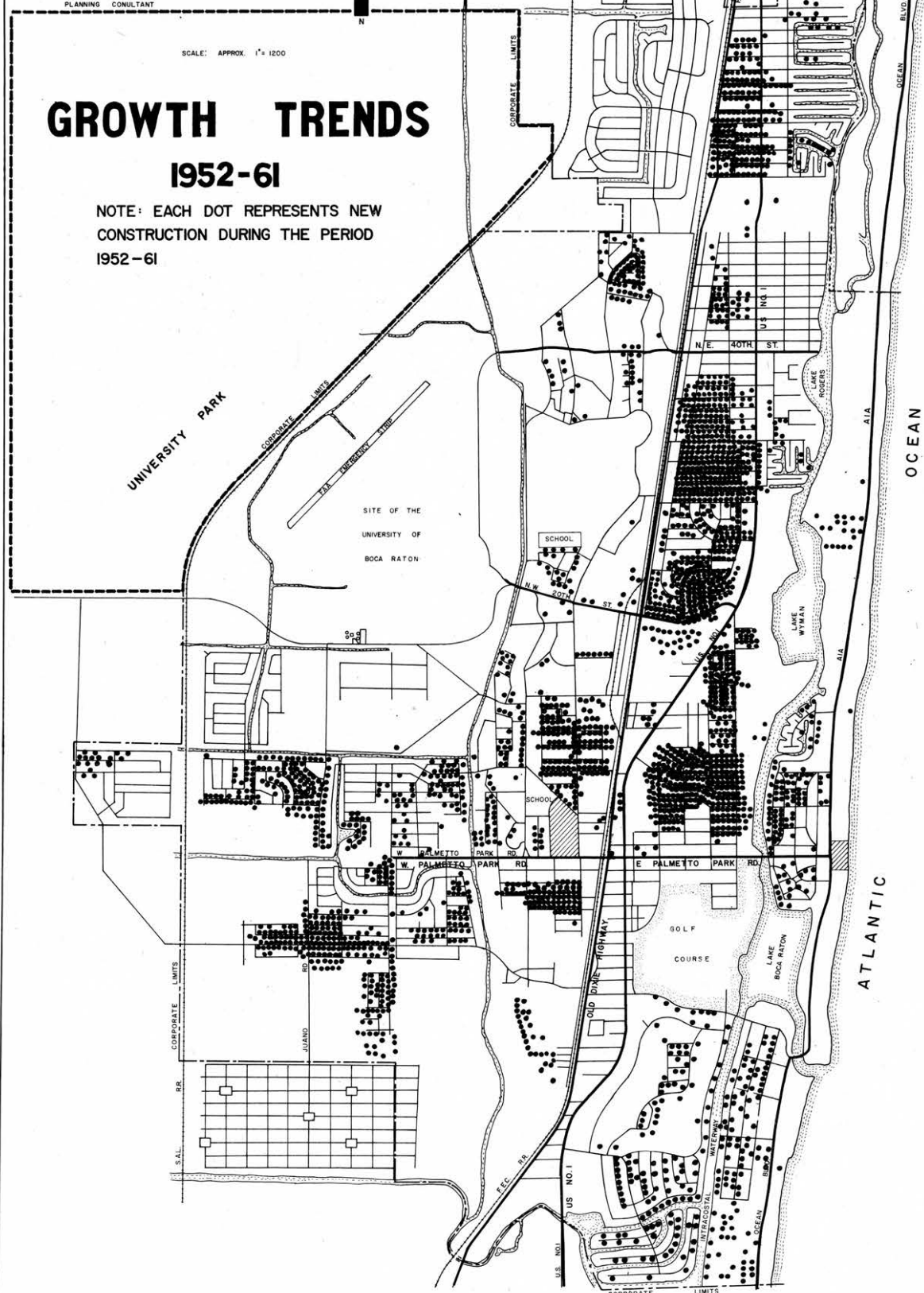


SCALE: APPROX. 1" = 1200'

GROWTH TRENDS

1952-61

NOTE: EACH DOT REPRESENTS NEW
CONSTRUCTION DURING THE PERIOD
1952-61



2,333; 2,614; and 8,666 respectively. Since 1930 Boca Raton has expanded into a dynamic city of 6,961 persons, in 1960. In the decade 1950-60, it registered a population increase of 601 percent - the eighth fastest growing city in the State.

The economy anticipated by the original Mizener concept of Boca Raton was much unlike that found today. Whereas Mizener visualized a plush Riviera far removed from the taints of industry and commerce, one finds today an economy predicated on a diversification of activities - manufacturing, retirement, tourism and servicing. Boca Raton, since 1926, has become an important component in the economy of Palm Beach County and the gold coast. Industrially, Boca Raton has progressed relatively more than some of its neighbors due primarily to the availability of surplus air base structures following World War II.

Figure 3 shows generally the current pattern of land uses within the corporate area. From this figure it will be noted that most of the industrial structures are located west of and adjacent to the Florida East Coast Railroad, north of Palmetto Park Road. Although this entire length of U.S. 1 from Camino Real to the north city limits is zoned for commercial uses as shown in Figure 4, such uses have actually gravitated into several strategic sites, principally in the vicinity of Palmetto Park Road, 20th and 40th Streets. What is locally recognized as the Central Business District located in the vicinity of Palmetto Park Road and U. S. 1. An enlarged plan of this area is shown in Figure 5.

Within the past three years the State of Florida has decided to establish a State University in Boca Raton on the site of the old Air Base (See Figure 2). This development will not only contribute substantially to the future population growth of Boca Raton but it will influence the physical

EXISTING LAND USES BOCA RATON FLORIDA





PREPARED BY
GEORGE W. SIMONS JR.
PLANNING CONSULTANT

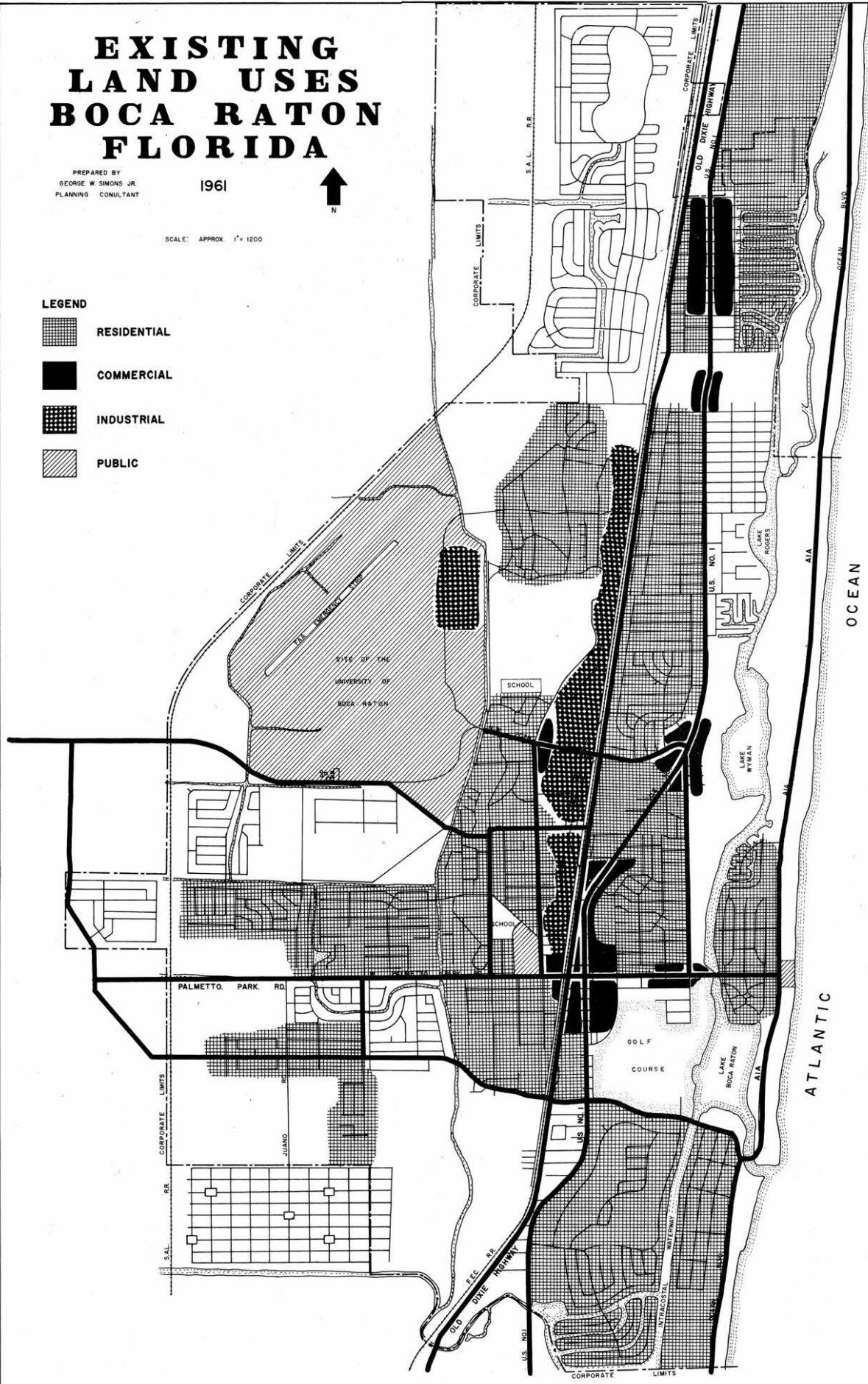
1961



SCALE: APPROX. 1" = 1200'

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC



social and cultural pattern of the area and enhance its economy. The University will attract a new type of year round resident and worker generally.

In contemplating future growth trends and potential one must comprehend that Boca Raton is a component part of one of the fastest growing and most intensively developed metropolitan regions in the nation. As illustrated in Figure 1, the coastal fringe of Palm Beach County is almost developed as one homogeneous area from Jupiter on the north to Boca Raton on the south. This fact in itself will have a pronounced effect upon the distribution and types of commercial, industrial and other activities that come into the area. Conservative estimates made by demographers of national note estimate that the gold coast area is destined to have a population of 6-8 million by 1980! Obviously this growth will be distributed among the various components of the region and Boca Raton will become a city of 30,000 to 50,000 persons within a generation.

The foregoing factual information reflecting past accomplishments and present trends enables one to anticipate the future with some degree of assurance and visualize a future pattern of physical development. The information also enables one to anticipate the diverse capital needs that are and will be essential to growth.

THE CAPITAL IMPROVEMENT COMMITTEE

Twenty one civic minded citizens representative of various civic, fraternal, professional, cultural and veteran groups comprise the membership of the Capital Improvement Committee. The committee chairman is Mr. Bill T. Smith and although the committee report was issued early this year, it still functions through a working committee of seven.

BOCA RATON FLORIDA

PREPARED BY
GEORGE W. SIMONS JR.
PLANNING CONSULTANT



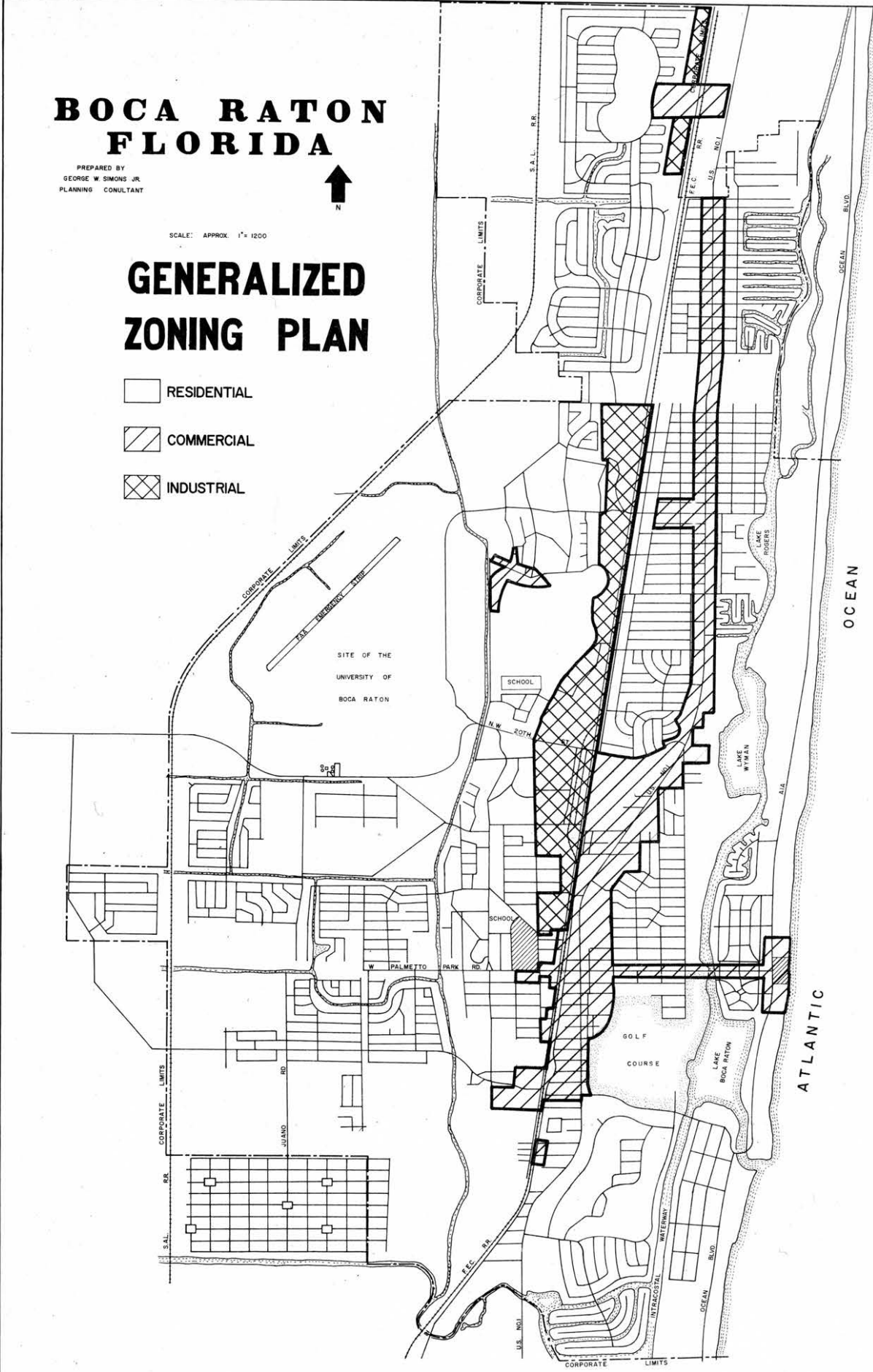
SCALE: APPROX. 1" = 1200'

GENERALIZED ZONING PLAN

 RESIDENTIAL

 COMMERCIAL

 INDUSTRIAL






ATLANTIC

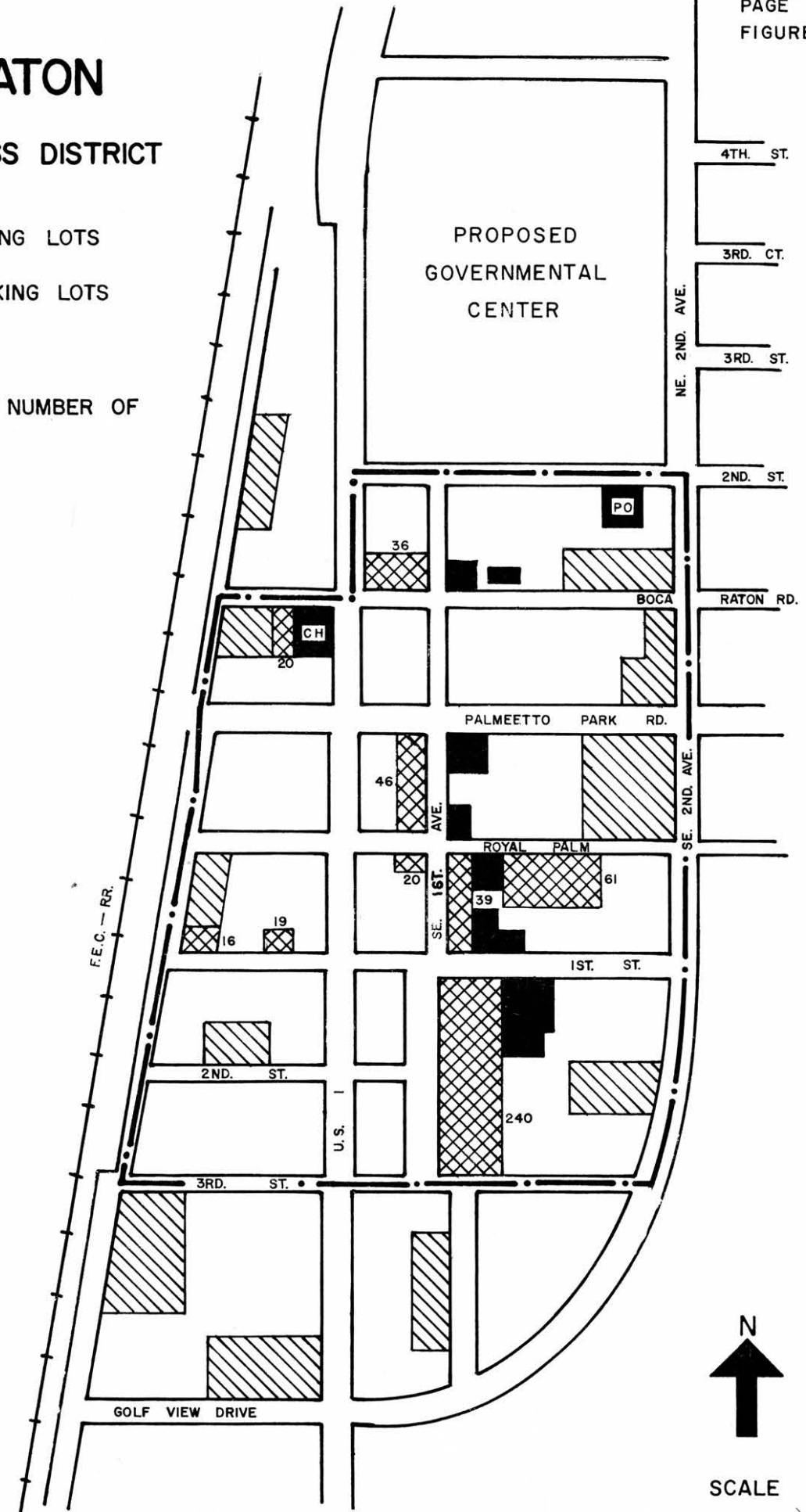
OCEAN

BOCA RATON

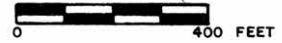
CENTRAL BUSINESS DISTRICT

-  EXISTING PARKING LOTS
-  PROPOSED PARKING LOTS
-  C.B.D. LIMITS

NUMERALS REFER TO NUMBER OF PARKING SPACES



SCALE



PROGRAM OF THE CAPITAL IMPROVEMENT COMMITTEE

In appointing the committee, the City Commission delegated to them "full power and authority to proceed with a capital improvement program" for the city. Only one priority request was made by the City Commission, namely, the needs of the Fire Department. The list of capital improvement projects suggested to the Committee included the following:

1. Fire Department Needs
2. Police Department facilities
3. City Hall
4. Library
5. Public Works Department Building and Yards
6. Recreational Facilities
7. Public Beach additions and facilities
8. Marina
9. Off Street Parking Facilities

Needless to say such a formidable list of projects required much study and research. The work started in July 1959 and was reported to the City Commission seven months later in March 1960. The Committee was concerned "with the selection of appropriate sites for each of the projects approved by them...the types of buildings to be constructed...the cost of lands and improvements and method of financing".

In its report the committee recommended among other details, sites for the various capital improvements. In the case of the City Hall, Library, Police Department and Public Beaches, alternate sites were included. The general locations are shown in the following list and also on Figure 6.

CITY HALL

- (a) Garden Apartments site - southside Palmetto Park Road across from Memorial Park.
- (b) Land immediately south of West Palmetto Park Road and East of El Rio Canal.
- (c) Land south of N. E. 20th Street between F.E.C. Road and U.S. 1
- (d) Land lying north of present Post Office site.

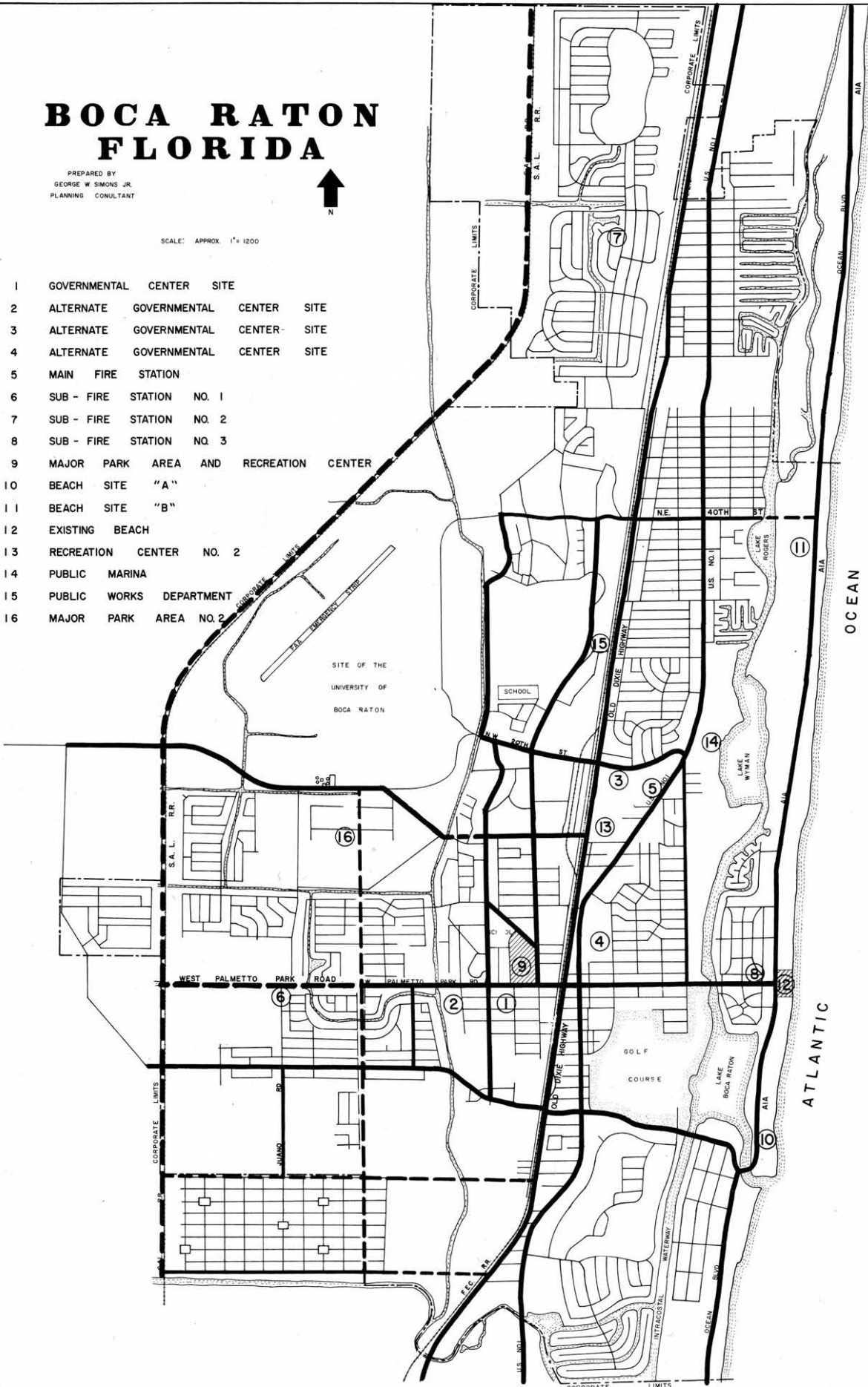
BOCA RATON FLORIDA

PREPARED BY
GEORGE W. SIMONS JR.
PLANNING CONSULTANT



SCALE: APPROX. 1" = 1200'

- 1 GOVERNMENTAL CENTER SITE
- 2 ALTERNATE GOVERNMENTAL CENTER SITE
- 3 ALTERNATE GOVERNMENTAL CENTER SITE
- 4 ALTERNATE GOVERNMENTAL CENTER SITE
- 5 MAIN FIRE STATION
- 6 SUB - FIRE STATION NO. 1
- 7 SUB - FIRE STATION NO. 2
- 8 SUB - FIRE STATION NO. 3
- 9 MAJOR PARK AREA AND RECREATION CENTER
- 10 BEACH SITE "A"
- 11 BEACH SITE "B"
- 12 EXISTING BEACH
- 13 RECREATION CENTER NO. 2
- 14 PUBLIC MARINA
- 15 PUBLIC WORKS DEPARTMENT
- 16 MAJOR PARK AREA NO. 2



CAPITAL IMPROVEMENT COMMITTEE SITE LOCATIONS

LIBRARY

- (a) On site of new City Hall.

POLICE DEPARTMENT

- (a) On site of new City Hall.

FIRE DEPARTMENT

- (1) Boca Square. W. Palmetto Park Road extension.
- (2) Hidden Valley. (no specific site proposed)
- (3) East of Intracoastal. (no specific site proposed)
- (4) Main station - 1 acre located in area of N. E. 20th Street and U.S. 1.

MAJOR PARK AREA (Playground)

- (1) West Palmetto Park Road, between N. W. 2nd and N.W. 3rd Avenue (20 A) (additional 20 acres located in "Independent Acres Tract")

PUBLIC BEACH (Boca Raton Beach and Recreation Area)

- (1) Area A. - 1500 feet from North line Boca Raton Inlet.
- (2) Area B. - 2000 feet in Government Lot 4 and entire area west to shore line of Lake Rogers (1200 feet deep)
("B" is preferable now)

RECREATION CENTER NO. 1

- (1) Memorial Park.

RECREATION CENTER NO. 2

- (1) Roadman School Area.

MUNICIPAL SWIMMING POOL NO. 1

- (1) Memorial Park.

MUNICIPAL SWIMMING POOL NO. 2

- (1) Roadman School Area.

PUBLIC MARINA AND PARKING AREA

- (1) Approximately 5 acres of City owned property on N.W. shore of Lake Wyman.

OFF STREET PARKING

No recommendations.

PUBLIC WORKS DEPARTMENT

- (1) Site on 28th Street.

In evaluating the various site recommendations of the committee a number of factors were considered, namely, the distribution of population, trends and types of development, street pattern and traffic circulation, locations of commercial and industrial enterprises and probable trends of each, distribution and adequacy of park and recreation facilities and probable needs for the future and the type of service to be rendered by the facility. The probable impact of the new university and the development of the new University Park on the city structure and facilities were also considered.

FIRE DEPARTMENT

Community needs of a Fire Department are defined by the National Board of Fire Underwriters as to station locations, apparatus and personnel. Fire companies shall be provided and so distributed as to assure quick response of the first due company. The location of values, street arrangement and traffic movements, the location of such barriers as water ways, bridges and railroads must be considered in selecting station sites. The Board of Underwriters state, "no point in any high value district shall be more than $\frac{3}{4}$ mile travel distance from a pumper or hose company or a pumper-ladder company, nor more than one mile from one providing adequate ladder service; in residential areas the requirements are respectively $1\frac{1}{2}$ miles and 2 miles for closely built sections and up to 3 miles for each class of service in areas where buildings are scattered".

The trend of development shown in Figures 2 and 3 indicate the ultimate necessity of fire stations in the north part of the city, the west and the beach area.

The Capital Improvements Committee proposed the erection of a new Central Fire Station in the vicinity of N. E. 20th Street and U.S. 1 and three sub-

NEIGHBORHOOD PLAYLOT

AN AREA INTENDED FOR ACTIVE RECREATION FOR PRE-SCHOOL CHILDREN. ITS MAJOR USE IS AS A SUBSTITUTE FOR BACK YARDS WHERE PLAY OPPORTUNITIES ARE RARELY AVAILABLE, SUCH AS IN CONGESTED DISTRICTS AND IN THE APARTMENT DEVELOPMENTS.

THE SIZE OF A PLAYLOT SHOULD BE ABOUT 1,500 TO 5,000 SQUARE FEET, ABOUT THE SIZE OF AN AVERAGE SINGLE FAMILY RESIDENTIAL LOT.

A PLAYLOT SHOULD BE LOCATED ONE TO EACH BLOCK IN CONGESTED AREAS - ONE FOR EVERY 300-700 PEOPLE.



FACILITIES

FIG. 7

LARGER HOME GROUNDS
NEARBY CHILDRENS NURSERIES
PLAYLOTS

NEIGHBORHOOD PLAYGROUND

AN AREA FOR ACTIVE RECREATION FOR CHILDREN 5 TO 15 YEARS OLD. IT MAY, IN ADDITION, PROVIDE A SMALL AREA FOR THE EXCLUSIVE USE OF PRE-SCHOOL CHILDREN, AND FACILITIES WHICH MAY BE USED UNDER CERTAIN CONDITIONS BY YOUNG PEOPLE AND ADULTS.

THE SIZE OF A PLAYGROUND SHOULD BE 3 TO 7 ACRES. THE SITE SHOULD NOT BE LOCATED ALONG HEAVILY-TRAVELED STREETS OR RAILROADS. CHILDREN SHOULD BE ABLE TO REACH THE SITE WITHOUT BEING EXPOSED TO ANY SPECIAL HAZARDS.

CHILDREN SHOULD NOT BE EXPECTED TO WALK MORE THAN 1/2 MILE TO REACH A PLAYGROUND.



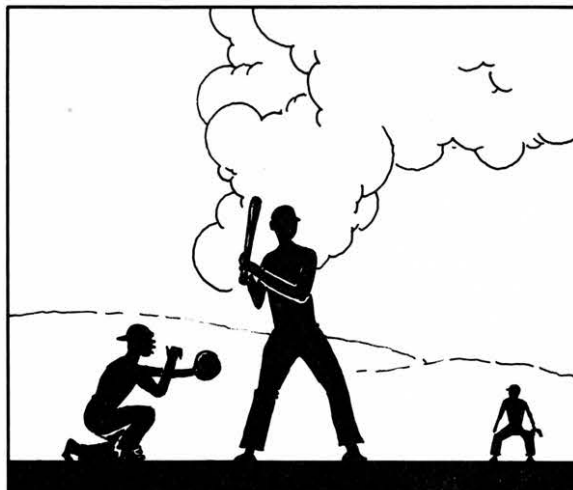
PLAY AREAS IN PARKS
SWIMMING POOLS
HOME GROUNDS
ZOOS
BOY & GIRL SCOUT CAMPS
SCHOOL PLAYGROUNDS
PLAYGROUNDS FOR ATHLETICS
COMMUNITY CENTERS
OUTLYING NATURALISTIC PARKS
MUSEUMS

NEIGHBORHOOD PLAYFIELD

AN AREA FOR ACTIVE ORGANIZED PLAY FOR OLDER CHILDREN AND ADULTS, AGES 15 AND OVER. A SMALL SECTION SHOULD BE DEVELOPED AS A CHILDRENS PLAY AREA.

THE SIZE OF A PLAYFIELD SHOULD BE 10 TO 30 ACRES.

PLAYFIELDS SHOULD BE LOCATED WITHIN 1/2 TO 1 MILE WALKING DISTANCE FROM EVERY HOME.



NEIGHBORHOOD PARK

AN AREA FOR PASSIVE RECREATION FOR ALL AGES. A RELATIVELY SMALL NEIGHBORHOOD PARK AREA AND PRIMARILY INTENDED TO PROVIDE AN ATTRACTIVE NEIGHBORHOOD SETTING AND TO AFFORD A PLACE FOR QUIET, PASSIVE RECREATION.



SCENIC DRIVES
PLAYFIELDS
SWIMMING POOLS
NEIGHBORHOOD PARKS
COMMUNITY CENTERS
LARGE PARKS
RESERVATIONS - FOREST PRESERVES
MUSEUMS & ZOOS
FISHING & BOATING
BRIDLE & NATURE TRAILS

stations, viz, one in the Hidden Valley area, one on West Palmetto Park Road near Quano Road and one to be located somewhere east of the Intracoastal Waterway (Figure 7). The station of prime importance and for first consideration is the new Central Station.

From our studies of the area and its land use distribution (Figure 3) we concur in the findings of the Capital Improvement Committee which follow closely the location standards established by the Board of Fire Underwriters. In addition to the Central Station, early consideration should be given to the station in the beach area and in the west. The Hidden Valley station is not urgent yet. The location proposed for the most completely equipped central station is comparatively close to the new University site, the Industrial Area and easily accessible to areas south and east.

PARK AND RECREATION FACILITIES

The National Park Service suggest for every city one acre of park and recreation space either within the city or immediately adjoining its boundaries for each 100 population. Another standard often recommended by recreation authorities is that approximately 10 percent of the total city area should be devoted to parks and recreation.

Supplementing these more or less general standards, the National Recreation Association prescribes standards and rules for specific types of facilities. Every neighborhood of the city it says should have one acre of playground space for every 800 of its present and estimated future population. Playgrounds should be from 3-5 acres in area and be so distributed that no one would be obliged to walk more the $\frac{1}{4}$ mile in densely built up neighborhoods and $\frac{1}{2}$ mile under most favorable neighborhood conditions. Every city should also have at least one playfield of 20 acres for each 20,000 of population and one community recreation structure for a like number. (See Figure 7.)

Based on these universally accepted standards it would seem that Boca Raton should currently have at least 70 or more acres in park and recreation area and for a population of 30,000 persons or more, provisions should be anticipated for at least 250 to 300 acres in parks and recreation facilities. The prevailing neighborhood pattern reveals approximately where neighborhood playgrounds should be located.

The Capital Improvement Committee devoted much of their report to subjects relating to parks and Recreation. Seven projects were included as follows:

1. Major Park Area
2. Public Beach
3. Recreation Centers 1 and 2
4. Municipal Swimming Pools 1 and 2
5. Public Marina and Parking Area (Lake Wyman Area)
6. Four Neighborhood Play Areas.

The Committee proposals are reasonable and sound, especially the one pertinent to a beach and park development between Lake Rogers and the ocean. This development would add ocean frontage at a most acceptable place and also waterway frontage. It would also give some 55 acres for development into park and recreation areas. The Public Marina and Parking Area in the Lake Wyman area is also commendable.

The various park and recreation areas exclusive of the beach area are well located. They manifest a consciousness of need on the part of the Committee. On neighborhood Playground provisions however, we think the Committee was too conservative; whereas four Neighborhood Playgrounds were recommended we believe the anticipated growth and development of Boca Raton will justify at least eight and possibly ten of such facilities. Four could be used now but thought should be given to property acquisitions to provide additional facilities as needed.

PUBLIC WORKS DEPARTMENT

The site proposed for the Public Works Department is in accord with recommendations of the comprehensive plan. The location is such that it can be readily serviced and also such that it can function smoothly and effectively in the area.

CITY HALL - LIBRARY - POLICE DEPARTMENT AND
OFF- STREET PARKING

People in all walks of life residing within the city find it necessary to visit the City Hall at some time or other and some may even be obliged to visit the Police Department or Municipal Court. The Public Library is universally the most widely used of all public buildings. To serve the people most effectively these various public facilities should be centrally located and easily accessible.

Librarians tell us that a central library should be located in the main stream of vehicular and pedestrian traffic. Most cities follow this idea, viz Miami, West Palm Beach, Delray Beach. In each of these places the public library occupies a place within the Central Business District.

Police Departments with their safety divisions and municipal court facilities should also be centrally located in close proximity to but not necessarily within the City Hall. Jail structures, sometimes included within the Police Department Building, are more likely to be located at a more remote site because such structures usually attract a variety of loiterers.

The City Hall, used constantly by the people as the administrative center of the city, is generally the dominant structure. In it are the offices of the City Manager, Mayor and the various departments as well as the meeting place of the City Commission. It is ^{the} vibrant heart of the city and because of its nature should be near and accessible to all the people.

The various facilities could be grouped advantageously within a centrally located governmental center, spaciouly designed. Not only would a grouping of services be a convenience to the greatest number of people but it would be a stimulant to civic pride. Such a center would be a great asset, the value of which could not be overestimated. In such an atmosphere the best impulses are aroused in the hearts of the citizens. Boca Raton in its adolescent stage of development needs something to stir within its people a deep sense of civic consciousness.

The Capital Improvement Committee directed attention to four sites as suitable for the City Hall, Library and Police Department, as indicated in Figure 6. In evaluating these sites for utilitarian purposes we sought to keep before us the general growth experiences of Boca Raton and its evolving population distribution and land uses pattern as revealed by the accompanying exhibits (construction distribution, land uses and zoning). We endeavored also to project the growth picture into the future as a result of the University development and the building of University Park. The centrality of site, ease of accessibility and proximity to the Central Business District with its diversified services were weighed particularly. As a result of this analysis we favor the site located centrally on the north edge of the Central Business District across from the Post Office, numbered 4 in Figure 6.

What are the qualities of this site? It is centrally located and sufficiently large to accommodate the governmental structures proposed along with landscaping and off-street parking facilities. Being at the edge of the Central Business District, across from the Post Office, it is in the stream of traffic where a multiplicity of services are provided. It is a site favorably oriented and shaped.

The establishment of a governmental center in this area will have a beneficial and wholesome effect upon the future molding and building of the Central Business District which today needs enhancement and identification. Such a center will attract and activate development of diverse kinds thereby adding taxable value. Currently this relatively small area of about 57 acres is responsible for nearly 3 percent of the city's total tax load.

As city growth continues the central heart of servicing, financial and marketing enterprise will intensify and expand. For every 1000 of new people who come into the area some new enterprises will have to be provided a portion of which will gravitate to the Central Business District. There are now within the area defined in Figure 5, some 182,000 square feet of floor space devoted to retailing and services. In the next decade the requirements of growth will approximately double this amount, exclusive of off street parking spaces.

The advantages of the proposed site would be improved considerably if the city would acquire the row of lots on the west and fronting on U.S. 1. This acquisition would afford an opening vista on the principal north-south artery. 2nd Street should also be extended through to U.S. 1.






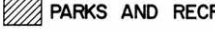

The erection of the University at Boca Raton will influence future growth and development throughout the city but more particularly in those areas adjacent to the University site, on the south, west and north. University Park will also attract considerable residential growth. Some accommodation businesses may locate in these developing sections but nothing in magnitude or character comparable to the Central Business District. To control commercial development the zoning regulations should be rigidly adhered to. By its nature the University is more or less an autonomous body but regardless

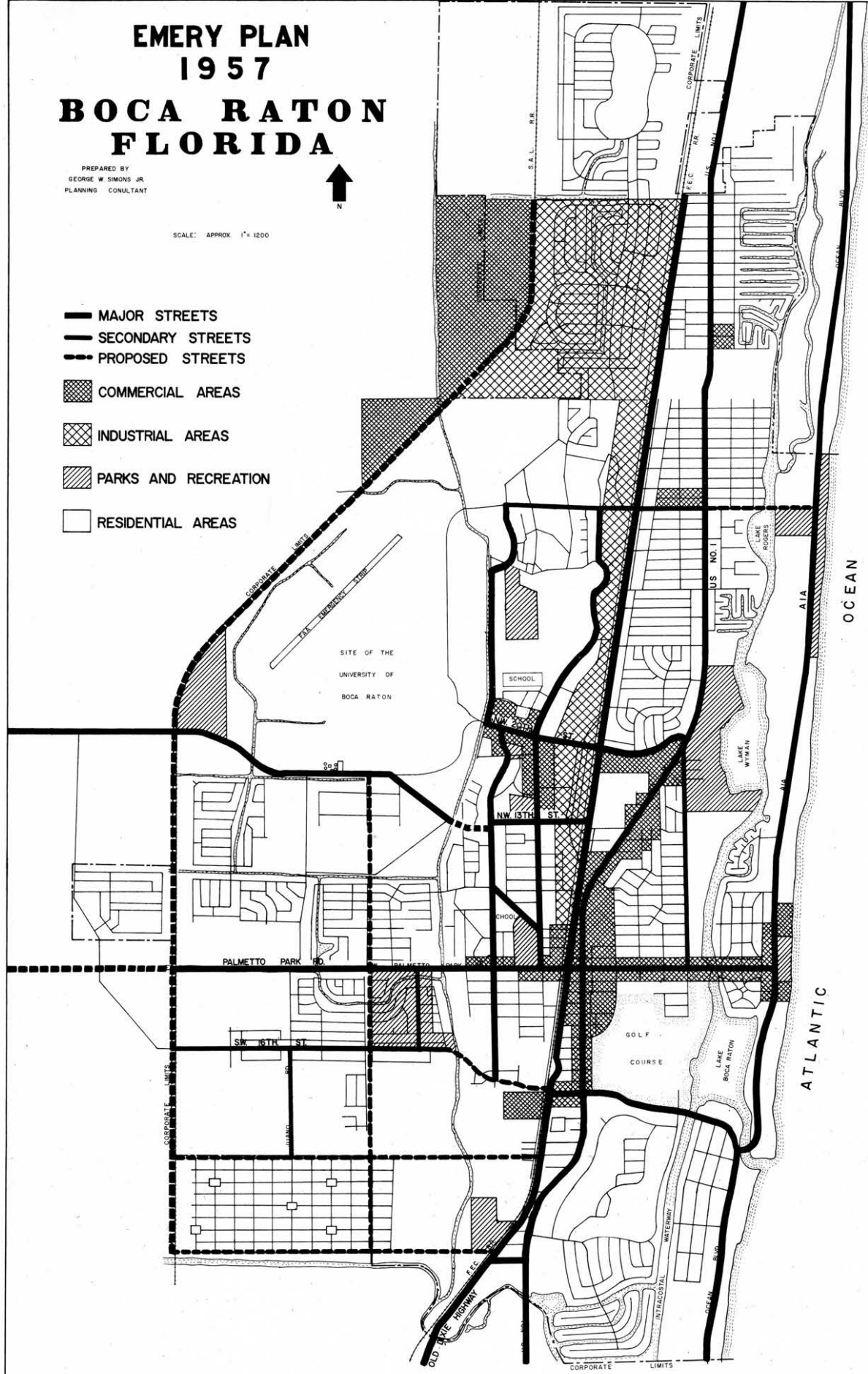
EMERY PLAN 1957 BOCA RATON FLORIDA

PREPARED BY
GEORGE W. SIMONS JR.
PLANNING CONSULTANT



SCALE: APPROX. 1" = 1200'

-  MAJOR STREETS
-  SECONDARY STREETS
-  PROPOSED STREETS
-  COMMERCIAL AREAS
-  INDUSTRIAL AREAS
-  PARKS AND RECREATION
-  RESIDENTIAL AREAS



its presence, its student body and faculty will contribute substantially to the economy of the city. This economy will be reflected in the expansion and diversification of interests within the Central Business District.

When construction work starts on the University and later when it becomes operative, 20th Street will become an important feeder from U.S. 1 and other parts of the city. Because of its importance it should be widened into a four lane divided highway. It may develop into a commercial street. Commercial activities will assuredly assemble around the intersection of 20th Street and U.S. 1 where the street pattern cuts the land into irregular parcels none of which are sufficiently large to permit a spacious public development.

OFF STREET PARKING

Adequate off street parking facilities are essential to the healthful, well rounded development of any Central Business District. For each 1000 square feet of floor area devoted to retail or servicing enterprises, a minimum of 2000 square feet of parking space should be provided, distributed so that no one need walk more than 500 feet from a parking space to a destination. These spatial requirements are somewhat less than those observed by the large, most recently developed marketing centers. Accordingly, the Central Business District is currently deficient in off-street spaces. As indicated in Figure 5 however, there are vacant areas within the Central Business District that could be utilized as parking areas and these should be acquired.

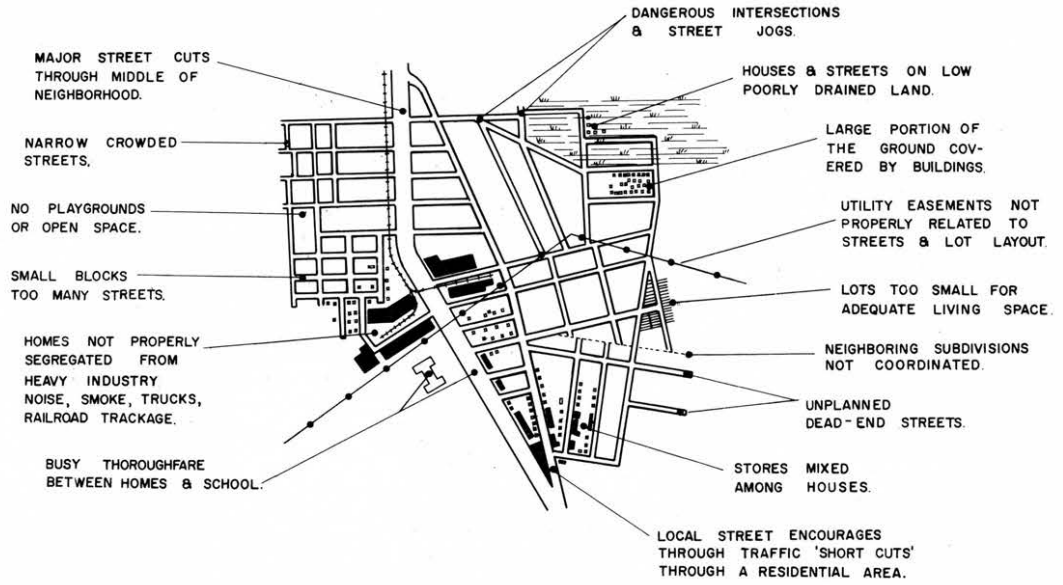
SUMMARY

Summarizing, we are of the opinion that the findings of the Capital Improvement Committee are rational and reasonable. There can be little or no difference of opinion over such items as Fire Stations, Public Works Department, Public Beach additions, Marina and Public Recreation facilities. As stated in the body of the report, we do feel however that the Committee was a little too conservative on neighborhood recreation facilities.

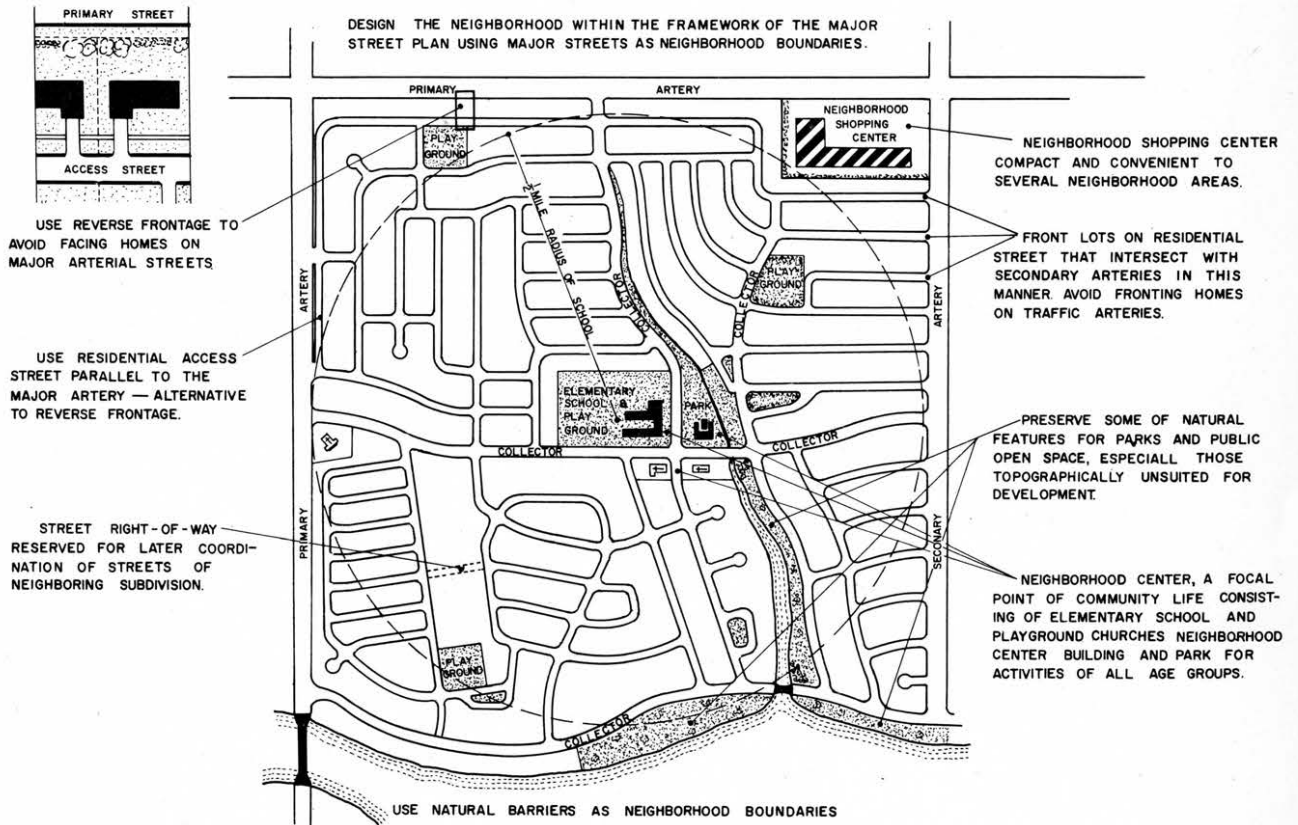
Each of the sites suggested for the City Hall, Library and Police Department could accommodate the various structures but we believe that from the standpoint of size, location, and orientation, the site favored herein will conform better to the ultimate needs of the city. The railroad as a barrier stands between the main stream of traffic and any public buildings located in areas west of the railroad.

Several active years have passed since the delineation of the Emery Plan. In view of the ensuing decade, it would not be amiss to revalue and revise the comprehensive plan at this time.

POOR ENVIRONMENT



DESIGNING GOOD NEIGHBORHOODS



SUPPLEMENT NO. 3.

to

CAPITAL IMPROVEMENT REPORT
dated
OCTOBER 1961.

Submitted as a part of the Supplement is the George Simons Report.

The Capital Improvements Committee reaffirms its recommendations as contained in the original and two (2) supplemental reports previously submitted with specific reference to the following items:

1. Public Beach - Site B.....is the approved choice.
2. City Hall Site.....land lying north of the Post Office to 6th Street, from Federal Highway to 2nd Avenue, is the primary choice.

Relative to all sites recommended as first choice; if price is prohibitive or it is seen that acquisition is possible only through condemnation, then the Committee requests that it be given the opportunity to recommend an alternate site.

Although we see wisdom of Mr. Simons' recommendation for additional neighborhood park sites, we feel that these can be made available through means other than bond issue covering these projects, such as acquisition of parcels in proposed plats and purchase through contingency fund as the need arises.

An intensive community education program for the purpose of informing the public, as completely as possible on all phases of the program, so that an intelligent vote may be cast by the freeholders, is stressed by the Committee.

We recommend, therefore, that a professional public relations person such as Mr. Frank Wright, or a man of equal ability be engaged to promote the passage of the Capital Improvements Program through the successful conclusion of the referendum.

In closing, we reiterate the acquisition of land at an early date is of prime importance because of the continued rise in cost.

November 2, 1961.