



Police Services Complex

August 24, 2026, City Council Workshop – City Manager's Report

POLICE SERVICES COMPLEX

Project Timeline

2002-2018	Space needs and operational challenges evaluated	SEP 2026	CAP community outreach (Sept. 2); CAP presentation, location/scope decision (Sept. 22)
JAN 2025	City entered into agreement with architect	OCT 2026	Potential bond language adoption (Oct. 13)
MAR 2026	Bond referendum (\$175M) did not pass (March Election)	NOV 2026	Ballot language due to SOE (Nov 10); Community engagement and education begins (through March)
MAY 2026	Internal reevaluation and design begins	DEC 2026	RFQu initiated, if required (Design)
JUN 2026	Council briefed on PSC timeline; CAP introduced to project; Council site tours completed *Council consensus on \$125M bond	MAR 2027	Municipal Election (March 9)
JUL 2026	Facility condition assessment; Council briefed on scope and options	Q3 27	Contract Awarded
AUG 2026	Community polling; CAP community outreach; Let's Talk Boca: Public Safety	Q4 28 – Q1 31	Construction (Begin Q4 28; Completed Q1 31)

Background

-  **Two Options Presented**
-  **Council Direction**
-  **Polling Conducted**
-  **Community Engagement**

Staff reviewed current needs and presented Council with two options at the last City Council meeting, one being staff's recommendation.

Council directed staff to proceed with community engagement to gather feedback.

Polling was conducted at the beginning of August to gather scientific data and feedback from the community.

City Staff and the Police Department are providing opportunities throughout the City to engage with residents.

POLICE SERVICES COMPLEX

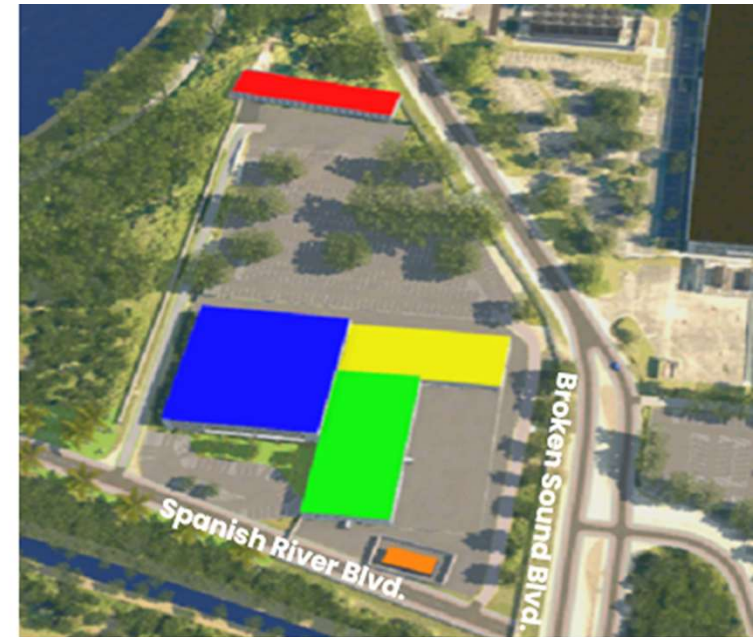
Central Complex + Downtown Station

Staff Recommendation

PROJECT SNAPSHOT – 16.4 ACRES

-  **Central Main Building** 2 stories, 70,000 SF **Top Hurricane Rated*
-  **Downtown Main Building** 1 story, 9,000 SF
-  **Evidence & Storage Building** Reduced to 20,000 SF
-  **Rolling Asset Building** 1 story, 18,000 SF
-  **Firing Range** 50-yard, 1 story, 12,000 SF
-  **Central Energy Plant** 1 story, 1,500 SF

**Total Public Safety Space: ~100,000 sq. ft*



POLICE SERVICES COMPLEX

Downtown Complex

PROJECT SNAPSHOT – 1.94 Acres

 **Main Building** 6 story: 4 story garage/2 story ops
*Top Hurricane Rated

Within vertical structure:

 **Evidence & Storage Building** 1 story, 20,000 SF

 **Rolling Asset Building** 1 story, 18,000 SF

 **Firing Range** 50-yard, 1 story, 12,000 SF

 **Central Energy Plant** 1 story, 1,500 SF

**Total Public Safety Space: ~90,000 sq. ft*



POLICE SERVICES COMPLEX

Due Diligence

OTHER LOCATIONS EVALUATED

- 6551 Park of Commerce Blvd.
- Banyan Training Facility
- 8 acres east of 2nd Avenue
- Glades south of FAU
- Palmetto south of Paradise Palms
- 6500 Congress
- Existing PDHQ + BACE parcel

Each was evaluated against the same criteria: cost, feasibility, site constraints, and future growth. Each presented similar limitations, reinforcing the central location as the strongest long-term option.



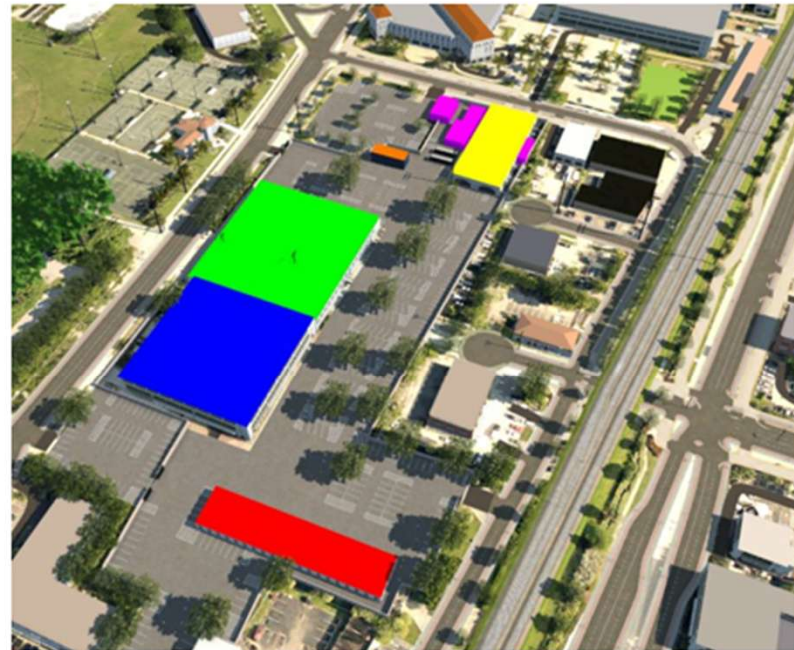
POLICE SERVICES COMPLEX

Due Diligence:

Downtown Horizontal Build

Evaluation

- **\$20M+** in site pre-development costs:
 - Real estate acquisition
 - Power distribution modifications
 - Relocating PD personnel (4 years)
- Reduced connectivity (closure of 2nd & 3rd Street)
- Limited future expansion (< 6 acres)
- Disjointed, poorly integrated, and inefficient land utilization
- Train derailment risk
- Hurricane evacuation risk





City of Boca Raton Police Headquarters Survey

Summary of Results



OPINION
RESEARCH
& STRATEGY

Survey Methodology

Dates	August 1-16, 2026	
Survey Type	Dual-mode Voter Survey	
Research Population	Likely March 2027 Voters in the City of Boca Raton	
Total Interviews	256	
Margin of Sampling Error	(Full Sample) $\pm 6.1\%$ at the 95% Confidence Level (Half Sample) $\pm 8.7\%$ at the 95% Confidence Level	
Contact Methods	 Telephone Calls	 Text Invitations
Data Collection Modes	 Telephone Interviews	 Text Surveys

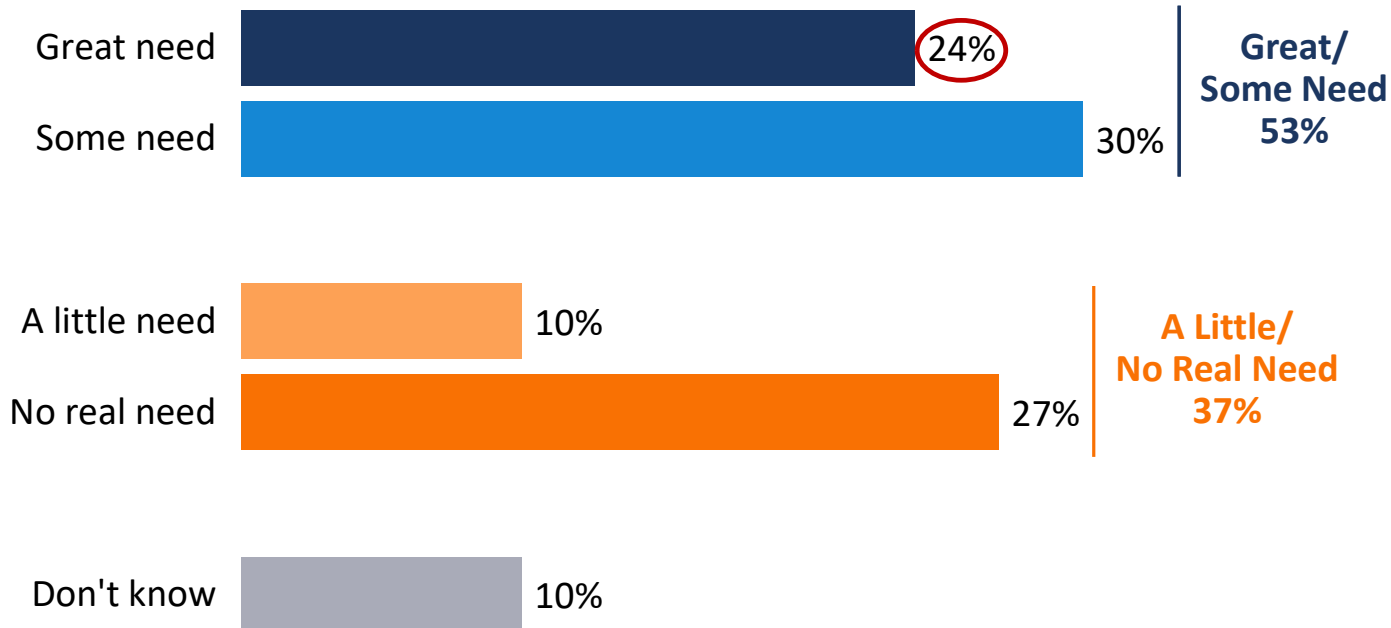
(Note: Not All Results Will Sum to 100% Due to Rounding)



General Opinions on a New Boca Raton Police Headquarters

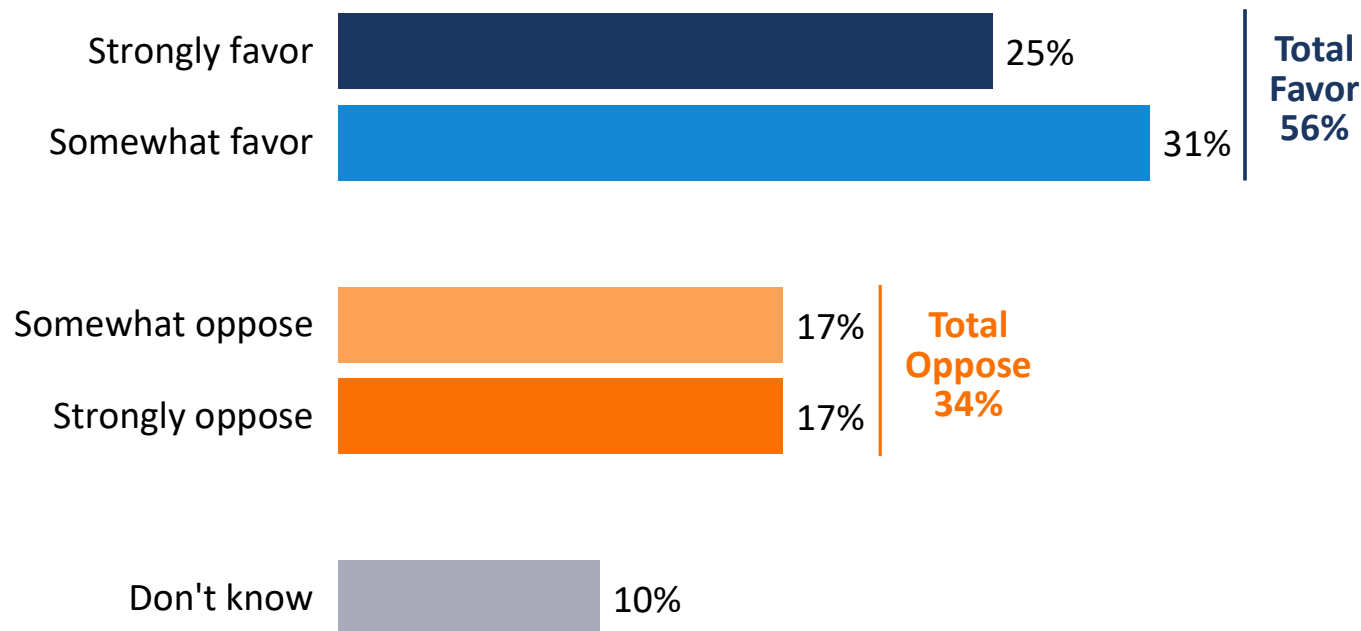
While a majority believe there is a need for a new Boca Raton Police headquarters, intensity is low.

Generally speaking, do you feel there is a great need for a new Boca Raton Police headquarters, some need, a little need, or no real need for a new Boca Raton Police headquarters?



The proportion who favor building a new police headquarters aligns with the perception of need, with just over half in favor.

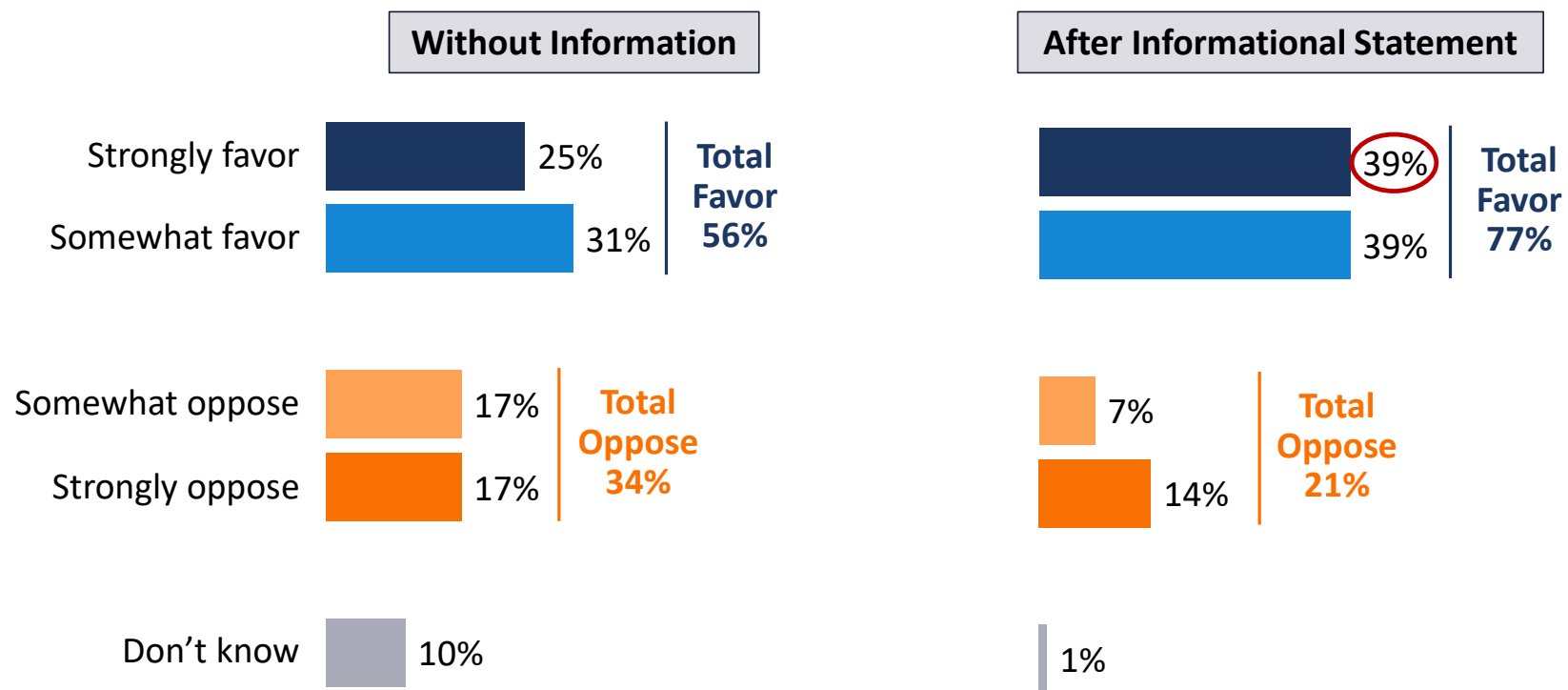
Generally speaking, do you strongly favor, somewhat favor, somewhat oppose, or strongly oppose building a new Boca Raton Police headquarters?



Informational Statement

Boca Raton's population has increased by 75% since the current Boca Raton Police headquarters was built 40 years ago, and the number of police staff serving the City has more than doubled. There is not enough space in the current headquarters for the police and detectives needed on duty each day, and special crime units are spread out across seven different locations throughout the City and cannot efficiently and adequately work together. Furthermore, the current headquarters is not hurricane-rated, which means it must be evacuated during hurricanes because it is at risk of collapse.

Support for building a new police headquarters increases 21 points after learning more, with more than 3 in 4 now in favor.





Opinion of Specific Proposals for a New Boca Raton Police Headquarters

Survey Design

- The survey was designed to gradually add information about the potential new police headquarters to see the impact as voters learned more.
 - General opinion with no information
 - General opinion with information about its need
 - Locations, with no additional information
 - Statements in support of each location
 - Building size and height
 - Costs
 - Preferred location
 - General supportive and critical statements

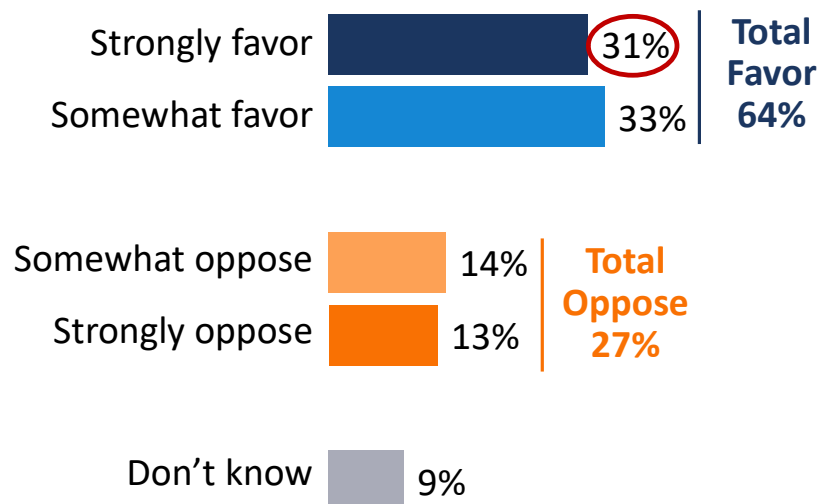


Potential Locations

Approximately 6 in 10 voters favor a new police headquarters after hearing each proposed location.

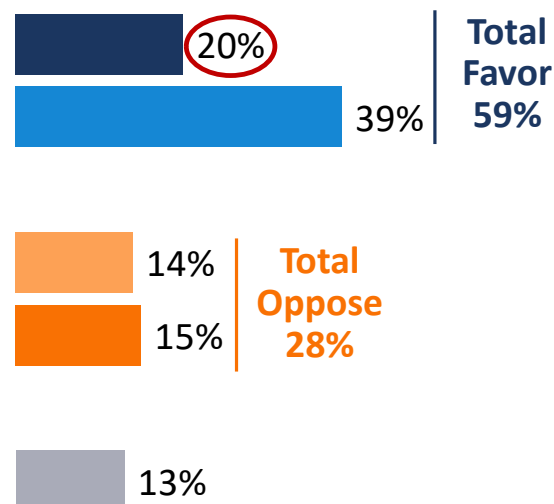
Central Location

Relocating the new police headquarters from its current location downtown to a central location on city-owned land on Spanish River Boulevard near I-95, and establishing a police station downtown.

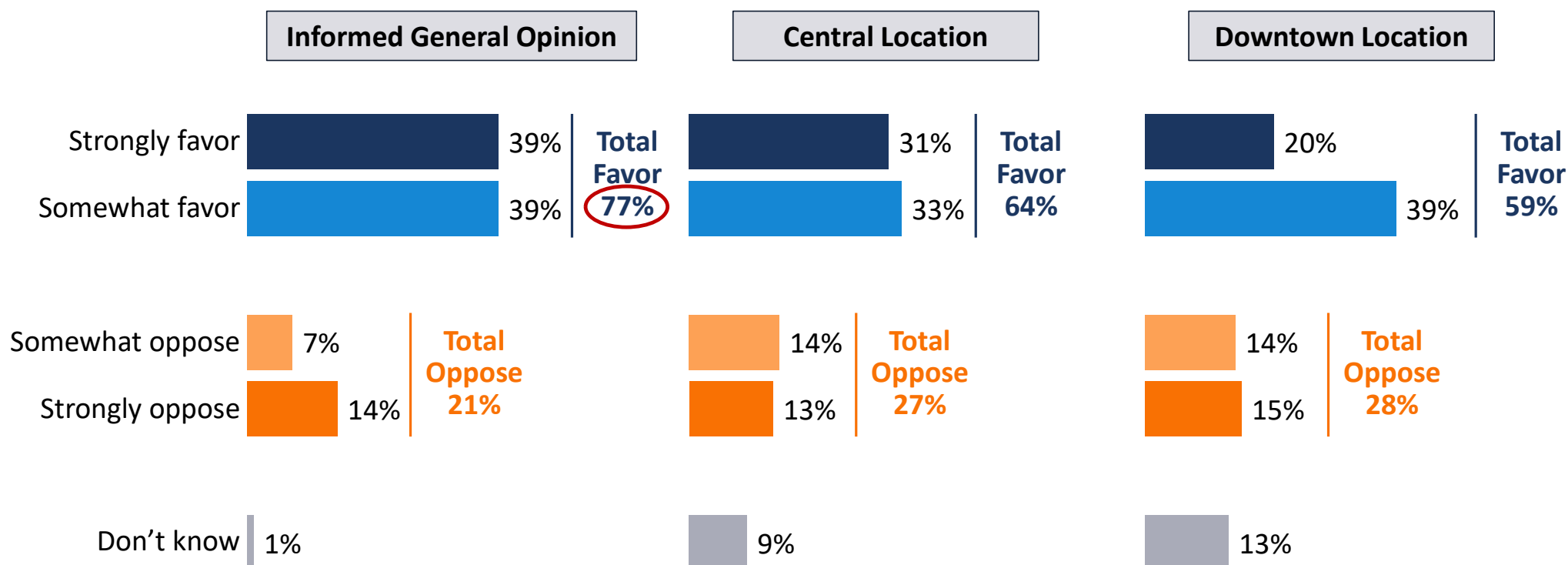


Downtown Location

Replacing the current police headquarters with a new headquarters in its current downtown area location.



The proportion in favor declines after hearing the proposed locations versus when asked to give an informed opinion generally.



Q. Having heard more, do you strongly favor, somewhat favor, somewhat oppose, or strongly oppose building a new Boca Raton Police headquarters?

Q. Next are two options that are being considered for the location of a new Boca Raton Police headquarters. After (hearing/reading) each one, please indicate if you would strongly favor, somewhat favor, somewhat oppose, or strongly oppose a new Boca Raton Police headquarters if it were at that location.

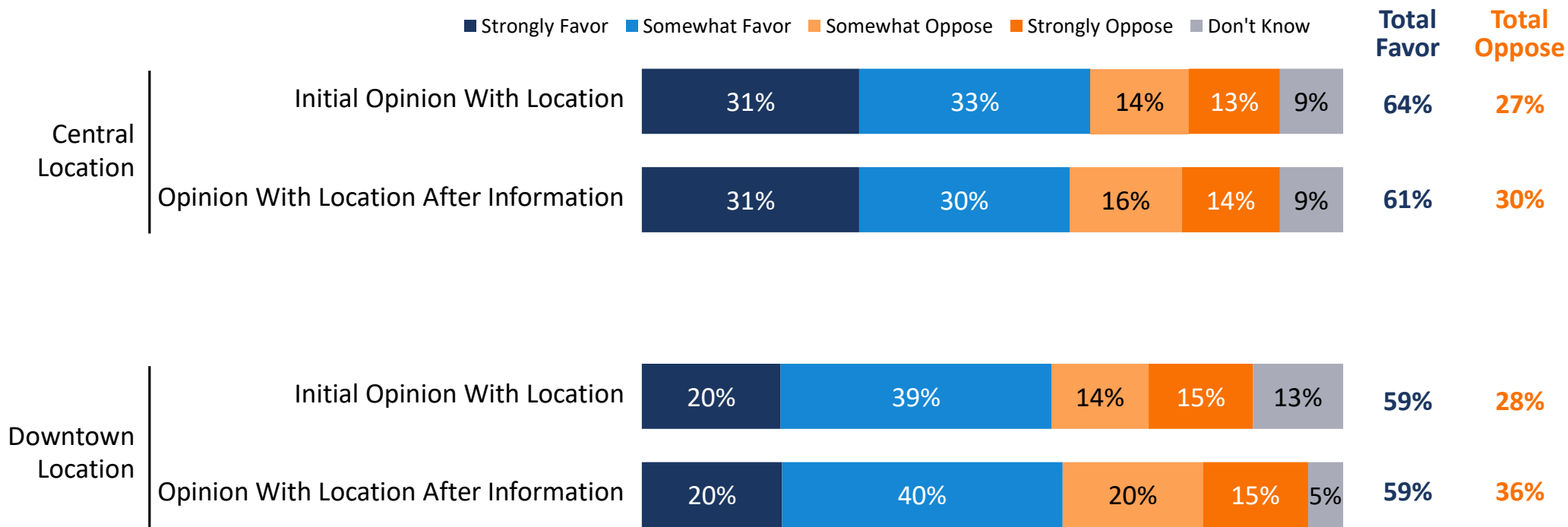
Statements in Favor of Each Location

(Statements Were Rotated)

Those in favor of relocating the new police headquarters from its current location downtown to a central location say it will allow the Police Department to better serve all Boca Raton residents and improve 911 response times throughout the city. The new headquarters will have easy freeway access and is more central to where the population has grown. There will be no impact on public safety services downtown since the same number of police officers will remain assigned to the downtown patrol areas and station.

Those in favor of keeping the new police headquarters downtown rather than moving it to a central location say moving it five miles away will increase 911 response times and reduce the ability to fight and respond to crime and homelessness that are larger problems downtown than in the rest of the city. They also feel downtown attracts large crowds for special events, nightlife, and tourism, and the police headquarters should stay near where officers are more frequently needed.

Hearing arguments for each location does not change opinions notably.



Q. Next are two options that are being considered for the location of a new Boca Raton Police headquarters. After (hearing/reading) each one, please indicate if you would strongly favor, somewhat favor, somewhat oppose, or strongly oppose a new Boca Raton Police headquarters if it were at that location.

Q. Having heard/read more, please indicate if you would strongly favor, somewhat favor, somewhat oppose, or strongly oppose a new Boca Raton Police headquarters if it were at that location.

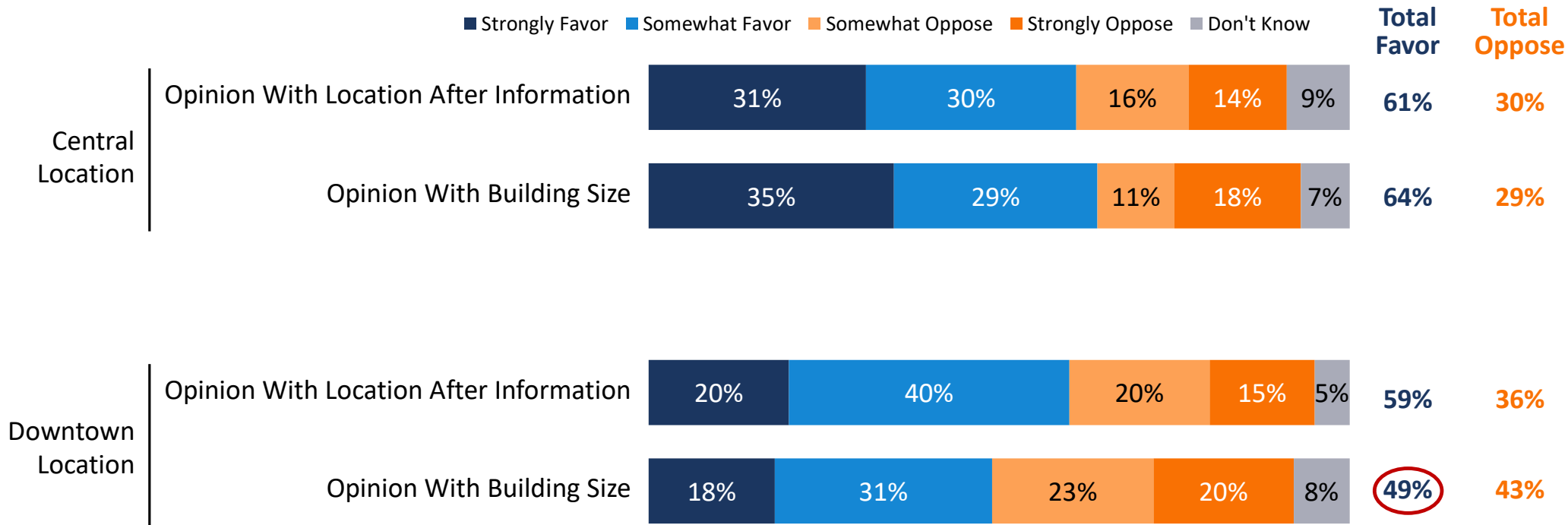


Building Size and Height

Information on the Size/Height of the New Headquarters Building at Each location

The new Boca Raton Police headquarters would be the same square footage at either location. However, because of the size of the city-owned land in each location, the new headquarters' building would be six stories downtown, this includes four stories of parking for police vehicles and visitor parking. It would be two stories at the central location, with street-level parking.

Support for the downtown headquarters location declines notably after hearing details of the building height; little change for central location.



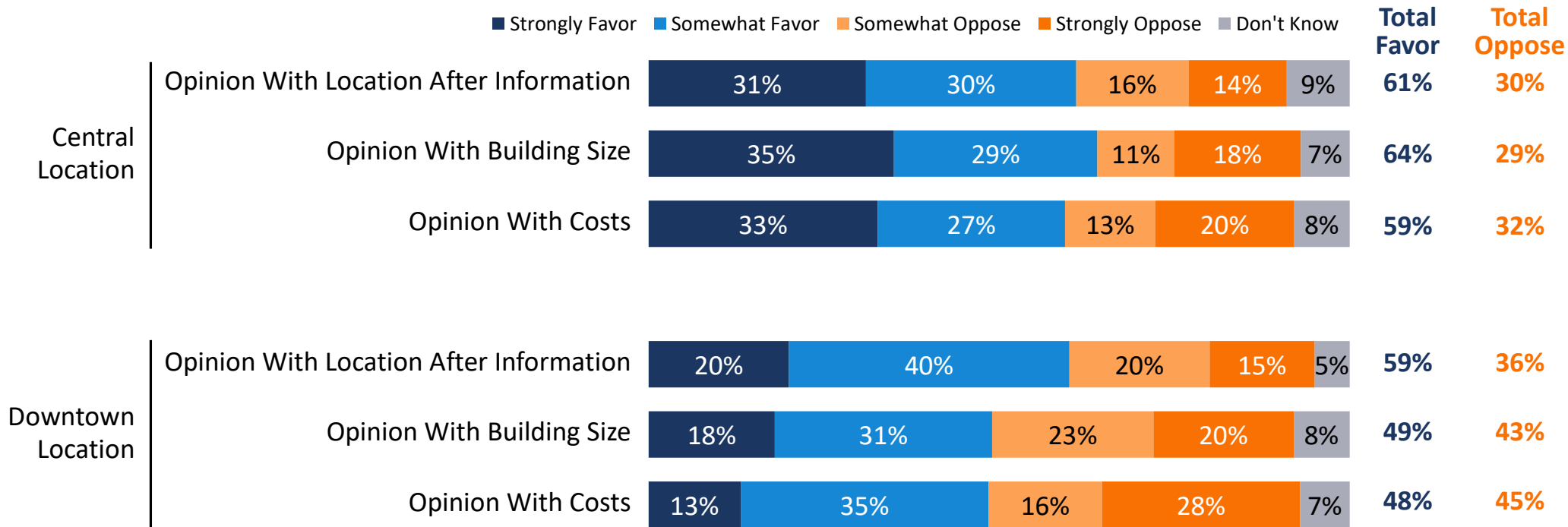


Cost

Information on Cost of a New Headquarters at Each Location

Last, the cost of the new Boca Raton Police headquarters at the central location with a police station downtown is estimated to be between approximately \$100 and \$125 million and the cost of the new Boca Raton Police headquarters downtown is estimated to be between approximately \$112 and \$140 million.

Support is little changed and remains down for the downtown location after hearing potential costs of the new headquarters at each location.



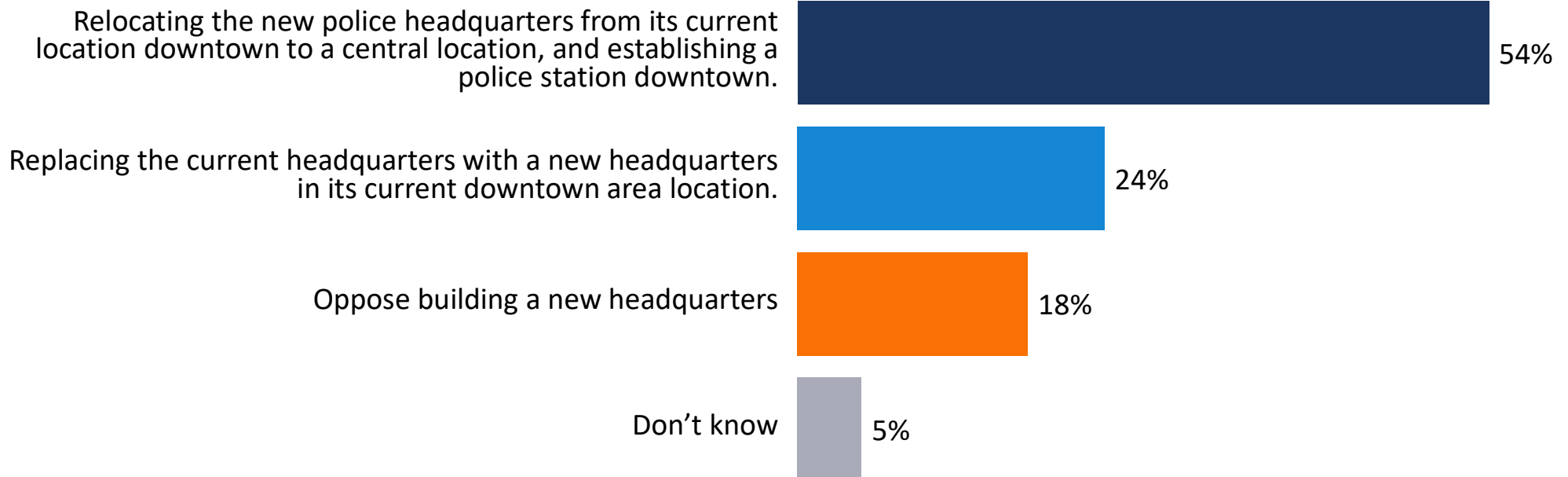
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 Q. Having heard/read more, please indicate if you would strongly favor, somewhat favor, somewhat oppose, or strongly oppose each proposal for the new Boca Raton Police headquarters.
 Q. Having heard/read this, please indicate if you would strongly favor, somewhat favor, somewhat oppose, or strongly oppose a new Boca Raton headquarters with the following additional information.



Location Preference

When asked to make a choice, voters chose the central location over the downtown location by more than 2 to 1.

*Having heard/read more, if you could only choose one option, which would you prefer?
Please choose one option even if it is difficult to decide.*

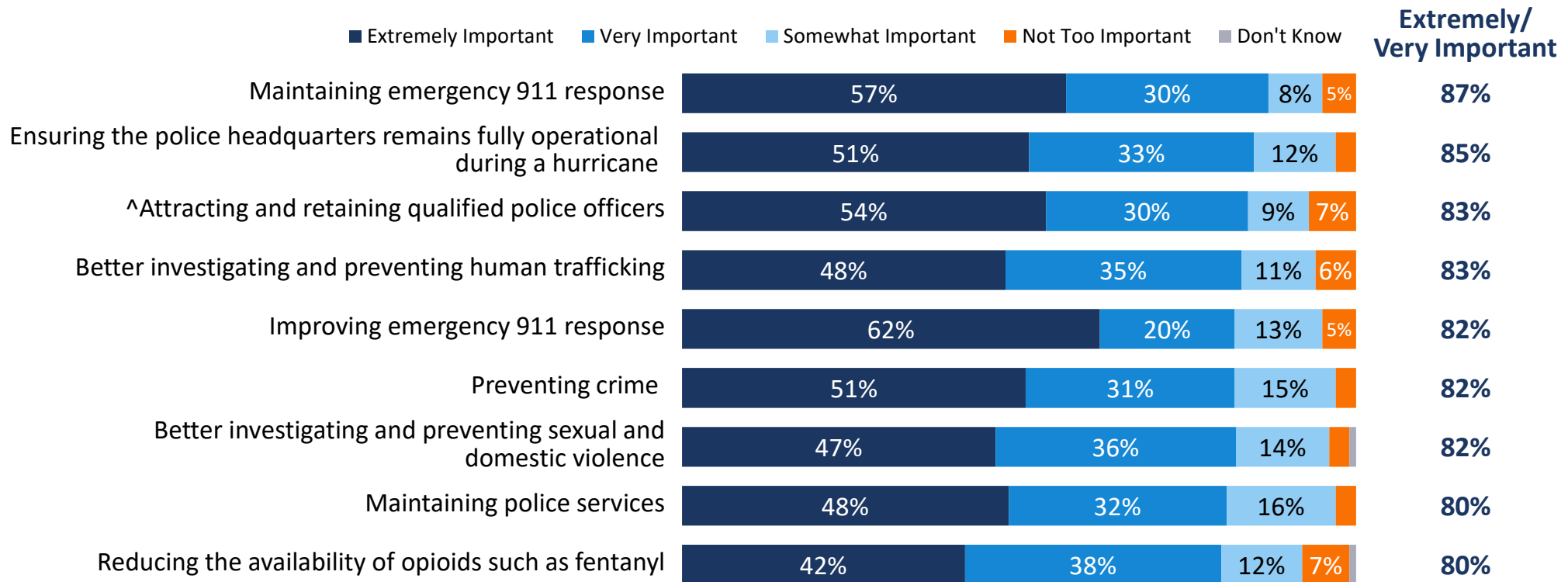




Features and Benefits of a New Headquarters

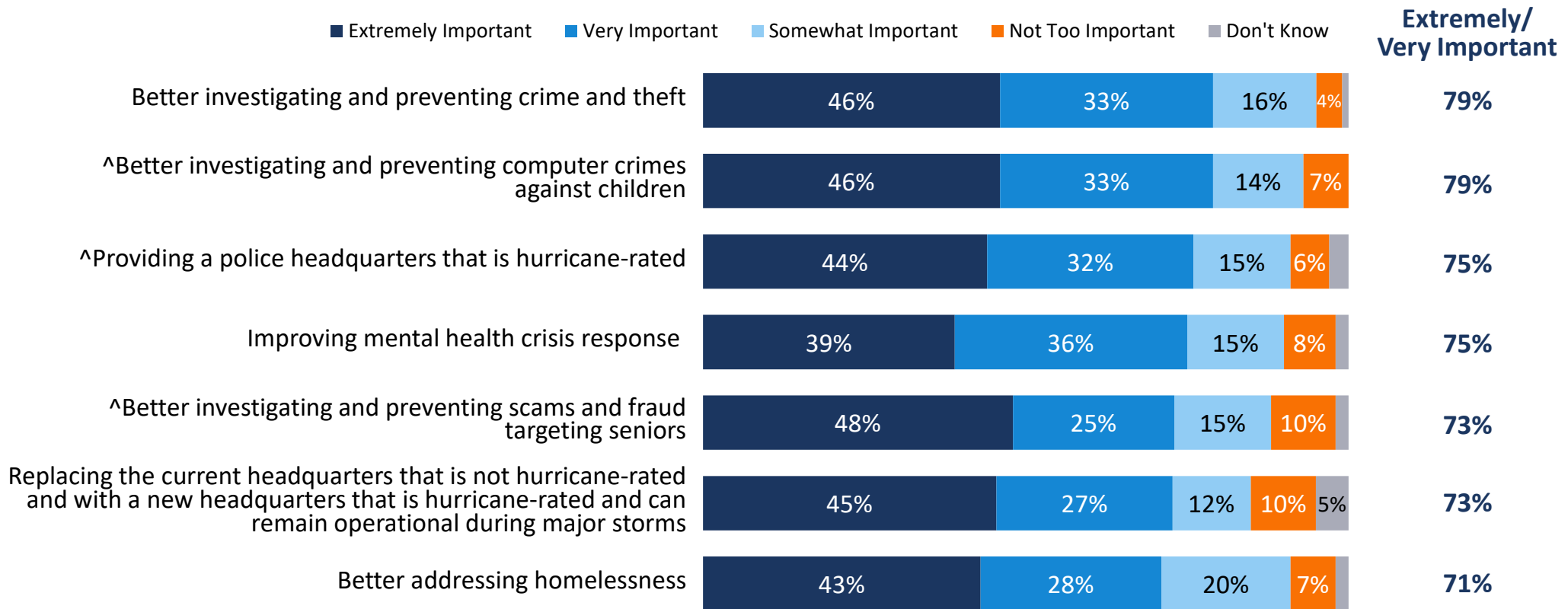
Maintaining/improving 911 response, remaining fully operational in a hurricane, and attracting/retaining qualified officers are top priorities for a new headquarters.

(Ranked by Extremely/Very Important)



Continued

(Ranked by Extremely/Very Important)



Final Supporters and Opponents Statements

(Statements Rotated)

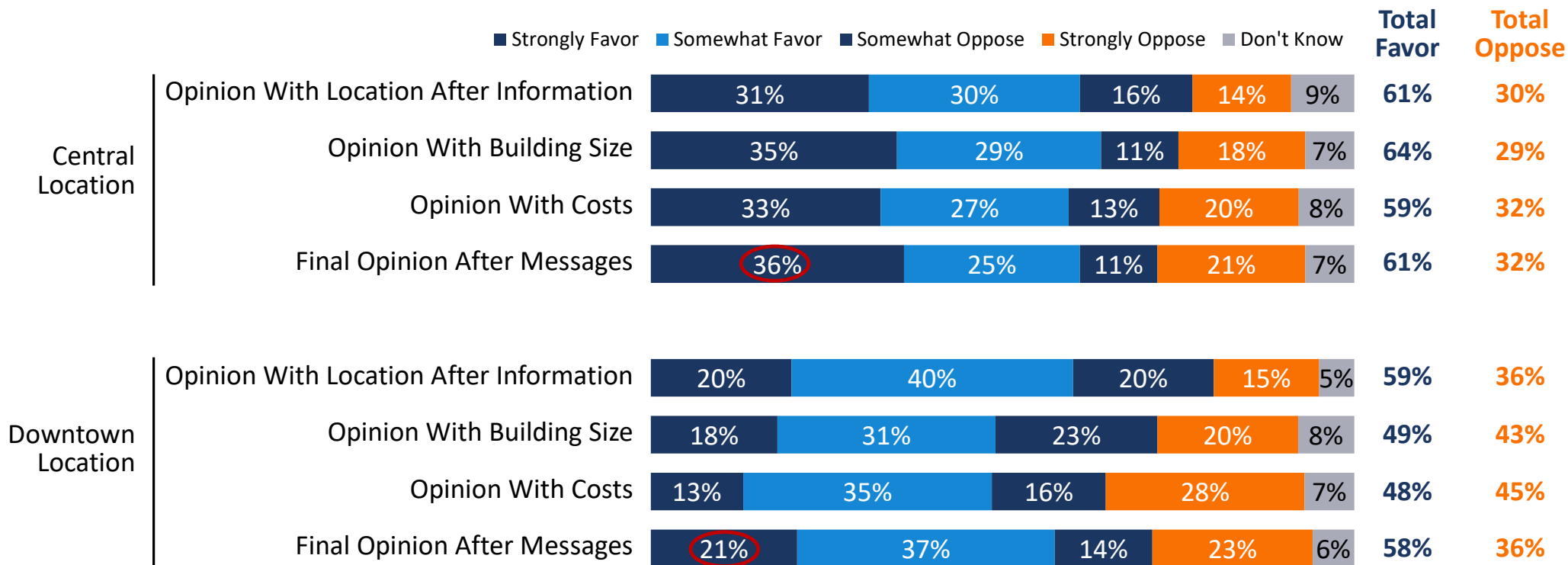
Supporter Statement

Supporters say the 40-year-old Boca Raton Police headquarters is too small for Boca Raton's population. There is not enough space for the police and detectives needed on duty each day to prevent, respond to, and investigate crime. And because of inadequate space, special units investigating human trafficking, computer crimes against children, scams and fraud targeting seniors, fentanyl and other drug use, hate crime, violent crime, and property theft, as well as addressing homelessness, are spread out in seven buildings across the city and cannot efficiently and adequately work together. The aging headquarters is also not hurricane-rated, which means it must be evacuated during hurricanes because it is at risk of collapse, making it more difficult to coordinate with other first responders to prevent crime or looting and organize resident evacuation and rescue efforts during these emergencies.

Opponent Statement

Opponents say the new, fancy police headquarters will be three times bigger than the current one. And it is more expensive than police headquarters recently built in other Florida cities, like Fort Lauderdale and Boynton Beach. This will end up being a referendum on the ballot—which will put the cost of the headquarters on the backs of property owners once again—raising our taxes even more. With the cost of living, including gas, groceries, and housing, way too high, now is not the time for another tax increase. Voters just rejected a referendum for a new police headquarters in this past March election, but the city is trying to pass it again. We should oppose this new police headquarters to send a message to city politicians that the voters have already spoken.

Support rises for the downtown location after hearing supporters'/opponents' statements but is unchanged for the central location.



Q. Having heard/read more, please indicate if you would strongly favor, somewhat favor, somewhat oppose, or strongly oppose a new Boca Raton Police headquarters if it were at that location.

Q. Having heard/read more, please indicate if you would strongly favor, somewhat favor, somewhat oppose, or strongly oppose each proposal for the new Boca Raton Police headquarters.

Q. Having heard/read this, please indicate if you would strongly favor, somewhat favor, somewhat oppose, or strongly oppose a new Boca Raton headquarters with the following additional information.

Q. Having (heard/read) more, please indicate if you would strongly favor, somewhat favor, somewhat oppose, or strongly oppose each proposal for the new Boca Raton Police headquarters.

Nearly 4 in 10 voters agree more with an opponent statement that the new headquarters is to make way for a future private development.

*Which position comes closer to your own: that of opponents or that of supporters?
Please choose one statement even if it is difficult to decide.*

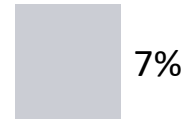
Opponents of building a new police headquarters say the City is only considering moving the police headquarters from its current downtown location to make way for a future private development to be built on the site instead.



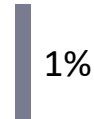
Supporters of building a new police headquarters say relocating the headquarters has nothing to do with any private development and does not authorize any development. It is simply to provide a new police headquarters in a better location and of an appropriate



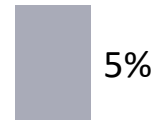
Neither 7%



Both equally 1%

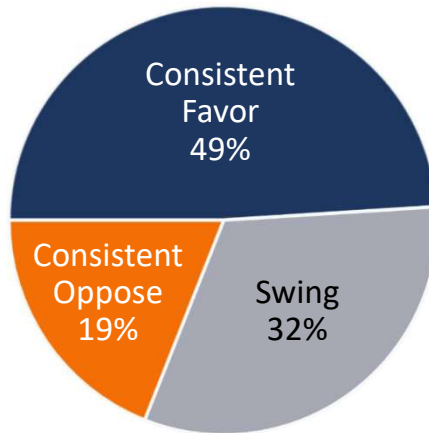


Don't know 5%

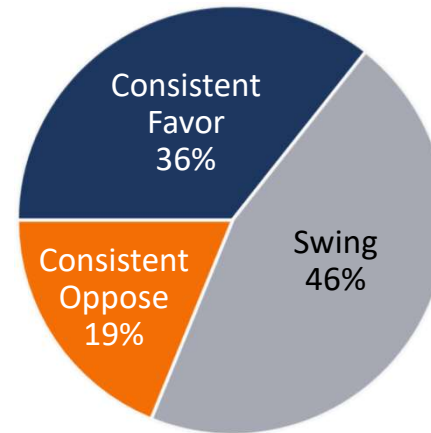


Segmenting of the Electorate

Central Location



Downtown Location



- ❖ **Consistent Favor:** Voters who consistently indicated they would “favor” the new police headquarter at the location
- ❖ **Consistent Oppose:** Voters who consistently indicated they would “oppose” the new police headquarter at the location
- ❖ **Swing:** Voters who do not fall into any of the other categories — remaining consistently undecided or switching positions



Conclusions

Conclusions

- **A majority of voters (53%) believe there is at least “some” need for a new Boca Raton Police headquarters. However, intensity is low with just 1 in 4 believing there is a “great” need.**
- **When first asked, 56% favor building a new police headquarters—before being provided any information about it.**
- **This proportion grows to 77% with more information—showing voters respond to hearing why a new headquarters is needed.**

Conclusions; Continued

- **Initially, there is statistically little difference in the proportion favoring each location** (61% for central and 59% for downtown). However, intensity is stronger for the central rather than downtown location.
- **After hearing the building size and height, the central location holds its support (64%) while the downtown location drops 10 points to 49%.** Nearly twice as many voters are “strongly” in favor of the central location than the downtown location (35% to 18%).
- **After hearing costs, the proportion in favor remains lower for the downtown location (48%).** It dips slightly also for the central location, but it remains above the majority threshold at 59%. Moreover, 33% continue to “strongly” favor the central location, while just 13% do so for the downtown location.
- **After hearing detailed supporter and opposition statements, support for the locations are statistically equal, but the central location continues to have more intensity of support** (36% to 21% strongly in favor).

Conclusions; Continued

- The survey suggests that voters are more amenable to the central location than the downtown one.
- The central location proposal is consistently favored by around 60%, suggesting that its support is fairly stable. The downtown location dips to a low of 48% depending on the information provided.
- To this point, **across all queries, 49% of voters consistently favor the central location** (meaning they say they favor it each time asked), **while a lower 36% consistently favor the downtown location.**
- **The intensity of support** (the proportion saying “strongly favor”) **is higher for the central location throughout the survey.**
- When asked to choose their preferred location, **voters name the central location over the downtown location by more than 2 to 1 (54% to 24%).**



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