

“The Premier Community”

A World Class Local Government

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 Boca Raton, FL 33432
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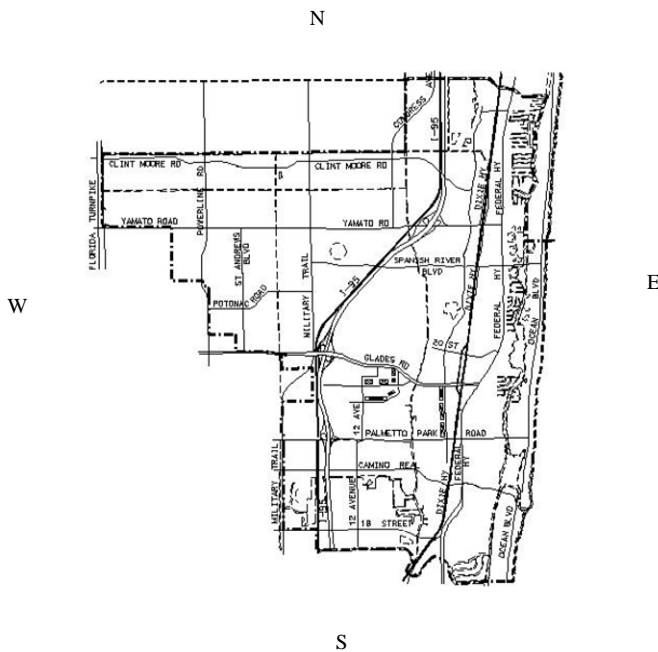
LOCATION AND SIZE



Boca Raton, incorporated in 1925, is the 27th most populous city in the State of Florida, and third largest city in Palm Beach County.⁽¹⁾ Located on Florida’s “Gold Coast”, it is the southernmost city in Palm Beach County. Boca Raton is forty miles north of Miami and approximately midway between the cities of Palm Beach and Fort Lauderdale. It is bordered on the east by the Atlantic Ocean, on the north by Delray Beach, and on the south by Deerfield Beach.

The City encompasses 28 square miles (18,572 acres) with 5 miles of ocean frontage and 1520 acres of parks.

The Greater Boca Raton area encompasses the City of Boca Raton and its Reserve Area, located directly west of the City’s western boundary, extending to Florida’s Turnpike. The Reserve Area has been legally designated as such by the State of Florida. The area held in reserve cannot at present incorporate as an individual municipality nor attach itself to any municipality other than Boca Raton.



The City has had two major annexations: December 2003 brought in 3,255 new residents, 422 new businesses and 494 acres; December 2004 brought in 4,662 new residents, 20 new businesses and 1,091 acres. The City’s current population is **85,296**.

CITY GOVERNMENT

In 1965, the Council-Manager form of government replaced the Commissioner-Manager system in Boca Raton. Four Council Members and a Mayor are elected at large on a non-partisan basis for two-year terms. The City Council appoints the City Manager, who is the Chief Administrative Officer of the City and directs the business of the City and its various departments. The City Council determines policy, adopts legislation, approves the City’s budget, sets taxes and fees, and appoints the City Attorney and members of various Boards and Commissions.

Public Safety		Public Utilities	
8	Fire Stations	546	mi. Water Mains
207	Fire Uniform Personnel	480	mi. Gravity Sewer Mains
		39	mi. Reclaimed Water Mains
1	Police Station	238	Wastewater Pump Stations
3	Police Sub-Stations	5,541	Fire Hydrants
198	Police Uniform Personnel		
Other			
219.07	mi. Streets maintained by City	74	mi. Bikepaths/Trails
1,520	acres of Parks	285,700	Public Library holdings

The City provides a full range of municipal services. The public safety program includes police, fire protection and rescue services. For recreation, the City provides oceanfront beaches, 2 libraries, swimming pool, golf courses, tennis courts, neighborhood parks, teen and community centers, and various recreational and instructional activities and classes. The City provides street and highway construction and canal maintenance, sanitation, and operates its own public utility for water, sewer, and stormwater services.

Additional City services include building inspection, planning, zoning, engineering, surveying, cemetery, as well as general administrative services.

In 2008, the demolition of Fire Station No. 5 took place. A new fire station was constructed on the same site, and had its Grand Opening on August 1, 2009. With completion of this



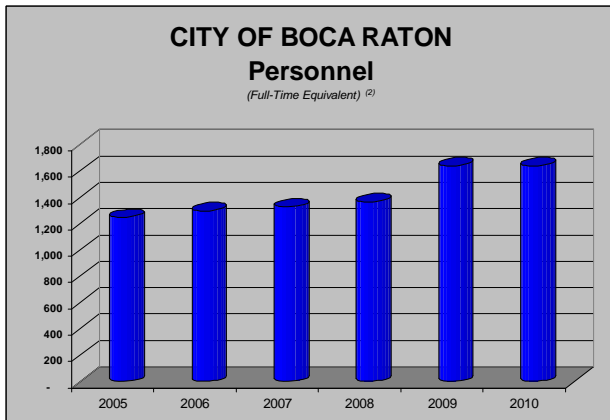
Fire Station #5

project, all 8 fire stations have either been renovated or newly constructed. All were funded with proceeds from voter approved general obligation bonds and funding from the City’s Capital Improvements Program Fund.

The City continues to enhance its web page (www.myboca.org) by simplifying the web address and by developing new applications that allow certain City transactions to be conducted over the internet without having the customer make a trip to City Hall. Recent web additions allow our customers to pay a utility bill, apply for a business license, and check the status of a building permit application. The City now accepts credit cards for all services at all sites.

CLIMATE & PHYSIOGRAPHY

Boca Raton’s southern location and marine influences produce a notably steady climate in the Boca Raton area. The City is warmed in the winter and cooled in the summer by winds off the Gulf Stream. Summers average 82 degrees while winters average 65 degrees. The average annual temperature is 74 degrees. Average annual rainfall is about 60 inches and received mostly in the form of showers in the summer and fall seasons.



The City is made up of sandy flatlands and a coastal ridge. Average elevation is 18 feet above sea level. The City is traversed north to south by the Intracoastal Waterway, separating the beachfront area from the mainland. The area has numerous drainage canals and an abundance of waterfront property.

HOSPITAL FACILITIES

The *Boca Raton Community Hospital*, established in 1967, is a non-profit, accredited facility with an in-patient capacity of 400 beds and staffing of 2,100 employees and 1,250 volunteers.

West Boca Medical Center, located in unincorporated Boca Raton, is a 185 bed acute care hospital offering a wide range of services, with a staffing of 972 full-time equivalent employees.

EDUCATION

Boca Raton has numerous educational opportunities. The County school system has 16 elementary and four secondary schools in the City (and in unincorporated Boca Raton), housing 22,816 students. The median student to teacher ratio is 16 to 1.

Boca Raton is the home of *Florida Atlantic University* (FAU), which opened in 1964 on an 850-acre site. The University offers four-year undergraduate and graduate degrees in a broad range of subjects. FAU is a member of the Florida State University system. Today, FAU’s seven-partner campuses serve more than 27,000 students.

Lynn University was founded in 1962 and is a private four-year, coeducational institution on a 123-acre campus, with an enrollment of 2,410. It is fully accredited as a Level III Institution by the Southern Association of Colleges and Schools and offers master, bachelor, and associate degrees in more than twenty disciplines. The University also has an extensive continuing education program through its Center for Adult Learning.

Established in 1971, *Palm Beach Community College* has its South Campus located on the Florida Atlantic University Campus. The enrollment averages 6,200 students annually. The College offers Associate of Arts and Associate of Science Degree programs.

ECONOMIC CONDITION AND OUTLOOK

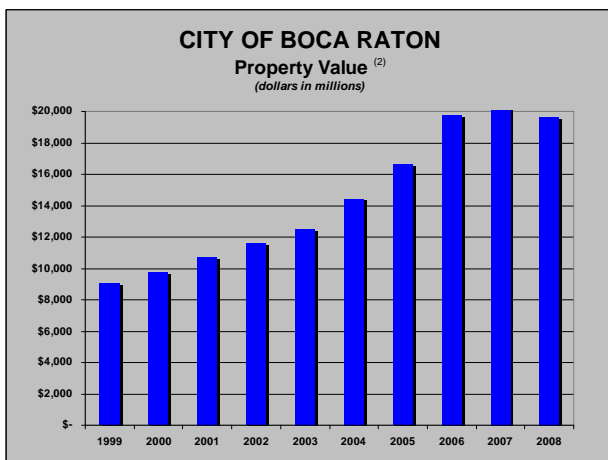
Despite a downturn in the economy and State legislative action, which has reduced property taxes and other revenue, the City of Boca Raton remains financially strong. The City has maintained a AAA bond rating.

The City’s property tax rate remains the lowest among communities in South Florida. Similarly, other rates and fees in the City are extremely competitive with other area municipalities.

The City of Boca Raton is implementing a Transportation Demand Management Program (TDM) providing a central policy framework to improve accessibility and mobility throughout the community, and to encourage well-planned redevelopment that positions the City for continuing economy vitality to maintain its high quality of life.

The TDM represents an alternative approach to transportation concurrency that places emphasis on developing a full range of transportation options and linking their success with appropriate land use and community design strategies by promoting the use of alternative modes of transportation to reduce trip generation & peak hour traffic. Improvements include shuttle buses, van pool & car pool programs, bicycle parking facilities, bus shelter and amenities and promotional and marketing materials.

Boca Raton is a regional employment and educational destination, with more jobs than residents. The presence of FAU and Lynn University, Arvida Park of Commerce, Boca Community Hospital, a thriving downtown, beaches, parks, and numerous shopping opportunities, means that Boca Raton receives a substantial influx of people every day.



The Household Effective Buying Income for the City of Boca Raton remains high. The personal median income for Boca Raton is \$54,137, which is 116.72% of the median in the State of Florida.

CITY OF BOCA RATON Principal Taxpayers and Assessed Value ⁽²⁾	
Town Center at Boca Raton	\$365,695,960
Panthers BRHC Ltd Partnership	228,446,920
BRE Boca Corporate Center LLC	153,881,394
James H. & Marta Batmasian	149,860,578
Boca Raton CRA Lessor	140,800,000
El AD Mizner on the Green LLC	80,763,802
TIITF Lessor	75,531,508
WRC Properties Inc	68,078,303
One Boca Place	58,500,000
Peninsula Realty	56,949,412

The City is the location of several Fortune 500 companies and nearly 4,930 businesses, employing over 38,000 people. Thanks to our low taxes, strong employment base, and quality of life, Boca Raton’s business community continues to thrive.

CITY OF BOCA RATON Major Employers ⁽²⁾	
Employers	Employees
Florida Atlantic University	2,838
Boca Raton Community Hospital	2,100
Boca Raton Resort and Club	2,000
City of Boca Raton	1,638
National Council on Compensation Insurance (NCCI)	800
Blue Green Corp.	688
Prime Management Group	640
International Business Machines (IBM)	600
Tyco Safety/Sensormatic	500
ADT Worldwide/Tyco International	470

The City of Boca Raton continues to be a leader in community sustainability and environmental stewardship. The City is committed to reducing air pollution and greenhouse gas production, conserving energy, protecting native wildlife, preserving environmentally sensitive land, conserving water resources and providing education programs.

The City of Boca Raton is a member of the U.S. and Florida Green Building Coalitions and has received a number of awards and recognition for its environmental programs:

- Recycling Award-Palm Beach County Solid Waste Authority
- Reclaimed Water Recognition-FL Dept. of Environmental Protection (FDEP)
- Tree City USA (28 consecutive years)-FL State Div. Of Forestry & US Forest Service
- Bicycle Friendly City-League of American Bicyclists

(1) Florida Legislative Committee on Intergovernmental Relations (LCIR), Online Data
 (2) City of Boca Raton, Comprehensive Annual Financial Report, September 30, 2008