

“The Premier Community”

A World Class Local Government

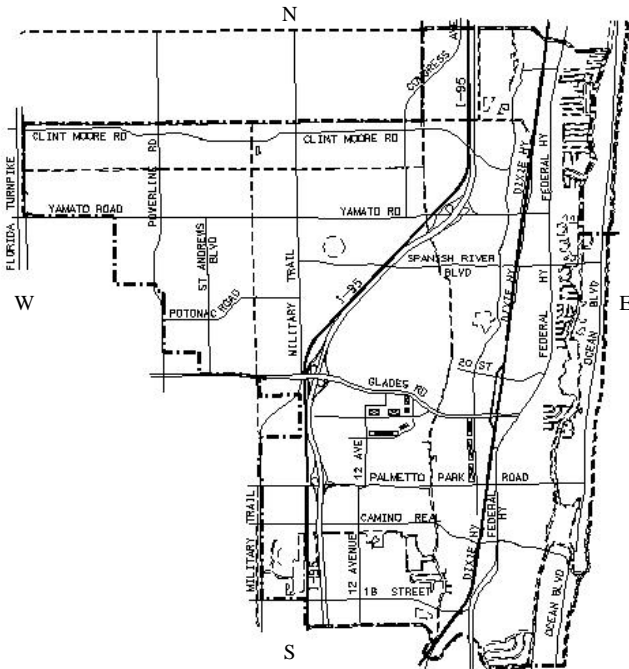
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 Boca Raton, FL 33432
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LOCATION AND SIZE



Boca Raton, incorporated in 1925, is the 27th most populous city in the State of Florida, and second 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 908 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
1	Police Station	238	Wastewater Pump Stas.
3	Police Sub-Stations	5,358	Fire Hydrants
198	Police Uniform Personnel		
Other			
252	mi. Streets	74	mi. Bikepaths/Trails
1,500	acres of Parks	275,000	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.



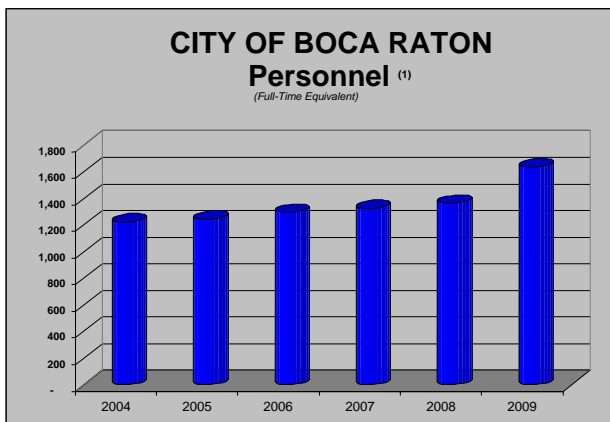
Spanish River Library & Community Center

The new Spanish River Libray & Community Center opened in January 2008. It is a state-of-the art library & community center with almost 41,000 square feet with a construction cost of \$10.5 million and was funded from General Fund Revenues, grants and private donations, as well as from the issuance of voter approved general obligation bonds.

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 2,200 employees.

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 628 full-time and 247 part-time employees.

EDUCATION

Boca Raton has numerous educational opportunities. The County school system has 16 elementary and four secondary schools in the City, housing 22,180 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 26,000 students.

Lynn University is a private four-year, coeducational institution on a 123-acre campus, with an enrollment of 2,549. 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.

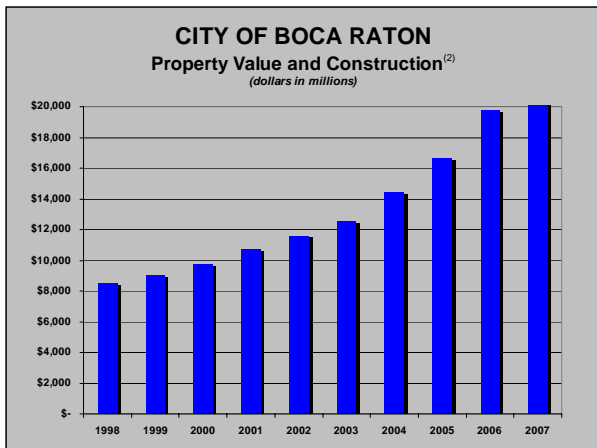
Palm Beach Community College has its South Campus located on the Florida Atlantic University Campus. The enrollment averages 6,000 students annually. The College offers Associate of Arts and Associate of Science Degree programs.

ECONOMIC CONDITION AND OUTLOOK

The City of Boca Raton is listed as the fourth in the “2004 Best Performing Cities Index” in the county for economic strength and job and wage growth.

With a shortage of affordable housing, Boca Raton has introduced a workforce housing ordinance and is in the process of developing mixed use options as tools for people. Thanks to our low taxes, strong employment base, and quality of life, Boca Raton’s business community continues to thrive.

With the passage of Amendment 1 to Florida’s Constitution in January 2008, residents with a Save Our Homes assessment cap will be able to transfer all, or a significant portion, of their tax savings to a new property anywhere in the state. The Amendment also doubles the homestead exemption for properties valued at \$75,000 or more.



The Household Effective Buying Income for the City of Boca Raton remains high. The personal median income for Boca Raton is \$56,158, which is 119.75% of the median in the State of Florida.

For the first time in the past three fiscal years, the City did not experience a hurricane. The City’s current budget includes projects for inlet repairs caused by the 2004 and 2005 storms. This year’s budget includes emergency preparedness reserves of \$5.2 million.

CITY OF BOCA RATON Principal Taxpayers and Assessed Value ⁽³⁾	
Town Center at Boca Raton	\$315,917,632
Panthers BRHC Ltd. Partnership	229,129,530
BRE Boca Corporate Center LLC	153,053,645
Batmasian James H. & Marta	145,292,565
Boca Raton CRA Lessor	141,800,000
EI AD Mizner on the green LLC	80,000,000
TIITF Lessor	79,616,221
WRC Properties Inc	71,033,676
One Boca Place Inc	63,101,125
Peninsula Realty	62,010,276

The City is the location of several Fortune 500 companies and nearly 3,000 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 ⁽³⁾		Employees
Florida Atlantic University		2,923
Boca Raton Community Hospital		1,860
Boca Raton Resort and Club		1,650
City of Boca Raton		1,365
National Council on Comp Ins (NCCI)		900
Prime Management Group, Inc		640
Blue Green Corp.		630
International Business Machines (IBM)		600
Tyco International Ltd.		600
Sensormatic		500

(1) Florida Legislative Committee on Intergovernmental Relations (LCIR), Online Data
 (2) City of Boca Raton FY 2008-09 Budget
 (3) City of Boca Raton, Comprehensive Annual Financial Report, September 30, 2007