



## Frequently Asked Questions

### ABOUT

#### 1. Which Tropic Isle roadways and utilities are part of this improvement project?

All neighborhood roadways shown in the below figure are part of this project. This includes the Community of Tropic Isle, Tropic Harbor Homeowner Association and Tropic Bay Condominiums Homeowner Association. The objective of the project is to rehabilitate neighborhood roadways and to upgrade water and sewer utilities as needed.



### PROJECT LOCATION MAP

#### 2. Why is the project needed?

The Tropic Isle residential subdivision was constructed in the 1970s. Large segments of the existing streets experienced deformation and deterioration over time due to the presence of underlying peat/muck soil layers, causing differential settlement of pavement. The area experiences flooding due to high tides and the increase in sea level rise. Some of the older average-sized homes have been replaced with larger, modern homes. The City is committed to improving the neighborhood's infrastructure to continue to adequately serve its residents.

# TROPIC ISLE ROADWAY AND UTILITY IMPROVEMENTS



Existing utilities are approaching the end of their service life given their location adjacent to the Intracoastal Waterway (a corrosive salt environment) and fluctuations in groundwater due to the tidal influences. Additionally, the streets have been built over pockets of peat/muck soils that over time affect pipe joints due to differential settlement.

### 3. When is the first Public Outreach Meeting and where will it be held?

The first public outreach meeting will be on Thursday, December 7, 2023, from 6 p.m. to 8 p.m. at the Tropic Bay Condominiums Main Clubhouse located at 2801 Florida Boulevard, Delray Beach, FL 33483. This meeting will be held in an open house format with no formal presentation. Come at any time between 6:00 p.m. to 8:00 p.m. on Thursday, December 7, 2023. This meeting will inform the public and allow staff to gather public input. Project details will be available for public viewing and representatives will be available to answer questions. Questions and comments may be submitted prior to the meeting by emailing the project manager or through the project website.

### 4. Who should I contact if I have any comments or questions?

If you have any comments or questions, please contact the City's Project Manager: Isaac Kovner, P.E. at 561-243-7341 or via email at [kovner@mydelraybeach.com](mailto:kovner@mydelraybeach.com)

### 5. Is there a project website I can visit to view more information and provide feedback?

Please visit the project website at

<https://www.delraybeachfl.gov/Home/Components/FacilityDirectory/FacilityDirectory/1593/>.

This website will have detailed information about the project along with the link to view the interactive PublicCoordinate Map. Or you can scan the QR Code to access the project website.



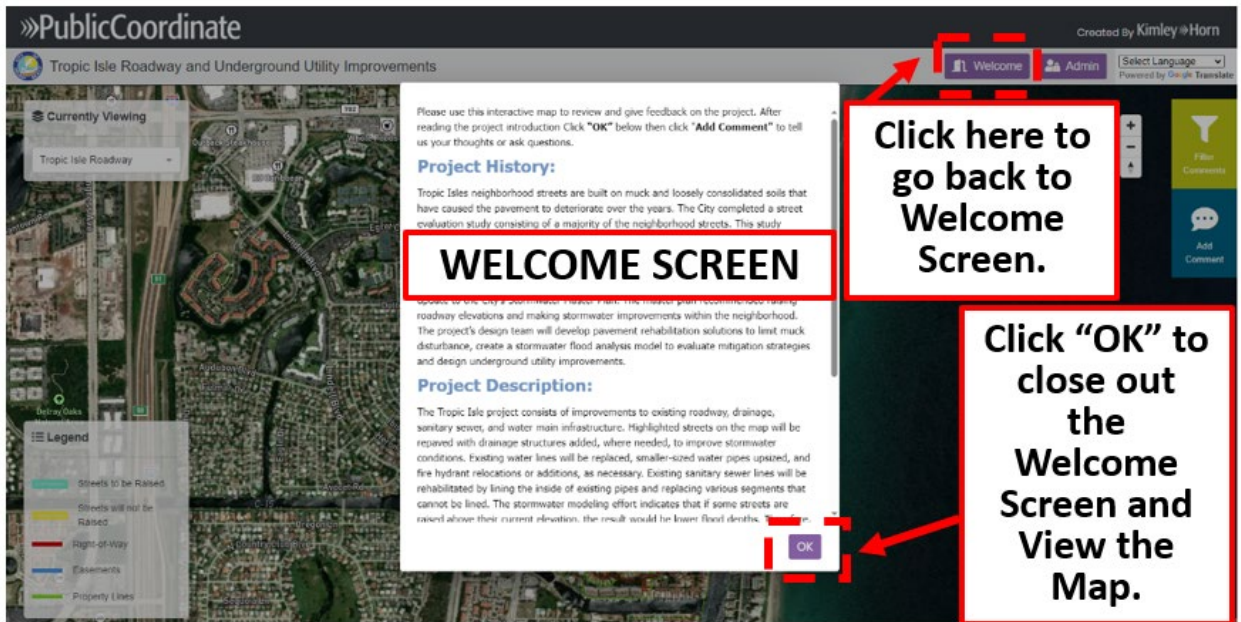
While you are at the project website listed above, scroll to the bottom of page to view link to leave City of Delray Beach's website and go to PublicCoordinate.

# TROPIC ISLE ROADWAY AND UTILITY IMPROVEMENTS



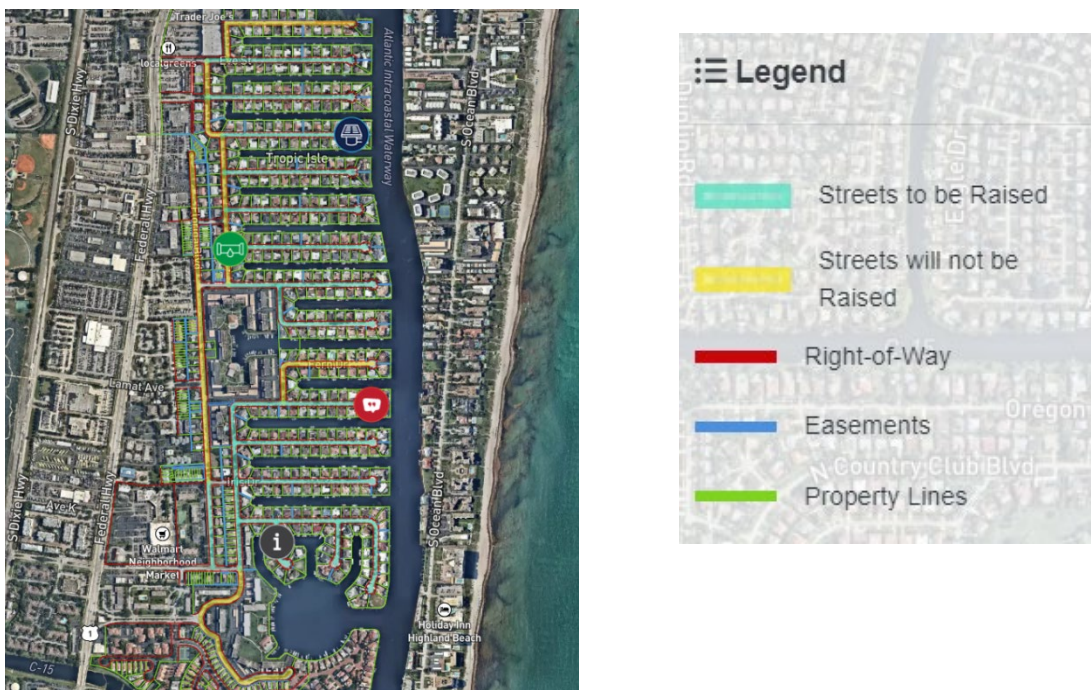
## 6. What is PublicCoordinate and how can I add a comment to the map?

PublicCoordinate is an online tool that provides easy access to an interactive map of the Tropic Isle community in Delray Beach. When you first open the map, you will see the Welcome Screen which provides a bit of the project history and the project description.



Click “OK” at the bottom right corner of the Welcome Screen to close out of the Welcome Screen and view the map. You can always go back to viewing the Welcome Screen by clicking the purple “Welcome” tab at the top right.

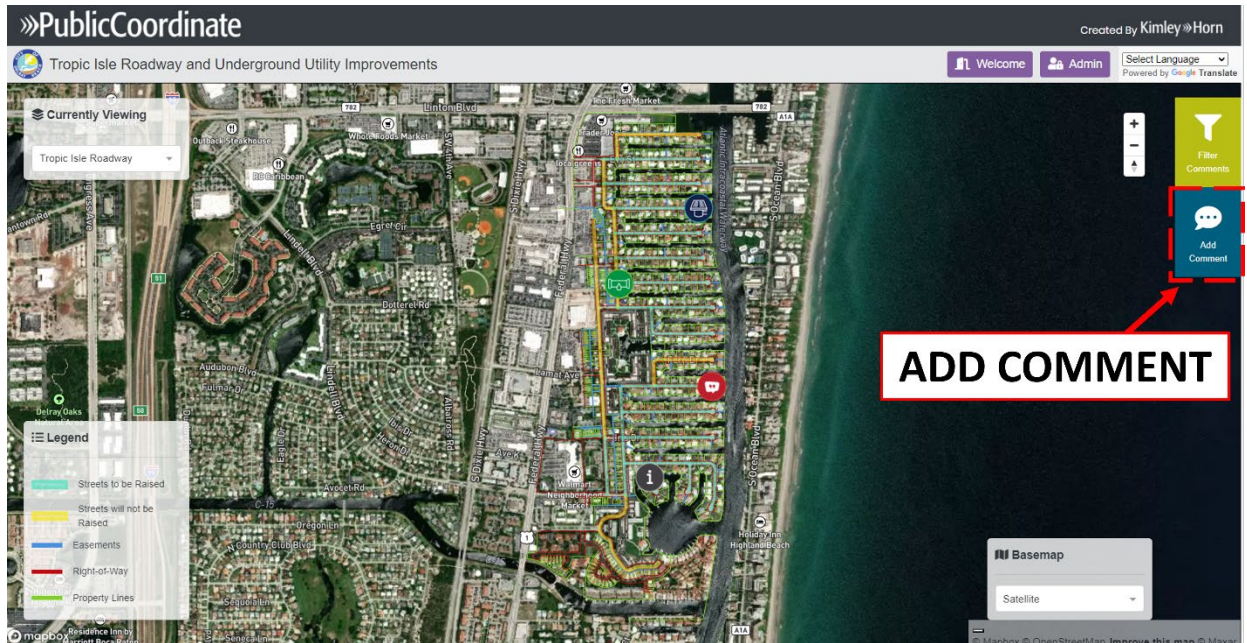
On the map you will see color coded streets which represent the following: streets to be raised, streets that will not be raised, right-of-way, easements, and property lines.



# TROPIC ISLE ROADWAY AND UTILITY IMPROVEMENTS



While in the map you can drag your mouse to pan the scene and use the mouse wheel to zoom in and out. If you would like to add a comment to the map, please click on the “Add Comment” tab at the right. You will first need to provide an email address to make a comment. Please note that your personal contact information will not be shown on the map.

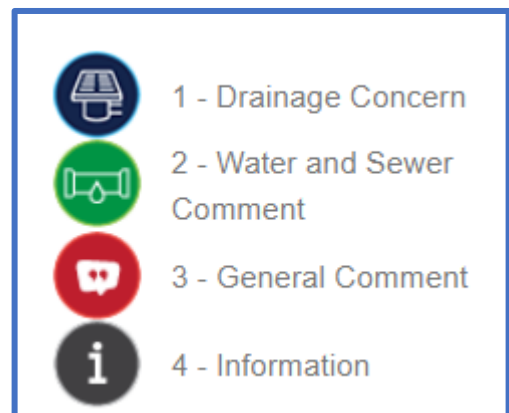


Each comment provided on the map will be shown as an icon. See image to right of all the comment icons and what they represent.

For project related information, click on the “i” icons on the map and a window will pop up with more information. Click on the other icons to view the comment or question related to that icon.

Comments are categorized in separate groups. You will have an option to select your comment type: drainage concern, water and sewer comment or general comment.

You can also filter comments if you want to only see certain ones on the map. The “Filter Comments” button is above the “Add Comment” button.





## CONSTRUCTION SCHEDULE

### 1. What time of day will construction take place?

We anticipate construction will follow City ordinances. Typically, construction work and delivery of construction materials and supplies are allowed Monday through Friday, from 7 a.m. to 6 p.m., and on Saturday, from 8 a.m. to 4 p.m. Construction and deliveries are prohibited on Sundays, and on New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

## DRAINAGE, INTRACOASTAL, FLOODING, EASEMENTS, OUTFALL PIPES, & SEAWALLS

### 1. How will the project affect the existing intracoastal?

There is potential for some outfalls to be constructed as part of drainage improvements.

### 2. What mitigation measures will take place to prevent flooding in the area?

Drainage improvements are planned with this project, including the installation of new drainage structures, the raising of the roadway centerline, and the installation of Wastop inline check valves that are designed to stop back flow in drains.

### 3. What will happen to easements, outfall pipes, and seawalls?

The City is planning to upsize various outfall pipes in the Tropic Isle Neighborhood to potentially alleviate some of the duration of rainwater flooding on the roadways. Additionally, in order to install the upsized outfall pipes, the City has discovered that some outfall pipes will require the City to obtain easements from homeowners. Therefore, the City will be requesting easements from the specific homeowners for the upsized outfall pipes and associated work on seawalls. Note – any disturbances to the existing landscaping, irrigation, etc. will be ONLY replaced/restored with sod.

## DRIVEWAY MATERIALS

### 1. What will happen to my driveway that uses specialty pavers? Will my driveway be replaced?

The City will inform all homeowners that the standard City detail for driveway aprons is Concrete. Homeowners will be given 90 days' notice to produce evidence of a City permit to have their existing custom driveway in the City's Right-of-Way (Marble, Travertine, Stamped Concrete, Special/Custom Pavers, Broken Pavers). If the homeowner has produced evidence of a permit, the City will TRY (Best Efforts Only) to restore their custom driveways to preconstruction conditions. If the homeowner installed standard pavers in their driveways (and within City right-of-way), the Homeowners shall be given 90 days' notice to remove existing pavers and store them on their property, after construction is completed, the Contractor shall then reinstall existing driveway pavers. On the other hand, if homeowner's cannot produce evidence of the building department permit to install their custom driveways (other than standard pavers) in the City's right-of-way, only concrete driveways aprons will be installed.

# TROPIC ISLE ROADWAY AND UTILITY IMPROVEMENTS



Specialty pavers/pavement include:

- Marble or Tile
- Travertine
- Specialty Pavers (cobble stone style, etc.)
- Brick
- Asphalt
- Stamped Concrete
- Broken or Cracked Concrete

## FUNDING

### 1. What would be the sources of funding? Local (City), State or Federal?

This project is funded by a Florida Department of Environmental Protection (FDEP) grant and local funds.

## PRIVATE MATERIALS IN CITY'S RIGHT-OF-WAY

### 1. What will happen to my personal items that are within the City's Right-of-Way and need to be moved?

The Homeowner will be given 90 days' notice to request a permit and relocate the following personal items onto their property.

- Decorative light poles (residential / non-FPL)
- Lighting embedded in driveway
- Fences (decorative and standard)
- Fountains
- Keypads or Intercoms
- Gates (electric and manual)
- Irrigation
- Landscape low voltage lighting/electric
- Landscaping
- Motorized gates and tracks
- Specialty mailboxes
- Statues
- Walls

Artificial turf will be removed during construction and sod will be installed within the City's Right-of-Way. City code does not allow for artificial turf and is not permitted within the City Right-of-Way.

If any of the above listed Items are NOT relocated by the individual homeowner onto private property prior to construction starting, those items will NOT be replaced, and it will be the sole responsibility of the homeowner for any associated costs.

# TROPIC ISLE ROADWAY AND UTILITY IMPROVEMENTS



## UTILITIES

**1. Will there be undergrounding of overhead utilities?**

No undergrounding of overhead utilities is occurring as part of this project.

**2. Will there be recycled water?**

The current utility design does not include the inclusion or consideration of any reclaimed water into the subdivision since it currently is not in the City's Master Plan for this area.

**3. Will utility service (i.e., electric, sewer, and water) to my property be interrupted?**

The City will do all they can to keep the service in place during construction and to minimize interruptions.