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Lisa Interlandi  
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Ms. Interlandi,

We are in receipt of your email dated December 15, 2016 which provided comments regarding the Port of Palm Beach Master Plan Update. After a series of staff and internal meetings reviewing your comments, other stakeholder's and community member's correspondence, we offer the following responses and / or comments. Please note that we have numbered your statements and comments in the order in which they appear in your letter, followed by our response.

**Interlandi - Comment 1:** The Master Plan Future Improvements Map references "Project 10", the description for which reads as very out of date (referencing the Feasibility Study as something that should be done in the future) and is concerning with reference to channel deepening, blasting, etc. There is no specific description of any project, just vague references to potential expansion and the impacts thereof. This section should be rewritten to accurately describe the project (if any) that the Port is proposing to undertake in the next 5 years (2017-2022). As written, it is not clear what is being proposed with "Project 10".

**Response 1:** The "Project 10" description has been updated since November and rewritten to be more current, but was left purposely indefinite to give the Port flexibility and options. The feasibility study was a study and not an approval project. Please note there is an extensive permitting process for each project before it actually is built. All projects must go through public meetings, environmental reviews and substantial mitigation efforts to be approved at all levels. The public and communities will have a say in the process, regardless of whether projects are in the Port's Master Plan or not.

**Interlandi - Comment 2:** It also seems that the description of the Feasibility Study and other policies within Objective 5 should be updated to more accurately reflect the Port's current position on this issue, such as the Port's desire to maintain existing authorized channel depths, rather than seek the deepening and major expansion described in the Study.

**Response 2:** This Objective's description has been updated and rewritten to be more current but was left purposely indefinite to give the Port flexibility and options.

**Interlandi - Comment 3:** One other point that I raised at the public workshop – in the document, anywhere it says “The Port will see that . . .” should be replaced with “The Port will ensure that . . .”. See new Policy 2.1.1, Policy 7.2, Policy 7.3, etc.

**Response 3:** Noted. We elected to leave language as is.

**Interlandi - Comment 4:** I am also interested in the Port’s proposed timeline on this and would encourage a thoughtful and thorough approach. This is 5 year planning document that is intended to address all major issues for the Port from 2017-2022. It is important that it accurately reflect the Port’s current intentions, as far as proposed expansions and otherwise, for the planning period. I hope that the Port will continue to takes its time and refine this document while providing additional opportunities for public input going forward.

**Response 4:** The Port has one major capital project underway and another in planning (Berth 1). These two projects are needed to complete the Port's waterfront update / replacement. The large capital expenditures over the past decade have left the Port with bonds and debt that need to be reduced. As a result, no major projects are planned beyond those reflected in the capital projects list. The Port plans to implement a new, more detailed master planning process in 2020-2021 after a slow period of construction and spending.

We appreciate your input and hope that our responses help clarify the Port’s position and the Port’s commitment to grow the Port and the Community all while minimizing environmental impacts and capital.

Should you have any questions or require any additional information, please don’t hesitate to contact me.

Regards,



Manuel Almira  
Executive Director

