

**GOVERNMENT OF PUERTO RICO  
PLANNING BOARD  
SAN JUAN, PUERTO RICO**

**NOTICE OF PUBLIC HEARINGS**

**November 29 through December 21, 2022**

**REGARDING**

**ADOPTION OF THE JOINT REGULATION FOR THE EVALUATION AND ISSUANCE OF PERMITS RELATED TO DEVELOPMENT, LAND USE AND BUSINESS OPERATIONS (JOINT REGULATION)**

For purposes of information to the general public and in accordance with the provisions of Article 15.1 of Act No. 161-2009, as amended, known as the *Puerto Rico Permit Process Reform Act*; Act No. 38-2017, as amended, known as the *Government of Puerto Rico Uniform Administrative Procedures Act*; and Law No. 75-1975, as amended, known as the *Planning Board Enabling Act*, all as amended, the Puerto Rico Planning Board informed the public of its intention to adopt the **Joint Regulation for the Evaluation and Issuance of Permits Related to Development, Land Use and Business Operation (Joint Regulation)**.

With the purpose of providing all available and pertinent information to the public in order to allow for the most effective citizen participation in compliance with articles 23 and 27 of the *Planning Board Enabling Act*, the proposed draft of the Joint Regulation is available through the Planning Board's website: [www.jp.pr.gov](http://www.jp.pr.gov). It contains a subject-matter summary of each Volume made apart thereof. In addition, the website includes a drop-down menu template that turns the process of submitting comments into a mechanical, agile, and easy exercise by allowing the public to identify the specific section or rule for commenting. We invite the general public to access these tools that the Board has made available to guarantee broad participation during the public hearings for the adoption of the Joint Regulation.

The public hearings will be held in person and virtually through technological means, ensuring therefor access and effective public participation at all times.

**PUBLIC HEARINGS CALENDAR:**

DATE	TIME	LOCATION
November 29, 2022	10:00 AM	San Juan Lotería Tradicional de Puerto Rico Salón Sorteo 139 Ave. Carlos Chardón
	1:30 PM	VIRTUAL <a href="http://www.jp.pr.gov">www.jp.pr.gov</a>
November 30, 2022	10:00 AM	Fajardo Centro de Usos Múltiples 5to piso Estacionamiento Municipal Calle Dr. Lopez
	1:30 PM	VIRTUAL <a href="http://www.jp.pr.gov">www.jp.pr.gov</a>
December 1 <sup>st</sup> , 2022	10:00 AM	Ponce Salón de Sesiones Lcdo. Leopoldo Bonilla Velez Legislatura Municipal de Ponce en la Casa Alcaldía de Ponce Edificio El Cometa, Calle Villa Ponce
	1:30 PM	VIRTUAL <a href="http://www.jp.pr.gov">www.jp.pr.gov</a>
December 6, 2022	10:00 AM	Manatí Centro de las Artes Joaquín Rosa Gomez Calle Quiñones #10
	1:30 PM	VIRTUAL <a href="http://www.jp.pr.gov">www.jp.pr.gov</a>
December 7, 2022	10:00 AM	Arecibo Casa Capitular de Arecibo (Colegio de Ingenieros y Agrimensor de PR) Ave. Manuel T. Guillán Urdáz Conector 129 Carr. 10
	1:30 PM	VIRTUAL <a href="http://www.jp.pr.gov">www.jp.pr.gov</a>

December 8, 2022	10:00 AM	<b>Gurabo</b> Casa Capitular de Gurabo (Colegio de Ingenieros y Agrimensores de PR) Calle #931 km 6.5, Bo. Navarro
	1:30 PM	<b>VIRTUAL</b> <a href="http://www.jp.pr.gov">www.jp.pr.gov</a>
December 13, 2022	10:00 AM	<b>Humacao</b> Casa Capitular de Humacao (Colegio de Ingenieros y Agrimensores de PR) Carr. # 909 km 1.05, Barrio Mariana
	1:30 PM	<b>VIRTUAL</b> <a href="http://www.jp.pr.gov">www.jp.pr.gov</a>
December 14, 2022	10:00 AM	<b>Mayagüez</b> Casa Capitular de Mayagüez (Colegio de Ingenieros y Agrimensor de PR) Carr # 123 Esq. Calle Obispado, Barrio Miradero
	1:30 PM	<b>VIRTUAL</b> <a href="http://www.jp.pr.gov">www.jp.pr.gov</a>
December 15, 2022	10:00 AM	<b>Cayey</b> Salón de Actividades Eddie Rosario Estadio Pedro Montañez, Calle Conector Matías Soto Barriada San Cristóbal
	1:30 PM	<b>VIRTUAL</b> <a href="http://www.jp.pr.gov">www.jp.pr.gov</a>
December 20, 2022	10:00 AM	<b>Moca</b> Centro Tecnológico de Moca PR-110 Calle Monseñor J. Torres Esq. Calle Mario Medín
	1:30 PM	<b>VIRTUAL</b> <a href="http://www.jp.pr.gov">www.jp.pr.gov</a>
December 21, 2022	10:00 AM	<b>Guayama</b> Casa Capitular de Guayama (Colegio de Ingenieros y Agrimensor de PR) Carr. # 748, Barrio Corazones
	1:30 PM	<b>VIRTUAL</b> <a href="http://www.jp.pr.gov">www.jp.pr.gov</a>

**IN PERSON PUBLIC HEARINGS:**

A digital registry will be available to make reservations for seating at [www.jp.pr.gov](http://www.jp.pr.gov). If there are available spaces, according to the room capacity, access will be allowed to citizens who present themselves without prior reservation.

**VIRTUAL PUBLIC HEARINGS:**

All interested citizens may participate in the public hearings remotely by means of the MS Teams application, where they will be able to exercise their right to intervene in a simple and reliable format. The Board will hold a digital registry at [www.jp.pr.gov](http://www.jp.pr.gov) for all who wish to receive in advance an invitation with the link for each virtual hearing to the email address provided.

**PUBLIC HEARINGS PROCEDURES:**

All public hearings (in person and virtual) will follow the established procedures applicable to public hearings, which will also be recorded.

**FOR DISCUSSION PURPOSES:**

The Planning Board, with the collaboration of the Permits Management Office (OGPe) and other Concerned Government Entities, namely: General Services Administration; Aqueducts and Sewers Authority; Highway and Transportation Authority; Electric Power Authority; Port Authority; Gaming Commission of the Government of Puerto Rico; Department of Agriculture; Department of Consumer Affairs; Department of Economic Development and Commerce; Industrial Development Company; Tourism Company; Department of Education; Department of Finance; Department of Family Affairs; Department of Housing; Sports and Recreation Department; Department of Environmental & Natural Resources; Health Department; Department of Public Safety, particularly: Police Bureau and Fire Department; Department of Transportation and Public Works; Puerto Rican Culture Institute; Public Service Regulatory Board, particularly: Energy

Bureau, Telecommunications Bureau and the Transportation and Other Public Services Bureau; and the State Historic Preservation Office, propose:

1. The adoption of the Joint Regulation for the Evaluation and Issuance of Permits Related to Development, Land Use and Business Operations, to establish and apply: (1) A uniform adjudication system; (2) Uniform processes for the evaluation and issuance of final determinations, permits, and recommendations related to construction works and land use; (3) Green Design Guides for the training of Authorized Professionals and any other person in Puerto Rico who is interested in being certified under them; (4) A procedure for audits and complaints to be implemented by the PRPB, the Concerned Government Entities, and the Autonomous Municipalities with Hierarchy I to III, as applicable; and other procedures or administrative remedies; (5) The public policy for the uniformity of the zoning districts in the territorial ordinance processes of the municipalities under the *Municipal Code of Puerto Rico*, Atc No. 107-2020, as amended, as required by Act No. 19-2017 and the return to the nomenclature for zoning districts contained in the 2010 Joint Regulation with some modifications; (6) The creation of new districts that serve commercial and tourist matters while encouraging mixed uses; (7) The adoption of guidelines for the establishment of overlaid districts based on the urban form using the current version of the Planning Codes based on "Form-Base Code" and the principles of the "Smart Code" published by the "Center for Applied Transect Studies"; (8) The incorporation of NAICS codes (North American Industry Classification System) to classify commercial uses so that they can be standardized with the Department of the Treasury; (9) The use of the permits software known as the Single Business Portal for all procedures under the Joint Regulation; (10) The duration of the special exceptions (*consultas de ubicación*) and public land transactions, including those still in force by virtue of Act No. 142-2012; (11) The processes so that the OGPe, the Authorized Professionals and Authorized Inspectors can issue final determinations, permits, licenses, certifications, including fire prevention and environmental health; (12) The procedures so that Autonomous Municipalities with Hierarchy I to III can issue final determinations and permits; (13) The procedures so that the OGPe, the Adjudication Board or the Permit Committees of the Autonomous Municipalities with Hierarchy I to III (as applicable) can issue final determinations for the consultations of variations in use, construction, and special exceptions, including those related to public improvements and those of regional or supra-regional impact; (14) The procedures for the Planning Board to issue final determinations for direct zoning changes of parcels and those of public land transactions; (15) The provisions applicable to establishments for medicinal use of cannabis; (16) The procedures, terms of duration and modalities of single permits; (17) The provisions applicable to the development of suburbs and subdivisions; (18) The provisions on procedures related to the designation of historic sites, historic zones and foundational centers; areas of touristic interest; school zones; natural reserves; and agricultural reserves, among others; and (19) The building and construction parameters for residences, gas stations, signs and advertisements, power generation systems for distribution with renewable energy resources.
2. The following will be published concurrently with the Joint Regulation Draft: (i) the Initial Administrative Flexibility Analysis, which includes an analysis of the impact of the proposed regulation on small businesses, as required by the *Administrative and Regulatory Flexibility Act for the Small Business*, Act No. 454-2000, as amended; (ii) the draft of the Executive Summary required under section 2.5(b) of Act No. 38-2017; and (iii) a subject-matter summary of the content of each Volume included in the Joint Regulation Draft.
3. Repeal the Joint Regulation for the Evaluation and Issuance of Permits Related to the Development, Land Use and Business Operations, in force since January 2, 2021.
4. Repeal the Planning Board's Resolutions whose provisions have been incorporated into the draft of the proposed Joint Regulations and are contained in Section 1.6.10.2 – Resolutions, of Tome I.
5. Any other matter that Act No. 161-2009 has referred to be addressed through regulations and specifically those concerning the OGPe.

#### **AVAILABILITY OF THE DOCUMENTS:**

The digital version of the Joint Regulation Draft is available for public scrutiny from **October 28, 2022** through our website: [www.jp.pr.gov](http://www.jp.pr.gov); and the printed version at the Office of the Secretary of the Planning Board (16th floor) located in the Roberto Sánchez Vilella Government Center (formerly Minillas), North Building, Avenida José De Diego, corner of Expreso Román Baldorioty de Castro, Stop 22 in Santurce, by appointment, from 8:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 4:30 p.m. To coordinate an appointment, you can call 787-723-6200 or email [comentariosjp@jp.pr.gov](mailto:comentariosjp@jp.pr.gov). Additionally, a digital copy is available at the Central Offices of the Permit Management Office located at Ave. F.D. Roosevelt #385, Industrial Development Building, Floor 2 in Hato Rey and at the OGPe Regional Offices located in: Aguadilla, Arecibo, Humacao, and Ponce. Also, in the Permit Offices of those Autonomous Municipalities with a Covenant of Power Delegation and Transferences, namely: Aguadilla, Aibonito, Barranquitas, Bayamón, Cabo Rojo, Caguas, Carolina, Cayey, Cidra, Coamo, Comerío, Fajardo, Guaynabo, Humacao, Ponce, Salinas, San Juan and Villalba.

**INVITATION TO THE PUBLIC:**

All government agencies, private entities, municipalities and the general public are invited to participate in the public hearings and to submit written comments.

The last day to submit your comments in writing is **January 20, 2023**. Comments can be submitted through the digital tool available on the website [www.jp.pr.gov](http://www.jp.pr.gov); personally, at the Secretary Office of the Planning Board, located on the 16th floor of the Roberto Sánchez Vilella Government Center (formerly Minillas), North building, José De Diego Avenue, corner of Expreso Román Baldorioty de Castro, stop 22, Santurce, during business hours from 8:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 4:30 p.m. Also, by mail to the address: Apartado 41119, San Juan, Puerto Rico, 00940-1119. Additionally, comments may be sent to the Planning Board email: [comentariosjp@jp.pr.gov](mailto:comentariosjp@jp.pr.gov). The Planning Board will acknowledge receipt of these comments sent through e-mail within the next two (2) business days, to be counted from the date of their receipt, in accordance with the provisions of Section 2.1 of Act No. 38-2017.

  
**GEORGINA GONZALEZ OLLER**  
Secretary

  
**JULIO LASSUS RUIZ**  
President