



GOVERNMENT OF PUERTO RICO  
MUNICIPALITY OF PATILLAS

PUBLIC HEARING NOTICE  
May 21, 2024

ABOUT

MUNICIPALITY OF PATILLAS LAND USE PLAN  
PHASE II: SUMMARY OF THE LAND USE PLAN ("AVANCE") AND PHASE III: FINAL PLAN – AND PROPOSAL FOR MINOR  
MODIFICATIONS TO PUERTO RICO'S LAND USE PLAN (PUT-PR-2015)

For the knowledge of the general public and compliance with the provisions of Act No. 107 of August 13, 2020, *Puerto Rico Municipal Code*; Act No. 38 of June 30, 2017, *Uniform Administrative Procedure Act of Puerto Rico*; Act No. 75 of June 24, 1975, *Puerto Rico Planning Board Organic Act*; Act No. 550 of October 3, 2004, *Puerto Rico Land Use Plan Act*, as amended; the Municipality of Patillas here by notifies that a public hearing will be held as follows:

Phase	DATE	TIME	PLACE
II: Avance	May 28, 2024	2:00 pm	Museo de Arte e Historia Pedro Albizu Campos
	DATE	TIME	PLACE
III: Final Plan	May 28, 2024	6:00 pm	Museo de Arte e Historia Pedro Albizu Campos

**MATTERS TO BE DISCUSSED:**

- Phase II of the Land Use Plan for the Municipality of Patillas in accordance with Puerto Rico Municipal Code; will include:  
**Phase II – Summary of the Land Use Plan ("Avance")** will contain the update of the following documents:
  - Memorial about the physical-spatial development throughout history; the current economic, social, and physical condition; the role of the municipality in its region; housing needs; and rural land conditions.
  - Statement of the public policy and the social, economic, and physical development goals and objectives proposed for the municipality. The goals and objectives related to land use shall be linked to the three types of land: urban, developable, and rustic.
  - Preliminary classification of the municipal territory into urban land, developable land (programmed and not programmed), and rustic land (common and specially protected). Including:
    - General proposal on urban growth management, which will include the plans with the current locations; the proposal of the public facilities and general infrastructure; and a general proposal on land use and intensity, and on the characteristics of structures and public space.
    - General Proposal on the management of rustic land. It will include a discussion on the baseline characteristics of the soil types with feasible and recommended uses.
- Phase III of the Land Use Plan for the Municipality of Patillas in accordance with Puerto Rico Municipal Code; will include:  
**Phase III – Final Land Use Plan** will be developed through three (3) basic documents: Memorial, Program and Regulation:
  - The Memorial will include a description for the general Plan content, inventory, diagnostic and recommendations, public policy, goals, and objectives, among others.
  - The Program will include General Project Programs, Social Interest Housing Programs, Planning Program, Rustic Soil Program, Investment Projects Program, Fill Programs (as applicable).
  - The Regulations will include ordinance determinations for land use, intensity levels and structure characteristics, and public space. Regulations will also include Classification Map and Zoning Maps, with its geodata in digital format, Road and Transportation Plan (Plan Vial), and Infrastructure Maps.
- Amendment proposal to the Classification Area Map of Puerto Rico's Land Use Plan (PUTPR-2015) and its Supporting Memorandum.
- Adoption of Joint Regulation – 2020, Joint Regulation for Permit Evaluation and Issuance in Relation to Development, Land Use and Business Operations, since January 2, 2021, and its future amendments or any other regulations adopted by the Planning Board for that purpose.

**EXHIBITION OF DOCUMENTS:**

Copy of the documents will be available during business hours 15 days before the celebration of the public hearing at the Town Hall of Patillas located at Muñoz Rivera Street #17 in the Municipality of Patillas. For additional information please call 787-839-4120 Ext.252. The documents will also be available at the Physical Planning Program of the Puerto Rico Planning Board, located on the 15<sup>th</sup> floor of the North Building of Roberto Sánchez Vilella Government Center at de Diego Avenue corner of Baldorioty de Castro Avenue in Santurce, and at the Central Permits Management Office (OGPe), located in the Roosevelt Ave. F.D. #355, Fomento Industrial Building 2<sup>nd</sup> floor, San Juan, PR, and Regional Permits Management Office (OGPe) of Humacao, located in "Carretera Desvío Sur Piso 3, ave. Boulevard del Río Humacao", (next to the "Fondo del Seguro del Estado") Humacao, PR.

The documents related to this public hearing will be available at the Puerto Rico Planning Board website: [www.jp.pr.gov](http://www.jp.pr.gov).

Any person, entity, citizen, association, institution, or corporation that requires additional information about this matter can obtain it on the previously mentioned places.

**INVITATION TO THE PUBLIC:**

The Municipality of Patillas invites all government agencies, private entities, and the general public to participate in these public hearings and submit comments and/or written recommendations.

Section 2.2 of Act No. 38, supra, grants a thirty (30) day period, after the publication date of this notice, to submit written comments. Comments must be submitted by regular mail to: Municipality of Patillas P/C of the Puerto Rico Planning Board, P.O. Box 41119, San Juan, Puerto Rico 00940-1119, or through the following email address: [comentariospatillas@jp.pr.gov](mailto:comentariospatillas@jp.pr.gov). The Puerto Rico Planning Board, on behalf of the Municipality of Patillas, will acknowledge receipt of comments received via email within two (2) business days, in accordance with Section 2.1 of Act No. 38, supra.

  
Ryan Lebrón Rivera  
Municipal Secretary

"Authorized by the Electoral Comptroller Office" OCE-SA-202-01847