



**GOVERNMENT OF PUERTO RICO  
AUTONOMOUS MUNICIPALITY OF GUAYNABO**

**PUBLIC HEARING NOTICE**

**AUTONOMOUS MUNICIPALITY OF GUAYNABO LAND USE PLAN – SECOND COMPREHENSIVE REVIEW (RIPOT), PHASE I- STATEMENT OF OBJECTIVES, WORK PLAN, GENERAL REPORT (MEMORIAL) AND PROGRAM; AND PHASE II - GENERAL REPORT SUMMARY (ADVANCE)**

For the knowledge of the general public and compliance with the provisions of Act No. 107 of August 14, 2020, Puerto Rico Municipal Code; Act No. 38 of June 30, 2017, Uniform Administrative Procedure Act of Government of Puerto Rico; Act No. 75 of June 24, 1975, Puerto Rico Planning Board Organic, Act No. 550 of October 3, 2004, Commonwealth of Puerto Rico Land Use Plan Act, as amended; the Autonomous Municipality of Guaynabo hereby notifies that a public hearing will be held as follows:

PHASE	DATE	TIME	PLACE
I: Statement of Objectives, Work Plan, Memorial and Program	August 29, 2024	9:00 am	Assembly Hall, Municipal Legislature, José Julián Acosta Street, corner José De Diego Street, 2 Floor Annex II, Guaynabo, PR 00969
II: Advance and Justifying Brief on Possible Minor Amendment to PUT-PR-2015		1:30 pm	

**MATTERS TO BE DISCUSSED:**

Autonomous Municipality of Guaynabo Land Use Plan – Second Comprehensive Review (RIPOT), according to the Puerto Rico Municipal Code as described below:

- Phase I of the Land Use Plan for the Autonomous Municipality of Guaynabo in accordance with Puerto Rico Municipal Code; will include:

**PHASE I – Statement of Objectives and Work Plan, General Report (Memorial) and Program.**

- Statement of Objectives: Statement of public policy and the goals and objectives of social, economic and physical development that is proposed for the municipality.
- Work Plan: It will include an approximation of the programming to the critical issues that the Plan proposes to address and will describe in general terms the position of the municipality regarding these; of meetings with government entities, the Municipal Legislature and the Community Board to listen to the aspirations of citizens. Defines the comments periods prior to the publications of the public hearing announcement, the public hearing date, and the document review periods after the public hearing.
- Memorial: It is a comprehensive management instrument that will include an inventory, description, diagnosis, and recommendations on the physical-infrastructure, physical-environmental, and socioeconomic development of the municipality and its functional area, through a systematic and strategic process of formulating public policy for the uses and intensities of land in a sustainable manner.
- Program: It will include the programming for its execution, economic and financial evaluation of the development projects to be contained in the General Projects Program, Rustic Land Program, among others.

- Phase II of the Land Use Plan for the Autonomous Municipality of Guaynabo in accordance with Puerto Rico Municipal Code; will include:

**PHASE II – General Report Summary (Advance) 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 regions; 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.
  - Proposals for amendments to the Boundaries of the Area Plan of the Traditional Center (Urban Center), Adoption of the Overlapping District of the Zone of Influence (300 m) of the Urban Train (Torrmar) and repeal the Area Plan of PR-1 of the Territorial Planning Plan.

- Minor modifications to the Land Use Plan (LUP)

**EXHIBITION OF DOCUMENTS:**

Copy of the documents will be available during business hours since August 8, 2024, at the Land Planning Office, located at 3<sup>rd</sup> floor, City Hall Building, 50 José De Diego Street, Guaynabo, PR 00969. For additional information please call 787-720-4040 ext. 6196. The documents will also be available at the Physical Planning Program of the Puerto Rico Planning Board, located at 15<sup>th</sup> floor of the North Building of Roberto Sánchez Vilella Government Center at De Diego Avenue corner Baldorioty de Castro Avenue, Santurce, and at the Central Permits Management Office (OGPe), located at 355 FD Roosevelt, Fomento Industrial Building, 2<sup>nd</sup> floor, San Juan, Puerto Rico.

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) and/or website of the Autonomous Municipality of Guaynabo: [www.guaynabocity.gov.pr](http://www.guaynabocity.gov.pr).

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

**INVITATION TO THE PUBLIC:**

The Autonomous Municipality of Guaynabo invites all governments agencies, private entities, and the general public to participate in these public hearing 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 the notice, to submit written comments. Comments must be submitted by regular mail to: Autonomous Municipality of Guaynabo, Land Planning Office, PR Box 7885, Guaynabo, PR 00970 or through the following email address: [comentariosguaynabo@jp.pr.gov](mailto:comentariosguaynabo@jp.pr.gov). The Autonomous Municipality of Guaynabo, will acknowledge receipt of comments received via email within two (2) business days, in accordance with Section 2.1 of Act No. 38, supra.

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Authorized by the Office of the Comptroller of Elections **OCE-SA-2024-08739**