



GOVERNMENT OF PUERTO RICO
MUNICIPALITY OF MAYAGÜEZ
PUBLIC HEARING NOTICE
October 23, 2024
ABOUT



FIRST COMPREHENSIVE REVISION OF THE LAND USE PLAN OF THE MUNICIPALITY OF MAYAGÜEZ, PHASE II: AVANCE, PHASE III: FINAL PLAN AND PROPOSED MINOR MODIFICATION TO THE PUERTO RICO LAND USE PLAN (PUT-PR-2015)

For the knowledge of the general public and pursuant to the provisions of Act No. 107 of August 13, 2020, Municipal Code of Puerto Rico; Act No. 38 of June 30, 2017, Uniform Administrative Procedure Act; Act No. 75 of June 24, 1975, Organic Act of the Planning Board of Puerto Rico, Act No. 550 of October 3, 2004, PR Land Use Plan Act, as amended, notice is hereby given that the Municipality of Mayagüez will hold two public hearings; as provided below:

PHASE	DATE	TIME	PLACE
II: AVANCE	October 23, 2024	10:00 a.m.	College of Engineers and Surveyors of Puerto Rico Mayaguez Chapter Lat. 18.22719905, Len. -67.14519311
III: FINAL PLAN AND PROPOSED MINOR MODIFICATION TO THE PUERTO RICO LAND USE PLAN (PUT-PR-2015)		2:00 p.m.	

MATTERS TO BE DISCUSSED:

The First Comprehensive Revision of the Land Use Plan of the Autonomous Municipality of Mayagüez, in accordance with the Municipal Code of Puerto Rico, as described below:

1. Phase II of the Land Use Plan of the Municipality of Mayagüez, in accordance with the Municipal Code of Puerto Rico, shall include:

Phase II - The Advance shall contain the update of the following documents:

- Memorial on the physical-spatial development throughout history; the updated economic, social, and physical condition; the role of the municipality in its region; housing needs; and rustic land conditions.
- Statement of public policy and proposed social, economic and physical development goals and objectives 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 the management of urban growth, which will include the plans with the existing location; the proposal of general endowments and infrastructure; and a general proposal on the use and intensity of soils, and on the characteristics of structures and public space.
 - General proposal on the management of rural land. It will include a discussion on the characteristics of soil types and possible and recommended uses.

2. Phase III of the Land Use Plan of the Municipality of Mayagüez, in accordance with the Municipal Code of Puerto Rico, shall include:

Phase III - The Final Plan of the Territorial Plan shall be developed through three (3) sets of basic documents: Memorial, Program and Regulation:

- The Memorial shall include, among others, a description of the general content of the Plan, inventories, diagnoses and recommendations, public policies, goals and objectives.
- The Program will contain, among others, the General Projects Program, Social Interest Housing Program, Planning Program, Rural Land Program, Investment Projects Program, Recovery Projects Program, Enlargement Program (if applicable) and Strategic Projects and Other Programs.
- The Regulations will contain land use planning determinations with indications of use, levels of intensity and characteristics of structures and public space. It illustrates the Land Use Classification Plan and Zoning Map, together with its respective Geodata in digital format, Road Plan, Urban Center Delimitation and Endowment Infrastructure Map.
- Updates of the zoning maps on road infrastructure and water resources.

3. Proposed Minor Modification to the PUT-PR-2015: Proposed amendment to the Classification Map of the Puerto Rico Land Use Plan (PUT-PR) (2015) and its respective Supporting Brief.

4. Adoption of Joint Regulation-2023, Joint Regulations for the Evaluation and Issuance of Permits Related to the Development, Use of Land, and Operation of Businesses effective June 16, 2023, and its subsequent amendments or substitutions.

EXHIBITION OF DOCUMENTS:

Copies of the documents to be discussed at the public hearing will be available during business hours starting **October 7, 2024** at the Economic Development Secretariat, located at Ernesto Ramos Antonini Street No. 64 on the corner Del Río Street in the Municipality of Mayagüez. For additional information, please call (787) 834-4100 ext. 1821. They will also be available at the Physical Planning Program of the Planning Board, located on the 15th Floor of the North Tower of the Roberto Sánchez Vilella Government Center, Avenida de Diego on the corner of Baldorioty de Castro in Santurce, and at the Central Permits Management Office (OGPE), located at F.D. Roosevelt Ave. F.D. Roosevelt #355, Fomento Industrial Building, 2nd Floor, San Juan PR and at the Regional Permits Management Office (OGPe) of Aguadilla, located at the Government Center, 9th Floor, Muñoz Rivera Ave. Aguadilla, P.R. 00603.

The documents related to these public hearings will also be available at the Planning Board's website: www.jp.pr.gov.

Any person, entity, citizen, association, institution or corporation interested in additional information may obtain it by visiting the afore mentioned sites.

INVITATION TO THE PUBLIC:

The Municipality of Mayagüez invites government agencies, private entities and the citizenry in general to participate in said hearings and to submit their recommendations and/or comments in writing.

Section 2.2 of Act No. 38-2017, aforementioned, grants a term of thirty (30) days, counted from the publication of this notice, to submit their comments in writing to the following address: Municipality of Mayagüez P/C of the Planning Board, P.O Box 41119, San Juan, Puerto Rico 00940-1119, or via email to the following address: comentariosmayaguez@jp.pr.gov. The Planning Board, on behalf of the Municipality of Mayagüez, shall acknowledge receipt of the comments received by e-mail, within the next two (2) working days of receipt thereof, pursuant to Section 2.1 of Act No. 38, aforementioned.

This publication is required pursuant to the provisions of Article 6.011 of Act 107-2020, as amended, better known as the "Municipal Code of Puerto Rico and Act 38-2017, as amended, known as the "Uniform Administrative Procedure Act of the Government of Puerto Rico.

Yareliz Irizarry González
Manager
Economic Development Secretariat
Municipality of Mayagüez

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