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MUNICIPIO DE CAYEY
P.O. BOX 371330 CAYEY, PUERTO RICO 00737-1330

**GOVERNMENT OF PUERTO RICO
MUNICIPALITY OF CAYEY
PUBLIC HEARING NOTICE**

ABOUT

**MUNICIPALITY OF CAYEY COMPREHENSIVE REVIEW OF LAND USE PLAN
PHASE I: STATEMENT OF OBJECTIVE, WORK PLAN, MEMORIAL AND PROGRAM; PHASE II: SUMMARY OF THE LAND USE
PLAN ("AVANCE"); AND PROPOSAL FOR MINOR MODIFICATIONS TO PUERTO RICO 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, *Puerto Rico Uniform Administrative Procedure Act*; 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 Cayey hereby notifies that a public hearing will be held as follows:

Phase	DATE	TIME	PLACE
Phase I - Statement of Objective, Work Plan, Memorial and Program	December 12th, 2024	10:00 AM	Pedro Montanez Municipal Stadium Activities Room
Phase II - Advance and Minor Modifications Memorandum To Puerto Rico Land Use Plan (PUT-PR-2015)	December 12th, 2024	2:00 PM	Pedro Montanez Municipal Stadium Activities Room

MATTERS TO BE DISCUSSED:

- Phase I of the Municipality of Cayey Comprehensive Review of Land Use Plan in accordance with the Municipal Code of Puerto Rico; will include the following documents:
 - Statement of Goals and Objectives: Statement of public policy and the goals and objectives of social, economic, and physical development proposed for the municipality.
 - Work Plan: compiles the approximate dates of the matters that the plan proposes to address.
 - Memorial: It is a comprehensive management instrument that will include 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 public policy formulation of sustainable land uses and intensities. The Memorial presents the demarcation of the general classification of the municipality and its neighborhoods.
 - Action 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, Social Interest Housing Program, Investment Projects Program, Planning Program, Rural Land Program, among others.
 - Preliminary classification of the municipal territory into urban land, developable land (if applicable), and rural land (common and specially protected), including:
 - General proposal on the management of urban growth, which will include plans with the existing location; the proposal for general provisions and infrastructure; and a general proposal on the use and intensity of the land, and on the characteristics of the structures and public space.
 - General proposal on the management of rural land. It will include a discussion about the characteristics of the types of soils and the possible and recommended uses.
- Phase II of the Municipality of Cayey Comprehensive Review of Land Use Plan in accordance with Puerto Rico Municipal Code will require the preparation of a Preliminary Report that will serve as an instrument for disseminating the ideas of the Plan, as well as a means to promote the participation of citizens and the public agencies concerned. The Preliminary Report will contain a summary of the most important preliminary analyses and recommendations of the Comprehensive Review of the Urban Development Plan. It will contain a summary of the Memorandum, Statement, and Preliminary Classification of the Municipal Territory.
- Amendment proposal to the Classification Area Map of Puerto Rico's Land Use Plan (PUTPR-2015) and its Supporting Memorandum.
- The scope of the Natural Reserve Planadas – Yeyesa Natural Reserve of the Municipalities of Cayey and Salinas (in Cayey) is clarified; as adopted by the Planning Board and Approved by the Governor of Puerto Rico through Resolution No. PU-002-2007-70(69) - First Extension notified on November 15, 2024.

EXHIBITION OF DOCUMENTS:

Copy of the documents to be discussed at the public hearing will be available during business hours from the date of publication of this Notice at the Office Territorial Planning localized at José "Piculín" Ortiz Rijos Building Third Floor. The documents will also be available at the Physical Planning Program of the Puerto Rico Planning Board, located on the 15th 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 2nd floor, San Juan, PR and the Humacao Regional Office Permits Management Office (OGPe) located in the South Detour Highway 3rd Floor, Ave. Boulevard del Rio Humacao, P.R. 00791.

The documents related to this public hearing will be available at the Puerto Rico Planning Board website: 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 Cayey 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 Cayey P/C of the Puerto Rico Planning Board, P.O. Box 41119, San Juan, Puerto Rico 00940-1119, or through the following email address: comentarioscayey@jp.pr.gov. The Puerto Rico Planning Board, on behalf of the Municipality of Cayey, will acknowledge receipt of comments received via email within two (2) business days, in accordance with Section 2.1 of Act No. 38, supra.

Natasha M. Vázquez Pérez
Natasha Vázquez Pérez
City Administrator
Municipality of Cayey

AUTORIZADO POR LA OCE SA-2024-0187