



**MUNICIPALITY OF BAYAMÓN  
GOVERNMENT OF PUERTO RICO**

**PUBLIC HEARING NOTICE**

**MUNICIPALITY OF BAYAMÓN LAND USE PLAN COMPREHENSIVE REVIEW – PHASE II: SUMMARY OF THE LAND USE PLAN (“ADVANCE”) AND PHASE III: FINAL PLAN AND PROPOSAL FOR MINOR MODIFICATIONS TO PUERTO RICO’S LAND USE PLAN (PUTPR) (2015)**

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

FASE	FECHA	HORA	LUGAR
II: “Avance”	<u>September 26, 2025</u>	<u>10:00 a.m.</u>	<u>Café Teatro Carmen Delia Dipini, located on Manuel F. Rossey Street, Municipality of Bayamón.</u>
II: Final Plan	<u>September 26, 2025</u>	<u>1:30 p.m.</u>	<u>Café Teatro Carmen Delia Dipini, located on Manuel F. Rossey Street, Municipality of Bayamón.</u>

**MATTERS TO BE DISCUSSED**

- Phase II “Avance” of the Land Use Plan for the Municipality of Bayamón in accordance with Puerto Rico Municipal Code; will contain the update of the following documents:
  - Memorial about the physical-spatial development throughout the history; the current economic, social, and physical condition; the role of the Municipality in its region; housing needs; and rural land conditions.
  - Statement of 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, development and rustic.
  - Preliminary classification of the municipal territory into urban land, development land (programmed and not programmed), and rustic land (common and specially protected).
    - 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 use.
- Phase II of the Land Use Plan for the Municipality of Toa Baja in accordance with Puerto Rico Municipal Code; will be developed in the following three (3) basic documents: Memorial, Program and Regulation.
  - The Memorial will include a description of the general content of the Plan, inventory, diagnosis and recommendations, public policy, goals and objectives, among others.
  - The Program will include General Projects Program, Social Interest Housing Program, Rural Land Program and Investment Projects Program.
  - The Regulations will include ordinance determinations for land use, intensity levels and structures characteristics, and public space. Regulations will also include the Classifications and Zoning Maps, with its Geodata in digital format, Road plan, 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 Regulations – 2023, Joint Regulations for Permit Evaluations and Issuance in Relations to Development, Land Use and Business Operations, since June 16, 2023, and its future amendments or any other regulations adopted by the Planning Board for that purpose.

**DOCUMENT EXHIBITION:**

Copies of the documents to be discussed at the public hearing will be available during business hours fifteen (15) days before the public hearing and fifteen (15) days after the public hearing has taken place. They will be located at the Planning, Land Use, and Federal Funds Administration Office on the 4th floor of the Municipality of Bayamón City Hall. For additional information, you can contact (787) 780-5552, ext. 2450.

Furthermore, the documents will 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 in Santurce, and at the central Office of Permits Management (OGPe, by its Spanish acronym), located on the 2nd floor of the Industrial Development Building, 355 Ave. Franklin Delano Roosevelt in San Juan.

Documents related to these public hearings will also be available on the Municipality of Bayamón’s website ([www.municipiodebayamon.com](http://www.municipiodebayamon.com)) and on the Planning Board’s website ([www.jp.pr.gov](http://www.jp.pr.gov)).

Any person, entity, citizen, association, institution, corporation, interested in additional information can obtain it in the previously mentioned places.

**INVITATION TO THE PUBLIC:**

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

Section 2.2 of Act No. 38-2017, supra, grants a period of thirty (30) days, counted from the publication of this notice, to submit written comments to the following address: Municipality of Bayamón, Planning, Land Use, and Federal Funds Administration Office, PO Box 1588, Bayamón, Puerto Rico 00960-1588, or via email to the following address: [ord.territorial@bayamonpr.gov](mailto:ord.territorial@bayamonpr.gov), with a copy to: [comentariosbayamon@jp.pr.gov](mailto:comentariosbayamon@jp.pr.gov). Receipt of the comments received will be delivered by email within the next two (2) business days after receiving them, in accordance with Section 2.1 of Act No. 38, supra.

  
**Carlos E. Lasanta Rodríguez**

Municipal Secretary

This publication is required in accordance with the provisions of Article 6.011 of Act 107-2020, as amended, 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”.