

COMMONWEALTH OF PUERTO RICO  
OFFICE OF THE GOVERNOR  
PUERTO RICO PLANNING BOARD  
SAN JUAN, PUERTO RICO

**PUBLIC HEARING NOTICE**

November 30, 2016

**CONCERNING**

**PROPOSED ADOPTION OF SECTORIAL PLAN FOR MIRAMAR HISTORIC ZONE, AMENDMENT TO THE BUILDING COMPONENT OF THE SPECIAL ZONING REGULATION OF SANTURCE AND AMENDMENT TO MIRAMAR HISTORIC ZONE DESIGNATION AND DEMARCATION MAP**

For general public knowledge and according to Article 27 of Act No. 75, of June 24, 1975, as amended, known as the "Puerto Rico Planning Board Organic Act", Act 374 of 14 de mayo de 1949, as amended, known as "Ancient areas or historic sites and tourist interest zone", Act No. 3 of March 15, 2005, as amended "To declare historic area the Miramar Barrio", and Act No.170 of August 12, 1988, as amended, known as the "Uniform Administrative Procedure Act", the Puerto Rico Planning Board notifies the celebration of a public hearing to be held as follows::

<u>DATE</u>	<u>TIME</u>	<u>PLACE</u>
November 30, 2016	11:00 AM	Phoebe Forsythe Isales Public Hearing Room, located at the Puerto Rico Telecommunications Regulatory Board, 5th Floor, #500. Roberto H. Todd Ave., Stop 8 in Santurce, San Juan

**MATTERS TO BE CONSIDERED:**

The proposed Sectorial Plan for the Miramar Historic Zone, comprised of one document divided in three volumes: Revitalization Plan, Building Regulations, and Historic Zone Demarcation Map. The Revitalization Plan presents an analysis of urban, economic, social, architectural and historic conditions of the area, as well as proposed development projects. The Regulation establishes building parameters in order to develop activities that promote quality and urban living, to give value to the built heritage. The new demarcation of the Miramar Historic Zone will be presented.

For the preparation of these documents an inventory of the existing zone conditions was performed, in terms of use, zoning, building height, infrastructure, properties with historical value, among other criteria. Meetings were held with community to identify their needs and proposals. This work was done in collaboration with the State Historic Preservation Office, the Municipality of San Juan and the Institute of Puerto Rican Culture.

**AVAILABILITY OF DOCUMENTS:**

Copy of the documents and maps will be available during business hours starting on **November 15, 2016** at the Permits Management Office (OGPe) located at the P floor, North Building of the Roberto Sánchez Vilella Government Center, de Diego Avenue corner of Baldorioty de Castro Avenue in Santurce; the office of the Built Heritage Program, Floor 1, of the Institute of Puerto Rican Culture, located at the old Asylum of Beneficence, Beneficencia Street in Old San Juan; and at the Municipality of San Juan Planning Office, Floor 2, located on Roosevelt Avenue No. 185, Roosevelt Plaza Building, Hato Rey. This public notice and all documents related to this public hearing will also 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 at the aforementioned places.

**INVITATION TO THE GENERAL PUBLIC:**

The Puerto Rico Planning Board invites all government agencies, private entities, municipalities and the general public to participate in this public hearing or by submitting written comments to the following address: Puerto Rico Planning Board, PO Box 41119, San Juan, Puerto Rico 00940-1119.

According to section 2.1 of Act 170 of August 12, 1988, as amended, a period of thirty (30) days from the publication date of this notice is granted to the general public to submit written comments to the following web address: [comentariosjp@jp.pr.gov](mailto:comentariosjp@jp.pr.gov). The Puerto Rico Planning Board will acknowledge receipt of the comments by email within two (2) days, in conformity with Section 2.1 of Act 170, supra.

  
Ángel Rafael Marrero Arce  
Acting Secretary