

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

## NOTICE OF PUBLIC HEARINGS

### ABOUT

**PROPOSED AMENDMENTS TO THE BOUNDARIES AND SPECIAL ZONING DISTRICTS OF THE AGRICULTURAL RESERVE OF THE VALLEY OF GUANAJIBO, TO THE AGRICULTURAL RESERVE OF THE VALLEY OF LAJAS AND TO LA PARGUERA AREA ZONING MAP**

### AND

**PROPOSED ADOPTION OF BOUNDARIES AND SPECIAL ZONING DISTRICTS FOR THE AGRICULTURAL RESERVE OF THE VALLEY OF AÑASCO AND PROPOSED AMENDMENTS TO THE BOUNDARIES OF THE SPECIAL INTEREST TOURISTIC ZONE OF RINCÓN-AÑASCO**

Pursuant the authority vested by Article 27 of Act No. 75 of June 24, 1975, known as "The Puerto Rico Planning Board Organic Act"; Act 170 of August 12, 1988, known as the "Uniform Administrative Procedure Act"; Act No. 277 of August 20, 1999, known as "Act to designate and protect the Valley of Lajas Agricultural Reserve"; and Act No. 374 of May 14, 1949, known as "Ancient or Historic Zones and Touristic Interest Zones Act", all as amended; and the Act 184 of August 17, 2002, known as "Act to declare public policy of the Commonwealth of Puerto Rico with regard to the agricultural development of the lands located within the Area known as the Valley of Guanajibo", the Puerto Rico Planning Board notifies to the general public that will hold the following public hearings:

PUBLIC HEARINGS	DATE	HOUR	PLACE
Proposed Amendments to the Boundaries and Special Zoning Districts of the Agricultural Reserve of the Valley of Guanajibo	September 10, 2013	10:00 AM	Multipurpose Center Ángel Casto Pérez (former Convention Center Santiago R. Palmer) Road PR-102, km. 26.3, Bo. Sabana Eneas, San German
Proposed Adoption of Boundaries and Special Zoning Districts of the Agricultural Reserve of the Valley of Añasco and Proposed Amendments to the Boundaries of the Special Interest Touristic Zone of Rincón-Añasco	September 11, 2013	10:00 AM	Activities Salon of Castillo, Road PR-109, km 1.0, Bo Pozo Hondo, Añasco
Proposed Amendments to the Boundaries and Special Zoning Districts of the Agricultural Reserve of the Valley of Lajas and Proposed Amendments to the boundaries and the special zoning districts in Sheets 3, 5, 10, 11, 12, 14 and 19 of La Parguera Area Zoning Map	September 12, 2013	10:00 AM	Public Library Pura Plati González, Road PR-304, km. 2.9(interior), Bo. La Parguera, Lajas

**Matters to be considered:**

- Proposed Amendments to the Boundaries and Special Zoning Districts of the Agricultural Reserve of the Valley of Guanajibo. These amendments also include rezoning some special zoning districts within the Agricultural Reserve of the Valley of Guanajibo and the modification of the boundaries of some lots located within that Valley.

The proposed amendments of the special zoning of parcels of land already within the delimitation of the agricultural reserve include rezoning of the following districts:

- From Developed Area (**DA**) to Agricultural in Reserve One (**AR-1**), Water and Road.
  - From Agricultural in Reserve One (**AR-1**) to Developed Area (**DA**), Agricultural in Reserve Two (**AR-2**), Resources Conservation (**RC**), Selective Development (**SD**) Water and Road.
  - From Agricultural in Reserve Two (**AR-2**) to Agricultural in Reserve One (**AR-1**), Developed Area (**DA**), Water and Road.
  - From Resources Conservation (**RC**) to Agricultural in Reserve One (**AR-1**), Water and Road.
  - From Selective Development (**SD**) to Agricultural in Reserve One (**AR-1**), Water and Road.
- Proposed Adoption of Boundaries and Special Zoning Districts for the Agricultural Reserve of the Valley of Añasco and Proposed Amendments to the Boundaries of the Special Interest Touristic Zone of Rincón-Añasco (ZIT). The amendment of the ZIT consists of the exclusion of high agricultural value parcels of land located within the Special Interest Touristic Zone of Rincón-Añasco in order to include them as agricultural value land within the Agricultural Reserve of the Valley of Añasco and the exclusion of other parcels of land of the ZIT.

The proposed adoption of boundaries and special zoning districts for the Agricultural Reserve of the Valley of Añasco contemplates the rezoning of the following districts:

- From Developed Area (*DA*) to Agricultural in Reserve One (*AR-1*).
- From Mechanizable Agricultural (*MA-1*) to Agricultural in Reserve One (*AR-1*), Developed Area (*DA*), Heavy Industrial (*HI*) and Road.
- From Resources Conservation (*RC*) to Agricultural in Reserve One (*AR-1*).
- From Ecologic Resources Conservation (*ERC*) to Agricultural in Reserve One (*AR-1*).
- From Heavy Industrial (*HI*) to Developed Area (*DA*), Agricultural in Reserve One (*AR-1*), Agricultural in Reserve Two (*AR-2*) and Road.
- From Intermediate Residential (*I-R*) to Agricultural in Reserve One (*AR-1*).
- From Public Use (*PU*) to Agricultural in Reserve One (*AR-1*).

The proposed amendments to the Boundaries of the Special Interest Touristic Zone of Rincón-Añasco contemplate rezoning the following districts:

- From Developed Area (*DA*) to Agricultural Reserve One (*AR-1*).
- From Resources Conservation (*RC*) to Agricultural in Reserve One (*AR-1*), Agricultural in Reserve One-Buffer Zone (*AR-1-BZ*) and General Institutional (*GI*).
- From Low Density Touristic Residential (*RT-LD*) to Agricultural Reserve One (*AR-1*).
- From Intermediate Density Touristic Residential (*RT-ID*) to Agricultural Reserve One (*AR-1*) and Road.

3. Proposed Amendments to the Boundaries and Special Zoning Districts of the Agricultural Reserve of the Valley of Lajas and proposed amendments to the boundaries and zoning map of La Palguera.

These amendments include the rezoning of some special zoning districts within the Agricultural Reserve of the Valley of Lajas and the modification of boundaries of some lots located within the Valley of Lajas. The proposed amendments also include the exclusion of certain parcels of land of high agricultural value located within the boundaries of the zoning map of La Palguera, to include them in the Agricultural Reserve of the Valley of Lajas.

The proposed amendments to the zoning of the Agricultural Reserve of the Valley of Lajas include the rezoning of the following districts:

- From Agricultural One (*A-1*) to Developed Area (*DA*), Agricultural in Reserve Two (Agrícola en Reserva Dos, *AR-2*), Water and Road.
- From Developed Area (*AD*) to Agricultural in Reserve One (*AR-1*), Agricultural in Reserve Two (*AR-2*), Resources Conservation (*CR*), Water and Road.
- From General Agricultural (*GA*) to Developed Area (*DA*), Agricultural in Reserve One (*AR-1*), Agricultural Reserve Two (*AR-2*), and Road.
- From Water to Developed Area (*DA*), Agricultural in Reserve One (*AR-1*), Agricultural in Reserve Two (*AR-2*), Water and Road.
- From Productive Agricultural (*A-P*) to Developed Area (*DA*), Agricultural in Reserve One (*AR-1*), Resources Conservation (*RC*) and Road.
- From Agricultural in Reserve One (*AR-1*) to Developed Area (*DA*), Agricultural in Reserve Two (*AR-2*), Resources Conservation (*RC*), Water and Road.
- From Agricultural in Reserve Two (*AR-2*) to Developed Area (*DA*), Agricultural in Reserve One (*AR-1*), Resources Conservation (*RC*), Water and Road.
- From Wood (*B-Q*) to Agricultural in Reserve One (*AR-1*).
- From Intermediate Commercial (*C-I*) to Agricultural in Reserve One (*AR-1*).
- From Resources Conservation (*CR*), to Developed Area (*DA*), Agricultural in Reserve One (*AR-1*), Agricultural in Reserve Two (*AR-2*), Heavy Industrial (*HI*), Water and Road.
- From Selective Development (*SD*) to Developed Area (*DA*), Agricultural in Reserve One (*AR-1*), Agricultural in Reserve Two (*AR-2*), Resources Conservation (*RC*) and Road.
- From General Institutional (*G-I*) to Developed Area (*DA*), Agricultural in Reserve One (*AR-1*), Agricultural in Reserve Two (*AR-2*), Water and Road.
- From not zoned areas (*N-ZA*) to Developed Area (*DA*), Agricultural in Reserve One (*AR-1*), Agricultural in Reserve Two (*AR-2*), Resources Conservation (*CR*) Heavy Industrial (*H-I*), Water and Road.
- From Public (*P*) to Agricultural in Reserve One (*AR-1*).
- From Resources Preservation (*RP*), to Developed Area (*DA*), Agricultural in Reserve One (*AR-1*), Agricultural in Reserve Two (*AR-2*), Water and Road.
- From Scenic Route (*S R*) to Agricultural in Reserve Two (*AR-2*).
- From Rural General (*R-G*) to Agricultural in Reserve One (*AR-1*), Agricultural in Reserve Two (*AR-2*), Water and Road.
- From Intermediate Density Residential (*R-I*) to Agricultural in Reserve One (*AR-1*) and Water
- From Intermediate Density Touristic Residential (*RT-I*) to Water.

- From Urbanizable Land (*UL*) to Developed Area (*DA*), Agricultural in Reserve One (*AR-1*), Water and Road.

The proposed amendments to the Parguera Area Zoning Map includes changes to sheets number: 3, 5, 10, 11, 12, 14 and 19 of that map, that contemplates excluding lots from that special planning zone to be included within the boundaries of the Agricultural Reserve of the Valley of Lajas. The proposed amendments to the zoning of the Agricultural Reserve of the Valley of Lajas include the rezoning of the following districts:

- From Public (*P*) to Agricultural in Reserve One (*AR-1*).
- From Residential Zero, Area 2 (*R-0-2*) to Agricultural in Reserve One (*AR-1*), Agricultural in Reserve Two (*AR-2*), and Road.
- From Residential Zero, Area 5 (*R-05*) to Agricultural in Reserve Two (*AR-2*).

**Availability of Documents Regarding Proposed Amendments and Adoption**

Copies of the proposed amendments to the boundaries and Special Zoning Districts of the Agricultural Reserve of the Valley of Guanajibo; the proposed adoption of boundaries and Special Zoning Districts of the Agricultural Reserve of the Valley of Añasco; the proposed amendments to the boundaries of the Special Tourist Zone of Rincón-Añasco, and the proposed amendments to the boundaries and Special Zoning Districts of the Agricultural Reserve of the Valley of Lajas and the proposed amendments to The Parguera Area Zoning Map will be available since August 22, 2013 in the City Halls of the Municipalities of Lajas, Cabo Rojo, Sabana Grande, Guánica and Yauco (Agricultural Reserve of the Valley of Lajas and The Parguera Area Zoning Map); in the City Halls of Hormigueros, Cabo Rojo and San Germán (Agricultural Reserve of the Valley of Guanajibo) and in the City Halls of Añasco, Mayaguez and Rincon (Agricultural Reserve of Valley of Añasco/Special Interest Touristic Zone of Rincón-Añasco).

Copy of the proposed amendments and proposed adoption will be available in the Land Use Subprogram of the Puerto Rico Planning Board (Six Floor) and at the Permits Management Office (OGPe – Eighteen Floor), both agencies located in the World Plaza Building (former Westerbank Plaza), #268 Muñoz Rivera Avenue in Hato Rey; the Regional Offices of the Permits Management Office (OGPe) of Aguadilla and Ponce, located at the Ninth (9<sup>th</sup>) floor of the Government Building at Muñoz Rivera Avenue in Aguadilla (Agricultural Reserve of the Valley of Guanajibo, Valley of Lajas and adoption of the Agricultural Reserve of the Valley of Añasco/Special Tourist Zone of Rincón-Añasco); the Third (3<sup>rd</sup>) floor of the Government Building, at Hostos Street and Las Américas Avenue in Ponce (Agricultural Reserve of Valle de Lajas and The Parguera Area Zoning Map); in the Central Office of the Puerto Rico Tourism Company, La Princesa Building #2, in Old San Juan and in the Cabo Rojo Regional Office of the Puerto Rico Tourism Company, Road 100, km. 6.6, Galería Commercial Center 100 in Cabo Rojo.

Also, these documents will be available at the Central Office of the Department of Agriculture, located at 1309 Fernández Juncos Avenue in Santurce and at the Department of Agriculture's Regional Offices in Mayagüez and San Germán, located at: the Government Center of Mayagüez, Office 206, at Enrique Vázquez Báez Street with Nenadich Street, Colombia Ward, Mayagüez (Agricultural Reserve of Valley of Añasco/Special Interest Touristic Zone of Rincón-Añasco); and at the One Stop Center (El Agropecuario) located on State Road 102, Sabana Enéas Ward, km. 26.3, in San Germán (Agricultural Reserve of the Valley of Guanajibo, Agricultural Reserve of the Valley of Lajas and The Parguera Area Zoning Map). Copy of this public notice will be available in the Puerto Rico Planning Board website: [www.jp.pr.gov](http://www.jp.pr.gov).

**Invitation to the General Public:**

The Puerto Rico Planning Board invites all government agencies, private entities, municipalities and the general public to participate in these public hearings 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 in writing within two (2) days, in conformity with section 2.1 of Act 170, supra.

  
MYRNA MARTINEZ HERNANDEZ  
Interim Secretary

  
LUIS GARCIA PELATTI  
Chairman