

COMMONWEALTH OF PUERTO RICO
OFFICE OF THE GOVERNOR
PUERTO RICO PLANNING BOARD

NOTICE OF PUBLIC HEARING

SEPTEMBER 30, 2016

ABOUT

PROPOSED AMENDMENT TO THE "JOINT PERMIT REGULATION FOR THE EVALUATION AND ISSUANCE OF PERMITS RELATED TO DEVELOPMENT AND LAND USE" EFFECTIVE DATE MARCH 24, 2015, THE REPEAL OF THE LAND SUBDIVISION AND URBANIZATION REGULATION (PLANNING REGULATION NO. 34), THE REPEAL OF THE SPECIAL FLOOD AREAS HAZARD REGULATION (PLANNING REGULATION NO. 13), AND THE PROPOSED ADOPTION OF THE "REGLAMENTO DE ORDENACIÓN DEL TERRITORIO Y LA FORMA URBANA"

For general public knowledge and pursuant to the provisions of Act No. 161 of Dec. 1, 2009, as amended, known as the Puerto Rico Permit Process Reform Act, 23 LPRA section 9011 et seq.; Article 27 of Act No. 75 of June 24, 1975, as amended, known as the Puerto Rico Planning Board Organic Act, 23 LPRA section 62(z); Act No. 3 of Sept. 27, 1961, as amended, known as the Act for the Control of Buildings in Zones Susceptible to Floods, 23 LPRA sec. 225 et seq.; Act No. 81 of Aug. 30, 1991, as amended, known as the Autonomous Municipalities Act of the Commonwealth of Puerto Rico, 21 LPRA section 4001 et seq. and Act No. 170 of Aug. 12, 1988, as amended, known as the Commonwealth of Puerto Rico Uniform Administrative Procedures Act, 3 LPRA section 2101 et seq., and Executive Orders OE-2015-042 and OE-2015-043 of Oct 30, 2015, the Planning Board notifies that a public hearing will be held as follows:

Sept. 30, 2016

9:00 a.m.

Room "C", "P" Floor, North Building Roberto Sánchez Vilella Govt. Center, De Diego Ave., Santurce

MATTERS TO BE DISCUSSED:

The following amendments are proposed to the Joint Permit Regulation for the Evaluation and Issuance of Permits Related to Development and Land Use, hereinafter referred to as "Joint Permit Regulation":

1. To amend the Joint Permit Regulation according to the recommendations issued in their respective areas of expertise by all Concerned Government Entities, defined in part 31 of Article 1.5 of Act No. 161, supra. 2. To reorganize, divide in Volumes and renumber the Chapters, Rules, Sections and Parts of the Joint Permit Regulation to facilitate its use and search. 3. To amend the Special Flood Areas Hazard Regulation (Planning Reg. No. 13) in order to update and standardize definitions, terms and procedures according to the Federal Emergency Management Agency's National Flood Insurance Program; incorporate the Special Flood Areas Hazard Regulation as a new volume into the Joint Permit Regulation; change the Regulation's name in Spanish to "Reglamento sobre Áreas Especiales en Peligro de Inundación"; and repeal Planning Reg. No. 13. 4. To amend the Land Subdivision and Urbanization Regulation (Planning Reg. No. 34) per comments and recommendations issued by the Telecommunications Regulatory Board and the Department of Natural and Environmental Resources; incorporate the Land Subdivision and Urbanization Regulation as a new volume into the Joint Permit Regulation; and repeal the Planning Reg. No. 34. 5. To incorporate as a new volume the "Reglamento de Ordenación del Territorio y la Forma Urbana" into the Joint Permit Regulation to promote efficient, sustainable and compact urban development, with livable mixed-use urban ensembles, effective protection of natural, ecological and agricultural resources, making possible the orderly and efficient evaluation of permit applications. 6. To revise the quantity of requirements requested by any government agency, instrumentality, public corporation or entity, according to Executive Orders cited above. 7. To include the concept Interagency Categorical Exclusion proposed by the Office of Permits Management (OGPe) to expedite the permits process. 8. To revise definitions in the Joint Permit Regulation. 9. To incorporate amendments to the Signs and Advertisements chapter, pursuant to the provisions of Act No. 355 of Dec. 22, 1999, as amended, known as the Uniform Signs and Advertisements Act of P.R. of 1999. 10. To incorporate into the Joint Permit Regulation and repeal various P.R. Planning Board resolutions that are proposed to be included within the Joint Permit Regulation.

DOCUMENT EXPOSITION:

The proposed amendments to the Joint Permit Regulation will be available starting on Sept. 14, 2016 at the P.R. Planning Board website www.jp.pr.gov and on the Integrated Permits System website www.sip.pr.gov. They will also be available during regular business hours at the Land Use Plan Subprogram Office and the Filing Office of the P.R. Planning Board, located in the 11th Floor and "P" Floor, North Building of the Roberto Sánchez Vilella Gov. Center, on De Diego Ave. corner of Baldorioty de Castro Ave. in Santurce, and at the Central Permits Management Office (OGPe) located in the 13th floor of the aforementioned North Building. Any person, entity, citizen, association, institution, or corporation that requires additional information about this matter can obtain it at the aforementioned locations.

PUBLIC INVITATION:

The P.R. Planning Board invites all government agencies, private entities, municipalities and the general public to participate in this public hearing. Written comments may also be submitted to: P.R. Planning Board, PO Box 41119, San Juan, P.R. 00940-1119 or through the email address comentariosrc@jp.pr.gov. In accordance with the dispositions of Section 2.2 of Act No. 170, supra, the Puerto Rico Planning Board grants a thirty (30) day period after the publication date of this notice to submit written comments. The Planning Board will acknowledge receipt of the comments received via email within two working days of receipt thereof, in accordance with the dispositions of Section 2.1 of Act. No. 170, supra.


Myrna Martínez Hernández
Acting Secretary