

FERRAIUOLI LLC

ENVIRONMENTAL LAW, ENERGY & LAND USE PRACTICE GROUP

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NOTICE TO CLIENTS AND FRIENDS

P.R. Developments: Planning Board to Finalize Puerto Rico Land Use Plan by June 2014

On January 30, 2014 the Puerto Rico Planning Board (the “PB”) published the draft Land Use Plan and Guidelines for the Development of Puerto Rico (the “PUT”). The stated objective of the PUT is to guide all development, zoning and land conservation efforts on the Island for the foreseeable future.

Last week, the PB postponed the public hearings scheduled for March 24 thru 28, 2014 and announced that the PUT will be subject to additional revisions. Notwithstanding the foregoing, the PB has not modified the PUT’s commenting period deadline originally posted in the agency’s website (*i.e.*, April 30, 2014).¹ Given the postponement of the public hearing and additional revisions to the PUT, it is unclear whether the PB will be able to finalize and adopt it by June 2014, as initially anticipated by the PB.

Since the revisions currently being conducted by the PB seem to affect limited parts of the PUT, we are currently reviewing the PUT initially published by the PB to further identify the possible effect(s) on property and development rights.

Given the PUT’s potential impact on current zoning classifications and uses of properties, and based on experiences with past attempts to finalize this zoning effort, a vocal and vast participation from developers, industrial and business sectors, environmental groups, landowners and municipalities is anticipated.

To further discuss or obtain additional information on how this development may impact you or to participate in the regulatory process, please feel free to contact us at your convenience.

¹ Any comments the PUT can be sent to the Planning Board’s through the agency’s website or by at comentariosput@jp.pr.gov.

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