

# O'NEILL & BORGES

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**CLIENT BRIEFING**  
June 9, 2008

## LOCAL LAND USE REGULATORY DEVELOPMENTS

*RE: Adoption of Various Puerto Rico Planning Board Regulations*

On April 18, 2008, the Puerto Rico Planning Board (the "Board") adopted: 1) a revised version of the Puerto Rico Zoning Regulation Number 4 ("Regulation No. 4"), 2) a revised version of the Planning Board Administrative Proceedings Regulation, and 3) the Glossary of Terms for the Planning Regulations.

The revised Regulation No. 4 includes modifications affecting zoning and land use regulatory provisions concerning, among other things, density parameters, zoning districts, proposed land uses grouping, and enforcement provisions.

The revised Planning Board Administrative Proceedings Regulation incorporated language to conform its regulatory provisions in accordance to the revised Regulation No. 4, amendments to the Puerto Rico Administrative Procedure Act, and with recent developments in local jurisprudence.

Finally, the adopted Glossary of Terms for the Planning Regulations substitutes the various definition sections of Planning Board regulations and superseded the Planning Board Regulations Technical Dictionary.

The abovementioned regulations will take effect on **June 28, 2008**.

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*RE: Approval of the Municipality of Cayey Territorial Ordinance Plan*

On February 8, 2008, the Municipality of Cayey Territorial Ordinance Plan (the "Plan") entered into effect. The Plan governs the use and development of land within the Municipality of Cayey and sets forth zoning requirements and related procedures. As a result, the approval of the Plan may affect proposed land use activities within the jurisdiction of the Municipality of Cayey.

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If you need additional information on the foregoing, or wish to assess their potential impact on your plans or operations, you may contact any of the attorneys at the O'Neill & Borges Land Use Practice Group.

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