

# O'NEILL & BORGES

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CLIENT BRIEFING  
January 14, 2008

## LOCAL REGULATORY DEVELOPMENTS

*RE: "Amendments to Various Planning Board Regulations"*

On December 29, 2007, the Puerto Rico Planning Board (Planning Board) published a notice about the proposed adoption of: a) a revised version of the Puerto Rico Zoning Regulation (Regulation No. 4); b) the Glossary of Terms for the Planning Regulations; and c) a revised version of the Planning Board Administrative Procedures Regulation.

The amendments to Regulation No. 4 include changes affecting zoning and land use regulatory provisions concerning, among other things, density parameters, zoning districts, proposed land uses grouping, and enforcement provisions.

The proposed adoption of the Glossary of Terms will substitute the various definition sections of Planning Board regulations and will supersede the existing Planning Board Regulations Technical Dictionary.

The proposed amendments to the Planning Board Administrative Procedures Regulations would conform it to the changes being proposed to Regulation No. 4, amendments to the Puerto Rico Administrative Procedure Act, and with recent changes in local jurisprudence.

The Planning Board will receive written comments until January 28, 2008. The Board will hold multiple and concurrent public hearings in San Juan, Mayaguez, Ponce and Humacao on January 25, 2008 to receive recommendations from the public.

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

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