



COMMONWEALTH PUERTO RICO
AUTONOMOUS MUNICIPALITY OF CAGUAS
CAGUAS, PUERTO RICO

NOTICE
PUBLIC HEARING
JULY 23 AND 24 OF 2025
PROPOSED AMENDMENT TO THE ZONING MAPS OF THE AUTONOMOUS
MUNICIPALITY OF CAGUAS

For knowledge of the general public and in compliance with the provisions of the Act Number 75 of June 24, 1975 known as the "Organic Act of the Planning Board of Puerto Rico"; Act Number 38 of June 30, 2017 known as the "Uniform Administrative Procedure Act of the Government of Puerto Rico"; Law 107-2020 known as the "Municipal Code of Puerto Rico" as amended; and Regulation 43 known as the "Regulation for Municipal Land Use Planning of Puerto Rico", the Municipality of Caguas notifies that a public hearing will be held to present the zoning changes that will be included in the zoning geodata table (land zoning map) within the municipal territory of Caguas.

The public hearing will be conducted in person as outlined below:

FECHA	HORA	LUGAR
July 23 and 24 of 2025	9:30am	Centro Criollo de Ciencias y Tecnología del Caribe (C3TEC)

Any person interested in participating can assist the hearing and register their participation. Cases will be discussed only on the assigned dates listed in the table below and will not be revisited on the subsequent date.

ISSUES TO BE DISCUSSED

DATE	CASE NUMBER	CADASTRE	CURRENT DISTRICT	PROPOSED DISTRICT	PARCEL PHYSICAL ADDRESS
July 23, 2025	2024-CZP-040 09	225-027-717-38	R-I	C-I or C-L	Calle 18 M-10, Urb. Condado Moderno
July 23, 2025	2024-CZP-040 10	225-046-823-03	R-I	C-I	Urb. Notre Dame, K3 Calle San Pedro
July 23, 2025	2024-CZP-040 11	199-064-739-07	R-I	C-I or C-L	Urb. Bairoa Calle Bohique CC-7
July 23, 2025	2024-CZP-040 14	225-017-717-08	R-I	C-I or C-L	Urb. Condado Moderno, M40 Calle 13
July 23, 2025	2024-CZP-040 21	251-003-352-15	R-I	C-I or C-L	Ave. Luis Muñoz Marín H-5, Urb. Villa Carmen
July 23, 2025	2024-CZP-040 22	225-037-328-23	R-I	C-I or C-L	Urb. Caguax Ave. Luis Muñoz Marín E-5
July 23, 2025	2024-CZP-040 23	251-003-352-17	R-I	C-I or C-L	Urb. Villa del Carmen, H3 Ave. Luis Muñoz Marín
July 23, 2025	2024-CZP-040 24	199-094-881-06	R-I	C-I or C-L	Calle Rodrigo de Triana, AC-6, Urb. Bairoa
July 23, 2025	2024-CZP-040 25	199-094-881-01	R-I	C-I	Urb. Bairoa, AC-1 Calle Rodrigo de Triana
July 23, 2025	2024-CZP-040 30	225-057-649-13	R-I	C-I	Urb. Delgado, S13 Ave. El Troche
July 23, 2025	2024-CZP-040 33	225-017-717-13	R-I	C-I	Urb. Condado Moderno Calle Florencia M-35
July 23, 2025	2024-CZP-040 34	225-044-234-07	I-L	C-C	W-Plaza Calle Betances 115, Barrio Pueblo
July 23, 2025	2024-CZP-040 35	199-095-103-02	R-I	C-I or C-L	Calle Aquamarina #82, Urb. Villa Blanca
July 23, 2025	2024-CZP-040 40	251-003-345-41	R-I	C-I or C-L	Urb. Villa Carmen, B-41 Calle Mayagüez
July 23, 2025	2024-CZP-040 41	225-005-264-02	R-I	C-I or C-L	Urb. Villa Blanca, #26 Calle Aquamarina
July 24, 2025	2024-CZP-040 42	251-003-351-16	R-I	C-I	Urb. Villa del Carmen, I-32 Ave. Luis Muñoz Marín
July 24, 2025	2024-CZP-040 43	251-003-351-13	R-I	C-I or C-L	Urb. Villa del Carmen, I-29 Ave. Luis Muñoz Marín
July 24, 2025	2024-CZP-040 46	225-017-717-14	R-I	C-I	Urb. Condado Moderno Calle Florencia M-34
July 24, 2025	2024-CZP-040 47	225-047-328-09	R-I	C-I	Ave. Luis Muñoz Marín E-19, Urb. Caguax
July 24, 2025	2024-CZP-040 48	225-075-314 -13	R-I	C-I or C-L	Urb. San Marcos (El Verde) Calle Venus 56, Esq. Cristóbal Colón
July 24, 2025	2024-CZP-040 49	251-003 -352-12	R-I	C-I	Urb. Villa del Carmen, H-8 Ave. Luis Muñoz Marín

*R-I (Residencial Intermedio); C-I (Comercial Intermedio); C-L (Comercial Liviano); C-C (Comercial-Central); R-C (Residencial Comercial) *

DATE	CASE NUMBER	CADASTRE	CURRENT DISTRICT	PROPOSED DISTRICT	PARCEL PHYSICAL ADDRESS
July 24, 2025	2024-CZP-040 52	199-094-873-13	R-I	C-I	Calle 32, Esq. Ave. Bairoa
July 24, 2025	2024-CZP-040 55	199-084-849-05	R-I	C-I or C-L	Calle Reina Isabel AA-5, Ave. Bairoa
July 24, 2025	2024-CZP-040 56	225-033-869-03	R-I	C-I or C-L	Calle Victor Torres A-3, Urb. Valle Tolima
July 24, 2025	2024-CZP-040 57	225-047-649-01	R-I	C-I or R-C	Urb. Delgado, Ave. El Troche S-1
July 24, 2025	2024-CZP-040 58	225-085-918-31	R-I	C-I	Extensión El Verde Calle 1 Solar 6A Bo. Pueblo
July 24, 2025	2024-CZP-040 59	225-085-918-32	R-I	C-I	Urb. El verde, Calle 1 solar 7 -A, Ave. Degetau
July 24, 2025	2024-CZP-040 61	225-047-624-03	R-I	C-I	Villa María 1 Ave. Luis Muñoz Marín
July 24, 2025	2024-CZP-040 62	225-027-714-11	R-I	C-I	Urb. Condado Moderno, 11 y 12 Ave. Luis Muñoz Marín
July 24, 2025	2024-CZP-040 64	225-085-520-28	R-I	C-I	El verde Calle 1 Ave. Degetau Solar 2
July 24, 2025	2024-CZP-040 65	199-094-869-03	R-I	C-I or C-L	Urb. Bairoa Calle España y Ave. Eugenio Astol DK-3,

*R-I (Residencial Intermedio); C-I (Comercial Intermedio); C-L (Comercial Liviano); C-C (Comercial-Central); R-C (Residencial Comercial) *

The cases that were previously approved by the Planning Board but were not incorporated into the official Land Zoning Map will come into effect and be discussed on July 24, 2025. These are the following: **2024-CZP-03988 (2000-46-0435-JPZ)**, **2024-CZP-04117 (2000-46-0357-JPZ)**, **2024-CZP-04167 (96-46-0951-JPZ)**, and **2024-CZP-04169 (98-49-0069-JPZ)**.

PRESENTATION OF THE CASE AND AVAILABILITY OF DOCUMENTS:

The documents that are part of the proposed amendments will be available starting July 8, 2025, at the City Hall of the Autonomous Municipality of Caguas; and the files for each case at the Planning Office of the Municipality of Caguas by appointment only, located on the 3rd floor of the Ángel Rivera Rodríguez Municipal Government Center on José Mercado Avenue, at the corner of Padial Street, and on the official website of the Autonomous Municipality of Caguas: www.caguas.gov.pr. Additionally, the documents will be available at the Physical Planning Program of the Planning Board, located on the 15th floor of the North Tower of the Roberto Sánchez Vilella Government Center in San Juan, Puerto Rico.

Any individual or legal entity, including corporations, interested in information regarding amendment requests to be considered in the public hearing may obtain it by visiting the locations mentioned before.

INVITATION TO THE PUBLIC

To the petitioners and landowners that file within the municipal boundary mentioned before, governmental agencies, and the general public are invited to participate in the hearing and provide their comments.

According to the provisions of Act Number 38-2017, a period is granted until August 8 of 2025 to present written comments. The comments must be presented at the Permits Office of the Autonomous Municipality of Caguas, located on the 2nd floor, of the Ángel Rivera Rodríguez Municipal Government Center on José Mercado Avenue, at the corner of Padial Street in Caguas, open from 8:00am to 4:00pm. Additionally, through mail to the following address: **PO BOX 907, Caguas, Puerto Rico, 00726**. Comments may be submitted through electronic mail to the Planning Office at comentariosczp@caguas.gov.pr. The Planning Office will acknowledge receipts of these comments electronically within the next two (2) business days, counted from the date of receipt, in accordance with the provisions of Section 2.1 of Law No. 38-2017.

If reasonable accommodation is needed, it must be notified to the Municipality at 787-653-8822 or comentariosczp@caguas.gov.pr.

Municipal Administration of Caguas

William E. Miranda Torres
MAYOR