CULEBRA PLAN DE USOS DE TERRENOS-1975

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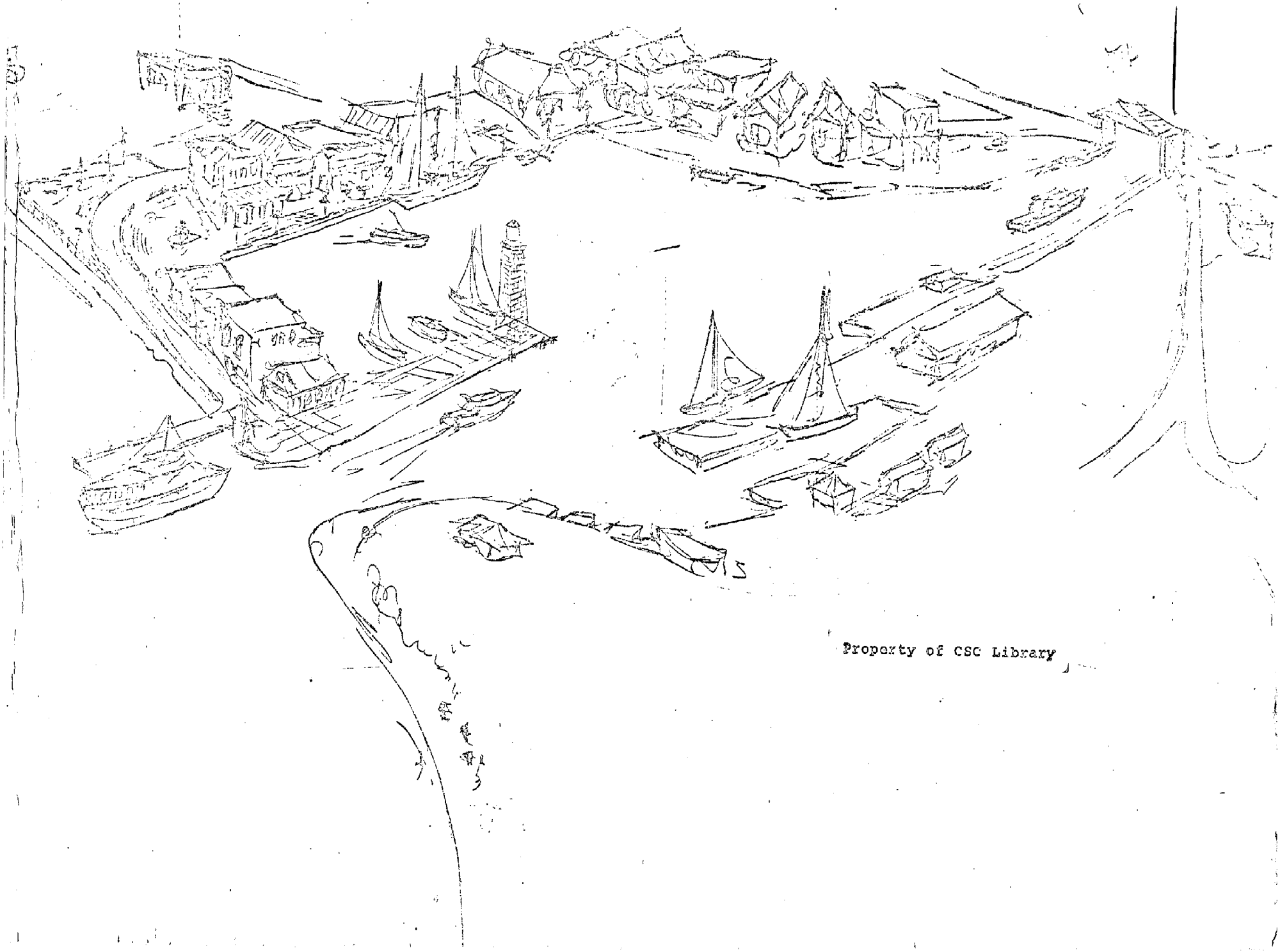

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C E R T I F I C A C I O N

Yo, Teresa Biaggi Lugo, en mi carácter de Secretaria de la Junta de Planificación, CERTIFICO que:

> El documento titulado Culebra, Plan de Uso de Terrenos - 1975, según revisado en marzo de 1975, que se acompaña y los mapas que forman parte de este es copia fiel y exacta del documento adoptado por la Junta de Planificación el 13 de agosto de 1975, mediante el informe Tercera Extensión a la Resolución P.R. - 77 (Segunda Enmienda).

Y para que así conste y a petición del Departamento de Recursos Naturales, expido la presente CERTIFICACION bajo mi firma y sello oficial de la Junta en San Juan, Puerto Rico, hoy día ABR. 27 1976

Teresa Biaggi Lugo
Secretaria

Por: Alma Luz Cortés
Subsecretaria

Estado Libre Asociado de Puerto Rico
OFICINA DEL GOBERNADOR
JUNTA DE PLANIFICACION

HT395.P8 P84 1975

MASTER PLAN FOR THE ISLAND OF CULEBRA

April 27, 1976

PREPARED BY
THE PLANNING BOARD
OFFICE OF THE GOVERNOR

Certifico que esta
es copia fiel y exacta
del documento original
y para que así conste,
firma la presente en
San Juan, Puerto Rico
a 27 ABR 1976

Secretaria

POR: Juan L. Cortés
Sub. Secretaria

SANTURCE, PUERTO RICO

REVISED MARCH, 1975

Estado Libre Asociado de Puerto Rico
OFICINA DEL GOBERNADOR
JUNTA DE PLANIFICACION

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

May 5, 1971

RESOLUTION NO P.R. 119

RESOLUTION OF THE PUERTO RICO PLANNING BOARD APPROVING THE CONCEPT OF DEVELOPMENT AND LAND USE FOR THE ISLAND OF CULEBRA

Whereas, the Island of Culebra is, in its totality, rich in natural elements of importance not only to the local inhabitants, but to the inhabitants of all Puerto Rico and neighboring islands;

Whereas, these conditions cause the main consideration to be that of establishing means for the protection and proper development of the island as a whole;

Whereas, there already being proposals for the development of tourist installations, projects for vacation homes, public projects, and others, it is the Planning Board's concern to see that the Island of Culebra is developed in an orderly manner, in order to guarantee the island's inhabitants a greater socio-economic benefit;

Whereas, the Office of Master Plans of the Planning Board has made an evaluation of all projects approved or under study, concluding that it is necessary to adopt a general concept of development and land use, to serve as a guideline in the evaluation of all public and private projects being developed in the area;

Whereas, there is a need to coordinate the development of hotel facilities in order to preserve the seashore for public use and counteract any tendency towards excessive concentration of hotel facilities at any one point;

Whereas, the Island of Culebra is in a priority position in contrast with the study of other areas of the country, due to international interest generated by its circumstances in the past;

Whereas, the concept of development is a major part of the Master Plan for tourism and recreation for all of Puerto Rico;

Whereas, the Office of Master Plans has developed the concept which constitutes the organizational design for land use, which forms part of the Master Plan for Puerto Rico;

Whereas, the conceptual design, as approved, will be the object of public discussion and review before its adoption as part of the Master Plan for Puerto Rico;

Whereas, with this developmental concept as a foundation, the Planning Board will hold public hearings, and will adopt a zoning map and as many official maps as may be necessary for land use guidance, and in order to protect the services planned for the principal roads and transportation system for the Island of Culebra;

Therefore, the Puerto Rico Planning Board resolves:

Section 1- That this concept of development and land use and general plan recommended for the Island of Culebra is approved in principle to be used as a guide in review and approval of all public and private projects, including, but not limited to, among others:

a- Any acquisition, transfer, or disposition of public lands, modification, relocation, and elimination of main roads, in accordance with the recommendations of the studies on transportation approved as of that date; and

b- All plans for public improvements and public projects, and

c- All projects having to do with defining lots, construction, urbanization, urban renewal, etc.

d- Private projects requiring the direct authorization of the Board.

Section 2- That the concept of development and land use for the Island of Culebra is to be used for the purposes enumerated in Section 1, until such time as the Master Plan for Culebra is officially adopted in accordance with the process established by the applicable law on planning.

Section 3- That the Board authorizes the Secretary to send certified copies of this resolution to any public agency or instrumentality which may so request.

Section 4- That the following attached documents form part of this resolution:

a- Conceptual plan indicating uses appropriate to natural conditions on Culebra.

b- Conceptual plan for the development and utilization of lands on the Island of Culebra.

c- General description of the objective program of the final design.

Section 5- The measures thus adopted will begin to take effect immediately upon approval of this resolution, and will serve as a guide to the government offices concerned in programming the works necessary for the development of the area.

/s/ Enrique Soler Cloquell
Chairman

Salvador Y. Capestany
Member

Robert L. Net
Member

I CERTIFY: The aforesaid is a faithful and exact copy of the report adopted by the Puerto Rico Planning Board at its meeting held on May 5, 1971 and for its information and general use I issue same under my signature and the seal of the Planning Board in San Juan, Puerto Rico, on July 29, 1971.

/s/ Harry Maldonado
Secretary

by: Luz Marina Vargas
Assistant Secretary

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

RESOLUTION NO P.R. 77

October 21, 1971

RESOLUTION OF THE PUERTO RICO PLANNING BOARD ADOPTING THE MASTER PLAN OF THE MUNICIPALITY OF CULEBRA

The Puerto Rico Planning Board, being empowered by Law No 213 of May 12, 1942, as amended, to prepare, adopt, and amend Master Plans for the development of any municipality, or urban, suburban, or rural area of Puerto Rico;and

Whereas the Planning Board, after carrying out the appropriate studies, has prepared the Master Plan for the Municipality of Culebra; and

Whereas the Puerto Rico Planning Board held the corresponding public meeting on August 10, 1971 for the purpose of establishing the Master Plan for the Municipality of Culebra; and

Whereas the proper announcements were published in the newspapers as required by law; and

Whereas an additional period of sixty (60) days having been granted for written submissions concerning said Master Plan, and that period having expired on October 9, 1971; and

Whereas the citizens and the government agencies concerned having expressed themselves on said Master Plan, and there having been no disagreement as to it contents:

Therefore, the Puerto Rico Planning Board resolves that:

Section 1- By virtue of the powers conferred upon it by Law, this Board adopts the Master Plan for the Municipality of Culebra, the section regarding Land Use is made a part of this resolution.

Section 2- This Master Plan will be enforced 30 days after its approval by the Governor.

Section 3- This Master Plan will serve as a guide for public agencies and instrumentalities in drawing up the program of work which will result in the implementation of said plan, and it will be used in the reviewing and approval of:

a- any acquisition, transfer, or disposition of public lands;

b- street, and road plans, and permanent public improvements;

c- any private project, including subdivisions of lands.

/s/ Enrique Soler Cloquell
Chairman

Salvador I. Capestany
Member

Roberto L. Net
Member

I CERTIFY: The aforesaid is a faithful and exact copy of the report adopted by the Puerto Rico Planning Board at its meeting held on October 21, 1971 and for its information and general use I issue same under my signature and the seal of the Planning Board in San Juan, Puerto Rico, on November 19, 1971.

/s/ Harry Maldonado
Secretary

/seal/

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

December 3, 1974

RESOLUTION NO P.R. -77
FIRST AMENDMENT

RESOLUTION OF THE PUERTO RICO PLANNING BOARD APPROVING AMENDMENTS TO THE MASTER PLAN OF THE MUNICIPALITY OF CULEBRA

WHEREAS, the Puerto Rico Planning Board adopted the Master Plan of the Municipality of Culebra in its meeting of October 21, 1971, empowered by Law No. 213 of May 12, 1942, as amended, to prepare, adopt and amend Master Plans for the development for any municipality or urban area, sub area, or rural area of Puerto Rico; and

WHEREAS, the Planning Board after analizing the public recommendations, subsequent to the adoption of the Master Plan of the Municipality of Culebra the 21st of October, 1971, and after studying the report prepared in conjunction by technicians of the United States Department of Interior, by technicians of the Department of Natural Resources and of Puerto Rico Planning Board, has prepared AMENDMENTS to the Master Plan of the Municipality of Culebra;

WHEREAS, the amendments considered include the following improvements to the Proposed Land Use Plan in the Municipality of Culebra:

1- Eliminate the proposed use as Residential Recreation in the general area of Punta Almodóvar and Punta Cabeza de Perro with the intention of avoiding possible urban or residential development on the hillsides or slopes which extend to Puerto del Manglar where bioluminescent characteristics are found.

2- Eliminate the proposed use as Residential Recreation in the Ensenada Dakiti and Ensenada Malena in Punta Soldado, by being lands of the Marina in negotiation to be changed to state property.

3- Eliminate the agricultural use proposed for el Cayo Luis Peña where there have been found by the technicians of the Department of Natural Resources and United States Department of Interior species of aboriginal vegetation which can disappear if additional uses are introduced.

4- Eliminate the proposed highway to the south of Resaca and Brava beaches for it is known that the lands are very undulating and this route will be very costly in its construction and maintenance. The road does not lead to any town and is not considered necessary.

WHEREAS, the Puerto Rico Planning Board held the corresponding public hearing on October 11th, 1974 with the purpose of establishing said amendments to the Master Plan of the Municipality of Culebra;

WHEREAS, the corresponding notices were published in the papers: El Mundo and the San Juan Star, in compliance with the law;

WHEREAS, having been granted an additional period of 30 days for any party to submit a brief concerning said Master Plan, and having said period expired, the 11th of November, 1974, and;

WHEREAS, having the citizenry and concerned government agencies expressed their reactions over the proposed amendments to the Master Plan, and in general terms favoring its content;

THEREFORE, THE PUERTO RICO PLANNING BOARD RESOLVES THAT:

Section 1- In virtue of the powers confered by law, this Board adopts the amendments to the Master Plan of the Municipality of Culebra, whose corresponding section to Land Use is incorporated in the present resolution.

Section 2- This amended Master Plan will be enforced inmmediately after being approved by the Governor.

Section 3- This Master Plan, as amended, will serve as a guide to the agencies and public instrumentalities to form the work program which will result in the implementation of said plan, and will be used in the revision and approval of: (a) all acquisition, transfer or disposition of public lands; (b) street plans, and permanent public improvements; (c) any private project, including land subdivision.

/s/

Rafael Alonso Alonso
President

Francis J. Conway
Member

Luis Negrón Zayas
Alternate Member

I CERTIFY: The aforesaid is a faithful and exact copy of the report adopted by the Puerto Rico Planning Board at its meeting held on _____ and for its information and general use I issue same under my signature and the seal of the Planning Board in San Juan, Puerto Rico on _____ ____, _____.

/s/

Teresa Biaggi Lugo
Secretary

/ seal/

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

August 13, 1975

THIRD EXTENSION TO
RESOLUTION P. R. -77
(SECOND AMENDMENT)

APPROVING AND ADOPTING AMENDMENTS TO THE MASTER PLAN PREVIOUSLY ADOPTED BY THE PLANNING BOARD FOR THE MUNICIPALITY OF CULEBRA

WHEREAS: The Puerto Rico Planning Board (hereinafter referred to as "the Board") has the legal authority and responsability for guiding and controlling the urban, suburban and rural growth and development of the municipalities of Puerto Rico, including Culebra; taking into consideration a series of elements, among others the selection of the most appropriate land for such development and the conservation of agricultural zones within the municipalities; and

WHEREAS: The Board has the unavoidable responsability for preserving, conserving and protecting the limited natural areas of Puerto Rico for the enjoyment of present

and future generations, for protection of areas of exceptional beauty and avoidance of the occurence of scattered development that might cause the deterioration or destruction of such beauty; and

WHEREAS: Culebra Island and the smaller islands which comprise this municipality, contain in common certain unique characteristics, such as places of historical value, socio-economic conditions, and natural physical settings; and

WHEREAS: The islands that comprise the Municipality of Culebra constitute natural areas with some of the most extraordinary environment and singular beauty in Puerto Rico; and

WHEREAS: Taking into consideration all of the above, and by virtue of Public Law No. 213 of May 12, 1942, as amended, (the former Planning Law) the Board adopted the Culebra Master Plan on October 21, 1971; and

WHEREAS: Upon the analysis of recommendations received from the public subsequent to the adoption of the Culebra Master Plan, and after evaluation of the report prepared jointly by the U.S. Department of Interior, the Puerto Rico Department of Natural Resources and the Board, the latter prepared AMENDMENTS to the Culebra Master Plan; and

WHEREAS: These AMENDMENTS were discussed at a public hearing on October 11, 1974 and adopted on December 3, 1974; and

WHEREAS: Subsequent to the date of adoption of these AMENDMENTS, the Board agreed to propose new changes to the Culebra Master Plan, pursuant to the New Planning Law, Public Law No. 75 of June 24, 1975; and

WHEREAS: These new AMENDMENTS were discussed at a public hearing held on August 1, 1975; and

WHEREAS: The citizenry and concerned government agencies having been given the opportunity to express their reactions to said AMENDMENTS for the Culebra Master Plan were in general terms in accord with its content; and

WHEREAS: This Land Use Plan (Master Plan), as amended, will be a guide to public agencies and instrumentalities for the formulation of the capital program needed for the implementation of said plan, and must be used in the revision and approval of any of the following: (a)- all acquisition, transfer or disposal of public lands; (b)- street, road and permanent public improvements plans; and (c)- any private project, including land subdivision; and

WHEREAS: Perfect concordance exists between the provisions of Public Law No. 66 of June 22, 1975 (The Culebra Conservation and Development Act), and the proposals included in this resolution for the Municipality of Culebra, prepared by virtue of the powers conferred upon the Board by Public Law No. 75 of June 24, 1975.

NOW THEREFORE, BE IT RESOLVED BY THE PUERTO RICO PLANNING BOARD, THAT THE FOLLOWING CHANGES TO THE CULEBRA MASTER PLAN, AS PREVIOUSLY ADOPTED BY THE PLANNING BOARD, BE ADOPTED AND APPROVED:

a- The Culebra Master Plan shall be known hereafter as "The Land Use Plan for the Municipality of Culebra."

b- The road plan shall be amended by eliminating both the paving of existing rural roads and the construction of new rural roads on Península Fulladosa; also eliminating additional construction of rural roads in the eastern section of the Island and the Flamenco sector.

c- The vacational use proposals shall be amended to eliminate for such use the residential-vacation sector on the eastern side of the Island facing Bahía Almodóvar, leaving a total of five (5) sectors of this type on Culebra.

The above resolution was agreed upon by the Planning Board in its regular meeting held on August 13, 1975 and attended by its Chairman, Vice-Chairman, and Alternate Member.

In San Juan, Puerto Rico, August 13, 1975.

/s/ RAFAEL ALONSO ALONSO
Chairman

FRANCIS J. CONWAY
Vice-Chairman

LUIS NEGRON ZAYAS
Alternate Member

I CERTIFY: That the preceeding is a faithful and exact copy of the Resolution adopted by the Puerto Rico Planning Board, at its meeting held on August 13, 1975 and, for its notification and general use, I issue the present under my signature and the Seal of the Board, in San Juan, Puerto Rico, this September 12, 1975

/s/ TERESA BIAGGI LUGO
Secretary

/seal/

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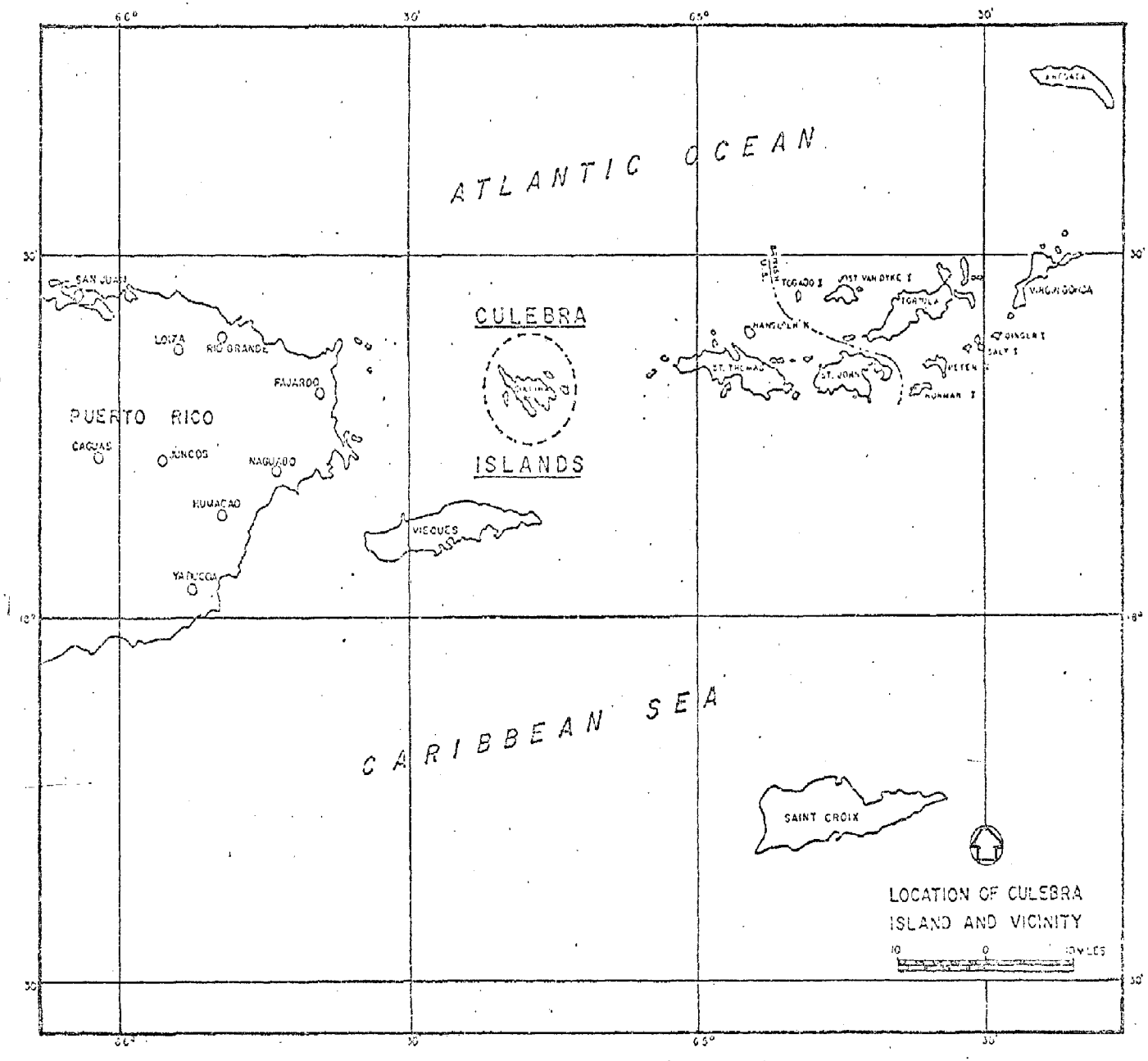
Aerial view of Dewey and Laguna Lobina.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HUMACAO
VIEQUES
YABUCOA
CARIBBEAN SEA
ANEGADA
TORTOLA
VIRGIN GORDA
ST. THOMAS
ST. JOHN
PETER I.
SAINT CROIX
LOCATION OF CULEBRA
ISLAND AND VICINITY
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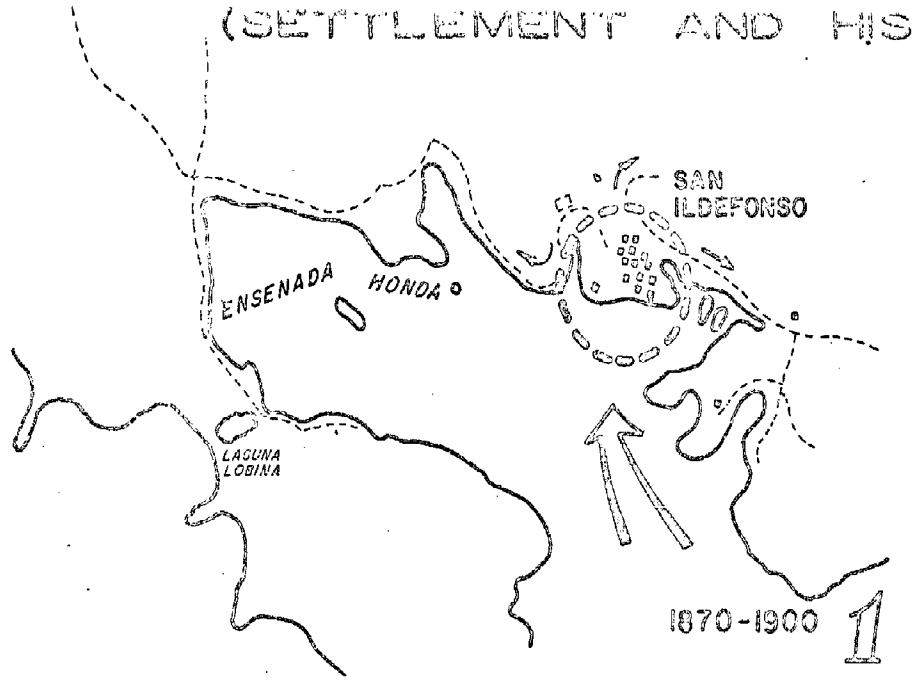
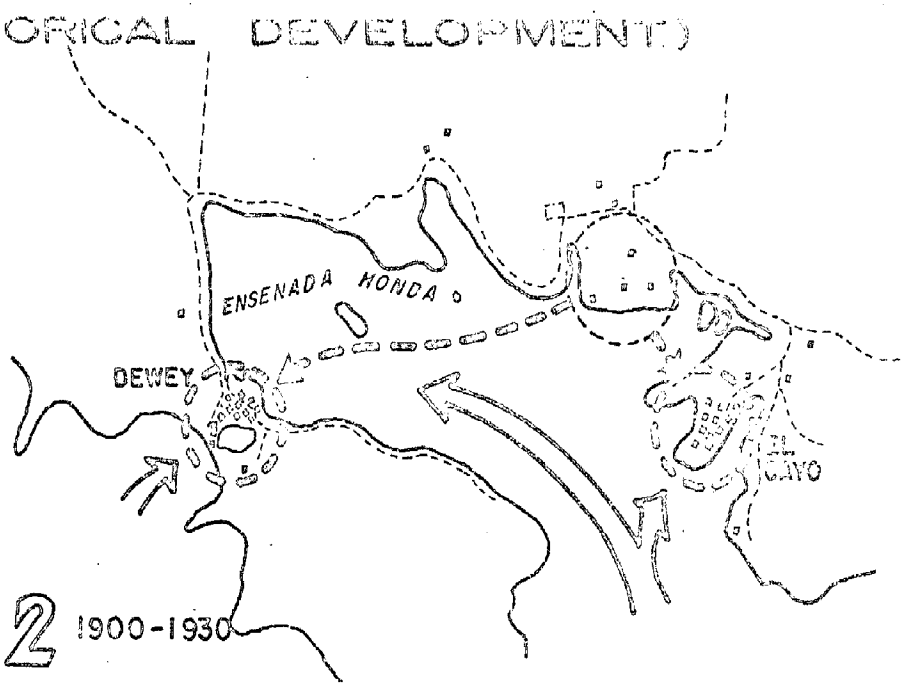
CULEBRA - MOVIMIENTO Y DESARROLLO HISTORICO
(SETTLEMENT AND HISTORICAL DEVELOPMENT)

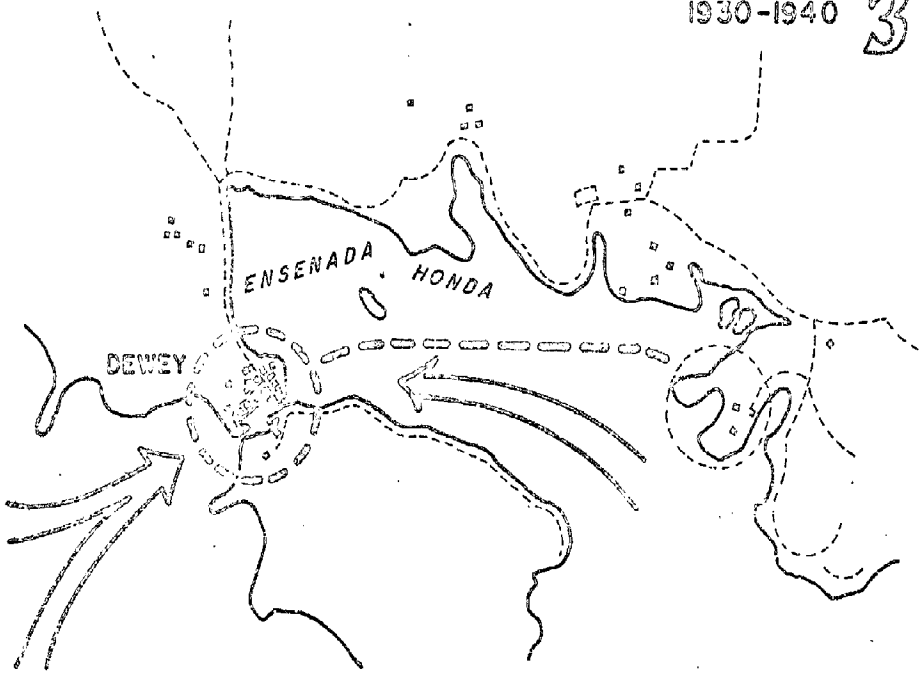


1870-1900 1



2 1900-1930

1930-1940 3



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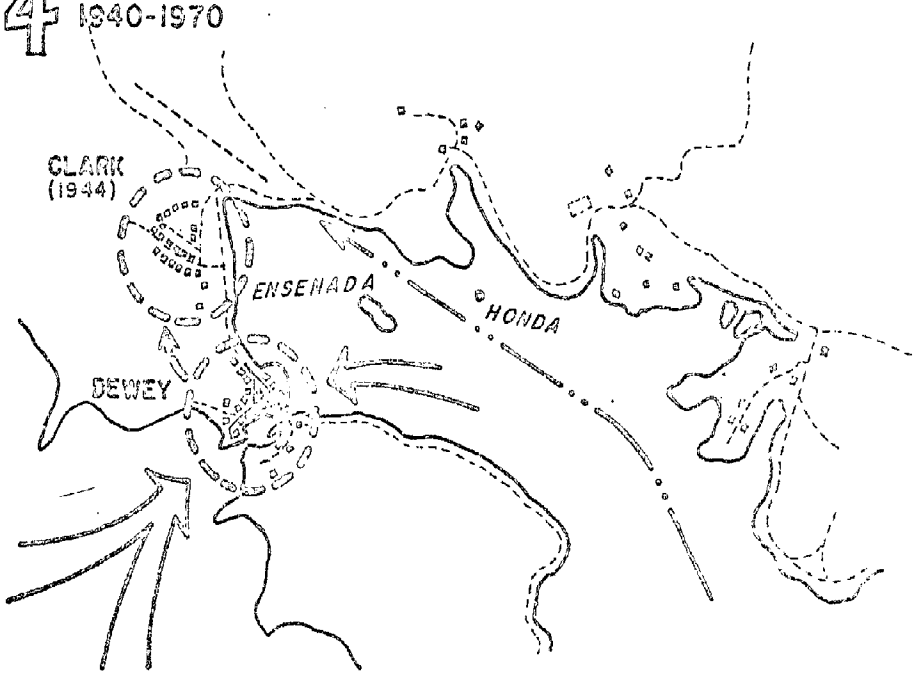


A MASTER PLAN FOR CULEBRA

I- Introduction

Culebra, one of the 78 municipalities of Puerto Rico, has exceptional beauty and natural attractions which make it unique in the Caribbean area. Its shoreline, bordered with crystal-clear waters, offers dramatic contrasts, with its bays, peninsulas, and cays. Sometimes the shore ends abruptly in the sea, and sometimes it ends in rocky sections, white sands, beaches, or mangrove woods. Its coast is exceptional due to the profusion of coral reefs. Besides the spectacular beauty of its coast, the island is rich in its landscape and natural contrasts, as, for example: its rocky area, with stones of great size and peculiar form, its great variety of trees; its excellent climate; and hills of moderate elevation, the highest being Mt. Resaca, rising some 650 feet above sea level.

Completing the natural charm of Punta Molinos, nature has made it a natural refuge for sea birds, which visit this northeast section of the island in great numbers. This ecological phenomenon is complemented by the fact that during the same period of the year marine currents bring to this area thousands of sardines, which constitute the natural food of these birds during their gestation period. It was this natural condition

that brought it about that, at the beginning of the century, it was declared a National Bird Sanctuary by President Theodore Roosevelt.[1] There exists on Culebra such a profusion of plants, birds, and other woodland life (some of these species are unique in the world)[2] that it has been most appropriately called "an ecological wonder", and "Puerto Rico's jewel of nature."[3]

Culebra, colonized in 1880 by Don Cayetano Escudero and a handful of men, was originally called "Pasaje". Later, during the Spanish regime, its name was changed to San Ildefonso de la Culebra. The natural charm of this island of 10.23 square miles is enhanced by the small number of residents, who pass their lives in peace and serenity, far from the problems of congestion and contamination of other places which are the direct consequence of present-day progress. Nevertheless, the population of this island aims, rightfully, to enjoy the benefits of economic development and progress which the rest of the Island of Puerto Rico enjoys.

Culebra is passing through a period of extreme poverty, annual per capita income being approximately $700, less than half the figure for Puerto Rico in 1970. Nevertheless, it is about to experience a radical change. There is a firm determination on the part of the government of Puerto Rico to see that all municipalities participate to a reasonable degree in the fruits of progress. Tourism is one of the industries with the greatest capacity to

1, 2, 3 See footnotes on page 118

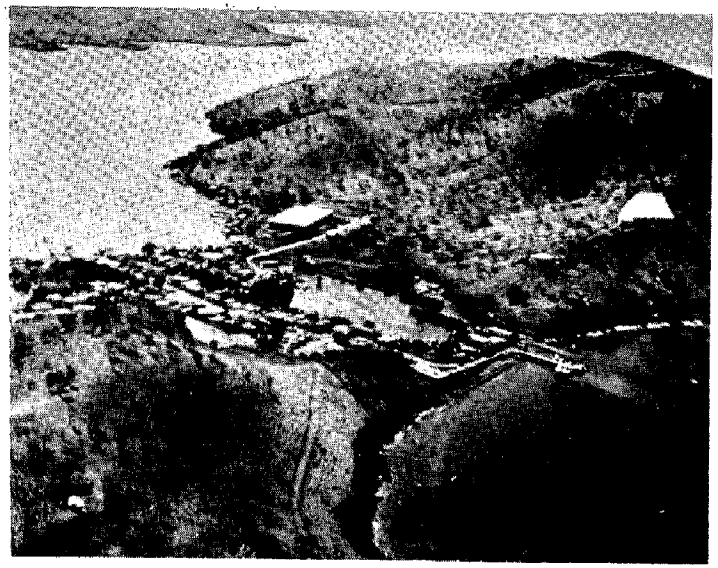
generate new sources of income. Many people see in Culebra a potential paradise for recreation and spiritual refreshment, since it is a virgin isle still in its natural state. Evidence of this is the increasing numbers of visitors, who go to Culebra on weekends to enjoy its fishing, beaches and reefs. Similarly, it can be anticipated that future development of recreational, residential, and tourist facilities on Culebra will serve as the impetus for new economic activity and new sources of employment for the resident population.

In June 1972, the Navy declared 1,285 cuerdas (1,246 acres) on the main island of Culebra and on Culebrita as excess to its needs. The proposed disposition of these excess lands and other lands which may in the future be declared excess by the Navy, is dealt with later in this report. This means that a large amount of land belonging to a single owner can be restored to the municipality of Culebra to be devoted to better use, in harmony with the area's natural resources and the needs of its present and future population. Another considerable portion of the island area is divided into large land tracts. This means that many ownerships in small lots, which is one of the serious limitations elsewhere, does not exist on Culebra as a problem.

To sum up, there is a unique opportunity to orient the development of this part of Puerto Rico in such a way that, besides harmonizing with the aspirations and resources of the area, it will not destroy the natural ecology of the environment to the point of affecting the charms with which nature has so generously endowed it. For this purpose, the development of the island must be carried out in such a way as to preserve its unique natural characteristics, and appropriate measures must be taken to preserve and use in the most careful manner the magnificent reefs, the beautiful beaches of Flamenco, Resaca, Brava, Largo and Culebrita, Punta Molinos, and the fishing grounds of Ensenada Honda and Puerto del Manglar.

Also, the area used by the sea birds for nesting on Punta Molinos must be preserved, and, similarly, the lagoons, mangrove swamps, forests, and islets now in existence must be protected.

If the programs sketched in the following pages are properly carried out, and if its development is properly constituted, the island would develop in a coordinated and adequate manner.



Aerial view of Dewey from the west.

II- Analysis of Current Situation and Growth Prospects

Physical Characteristics

Topography and Climate

Culebra's mean temperature is around 74.4° Fahrenheit.

For the whole area, the mean rainfall is 39 inches a year. Periods of heavy rain occur during the months from August to November.

Culebra's topography is so varied in elevation that, while presenting no dramatic contrasts, it creates the impression that the island is much larger than it really is. Its hills are rounded, and its valleys and its interior spaces are in perfect scale with the mountains surrounding them. There are only two areas distinct in themselves which we can classify as plains. The first, in the center of the island, is the central valley known as La Pelá, from which the sea cannot be seen; at the northwest of the valley is Mt. Resaca, Culebra's highest point (650 feet) and to the northeast, Cerro Balcón, which rises to an impressive height. The Island's other plain area is where the airport is located, and some of the area south of the airport in the vicinity of Clark. The rest of Culebra is an adventure of mountains and never-ending spaces, changing color with the rain, and changing atmosphere according to the uses to which man puts it. Culebra's topography is one of the most important elements for

its development, and, therefore, it must be conserved, avoiding excessive road construction, which, in the case of Culebra, would dangerously shorten the distance which creates the impression of a sizeable island. A road connecting Dewey with Playa Larga, allowing fast driving, would make the trip very monotonous, since the traveler would make the trip in a minimum period of time, thus diminishing both scale and interest. On Culebra, roads permitting fast driving would be merely scars difficult to obliterate, which would lead to over-rapid development.

Flora

Years ago, Culebra was nothing but forest, rich in fauna and in the variety of its flora. There grew around 80 species of trees, with, among them, varieties which have been found only on Culebra. Today, there remains only about 20 percent of this forest cover; the rest has been giving way to agriculture and other uses.

The land use plan for the island must provide for conservation of the flora, and reforestation of other areas, to help create an appropriate balance. On this will directly depend the island's economic development. Therefore, it is necessary to mention the areas of mangrove, which play such an important role in conservation of the coast and in their function as a natural environment for the reproduction of marine life, which, upon completion of the cycle, is one

of the steps that make fishing possible, and, as a consequence, the development of that industry. Without the mangroves and the coral surrounding Culebra, part of the population would lose their livelihood, and it is quite certain that other elements connected with economic development would disappear. The master plan proposes that these areas be conserved and protected from the hand of man, for his own benefit and for the welfare of future generations.

SOIL COMPOSITION

	Percent of Total Area
Fraternidad series	2.2
Amelia Cascajo, clay, loam	8.8
Cataño series	2.1
Playa Costera series	0.9
Descalabrado series, clay, loam[4]	51.9
Volcanic rock[5] series	30.4
Jácana series	3.7
	100.0

Fauna

In contrast with Puerto Rico, where there is danger of total extinction of birds and other animals, on Culebra there are still to be found such species as the mangrove chicken, troupials, doves, and the endangered Bahama pintail which utilizes Laguna Flamenco. Each year, the

4, 5, 6/ Footnotes are on page 118

migratory sea birds known as boobies, or sooty terns, visit Punta de Molino, and Lobito, Yerba, Ratón, and Los Gemelos cays. It is impossible to describe in such a general report as this the experience of discovering these birds during the time of their visit to Culebra. Their numbers are incalculable, and many observers have estimated that when they take to the air again, there are as many as 50,000 or 100,000. When laying their eggs, these birds do so at a ratio of one per square foot of land; in an area of between 12 and 15 cuerdas (1 cuerda equals 0.97 acre), there are to be found many more than 50,000 eggs.[7] As mentioned above, this area is part of a region declared a National Bird Sanctuary by President Theodore Roosevelt at the beginning of the century. The master plan proposes the preservation of this entire area and its vicinity of approximately 158 cuerdas (153 acres), if and when it is declared excess by the Navy, as part of the Culebra National Wildlife Refuge.

Adjacent Islands

In addition to the small cays which are part of the Culebra system there are also three main islands which must be included in the land use plan: Cayo Luis Peña, Cayo Norte, and Isla Culebrita. Cayo Luis Peña and Cayo Norte are currently used for grazing, however, the natural characteristics of Cayo Luis Peña which includes an excellent forest, natural gardens, and unique wildlife should be protected in the future. In contrast, the shores of Cayo Norte

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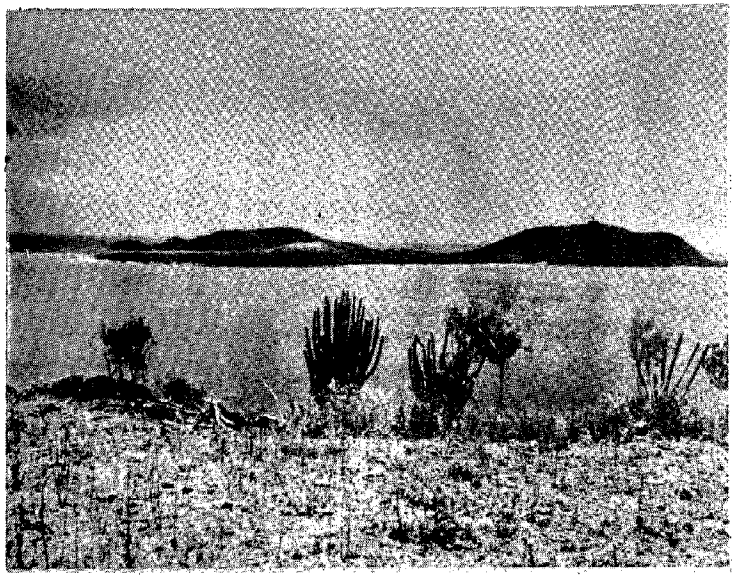
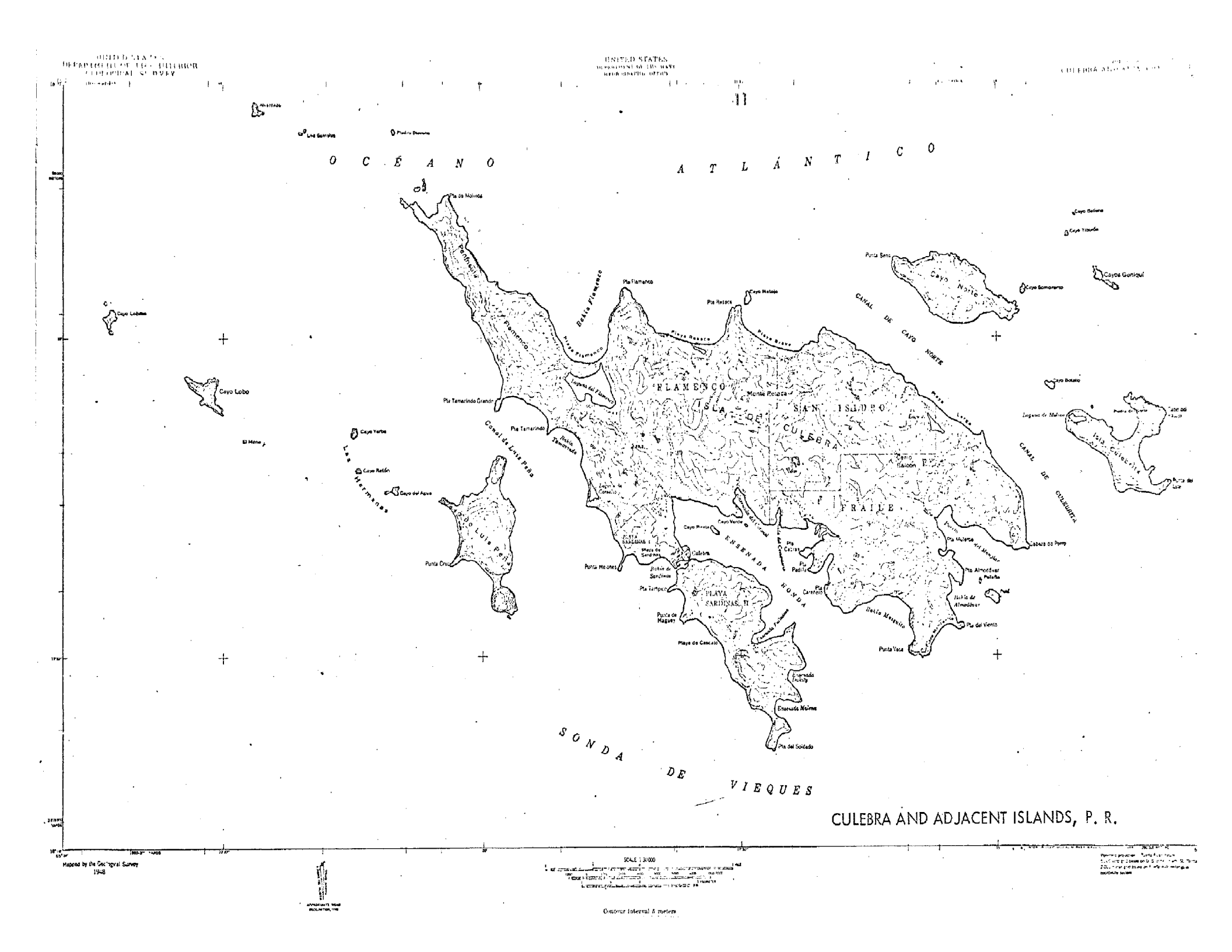


Culebrita Island from Culebra.


O C É A N O
A T L Á N T I C O
Pta de Molinos
Península Flamenco
Playa Flamenco
Bahía Flamenco
Pta Flamenco
Pta Resaca
Playa Resaca
Playa Brava
Cayo Matojo
Punta Sena
Cayo Norte
Cayo Botijuela
Cayos Gorriquí
CANAL DE CAYO NORTE
Cayo Lobito
Cayo Lobo
El Morro
Pta Tamarindo Grande
Laguna del Flamenco
Pta Tamarindo
Playa Tamarindo
Canal de Luis Peña
Cayo Yerbe
Cayo Ratón
Cayo del Agua
Las Hermanas
Isla de Culebra
FLAMENCO
SAN ISIDRO
Monte Resaca
Cerro Balcón
EL FRAILE
Laguna de Melones
Isla Culebrita
Cabeza de Perro
CANAL DE CULEBRITA
Cayo Pirata
Cayo Verde
ENSENADA HONDA
Pta Colins
Pta Padilla
Pta Mulatta
Pta Almodóvar
Peñón
Isla de Almodóvar
Pta del Viento
Punta Vaca
Bahía Marbella
Punta Melones
Bahía de Sardinas
Pta Tempisco
PLAYA SARDINAS II
Punta de Maguey
Playa de Cascalo
Ensenada Tuluca
Ensenada Melones
Pta del Soldado
Punta Cruz
Isla de Luis Peña
SONDA DE VIEQUES
CULEBRA AND ADJACENT ISLANDS, P. R.
Mapped by the Geological Survey
1948
SCALE 1:30000
Contour interval 6 meters

lend themselves to recreational uses such as water sports. For the moment, the conditions and location of these two islands point to environmental preservation and recreation as the most appropriate uses. However, Culebrita has other characteristics which we cannot overlook. Besides having one of the most exceptional beaches in the Caribbean, it has a lighthouse built in 1874, both of which elements make the island appropriate for a recreational area. Culebrita is separated from Culebra by the Cayo Norte passage, and the trip by water to the island could be considered as part of the recreational activities.

There is one cay deserving special attention due to its location and the urgency of its being appropriately used. We refer to Cayo Pirata, located in Ensenada Honda, a short distance from the Dewey and Clark coast. On two occasions, this cay has been threatened by the invasion of squatters seeking plots for the construction of clandestine houses. A marine museum could be located here, a kind of municipal park with footpaths. This museum could become a great attraction, since there exists on Culebra a valuable collection of seashells which, in the absence of an appropriate place to house them, could, in the future, be sold, or otherwise disappear. Pirate Cay lends itself particularly to the construction on its shores of a natural acquarium, in which its species could be observed and studied. This project deserves attention because it would be relatively inexpensive, and because of the interest it would arouse among Culebra's population and visitors from Puerto Rico and elsewhere.

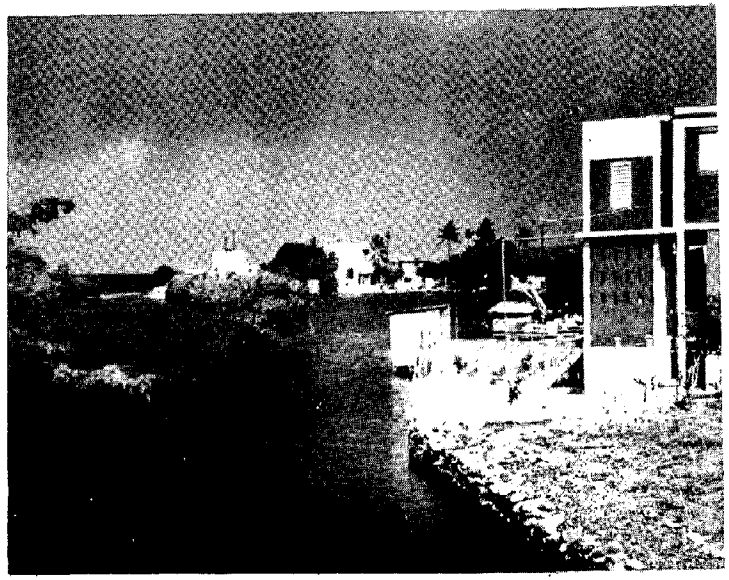
Seashore and Settled Areas

Culebra's beaches constitute one of its chief attractions. Its coasts are a sailor's dream, and a challenge to his skills, and provide the most fabulous place for a seaman to drop anchor. Culebra's coastline creates a series of bays and anchorages which would be difficult to equal in other parts of the Caribbean. Its Ensenada Honda was the favorite hideout of pirates and navigators who needed protection from hurricanes and attacks on their vessels. Ensenada Honda is similar in form and size to Bahía de Guánica in Puerto Rico, but with an additional advantage -- it is deeper, and it is relatively uncontaminated. Only when we study this body of water from the town of Dewey do we get an idea of its great area, and from that spot it appears as a great inland lake, since its connection with the open sea passes unnoticed. This Ensenada Honda is so meaningful for Culebra's development that it deserves a special chapter.

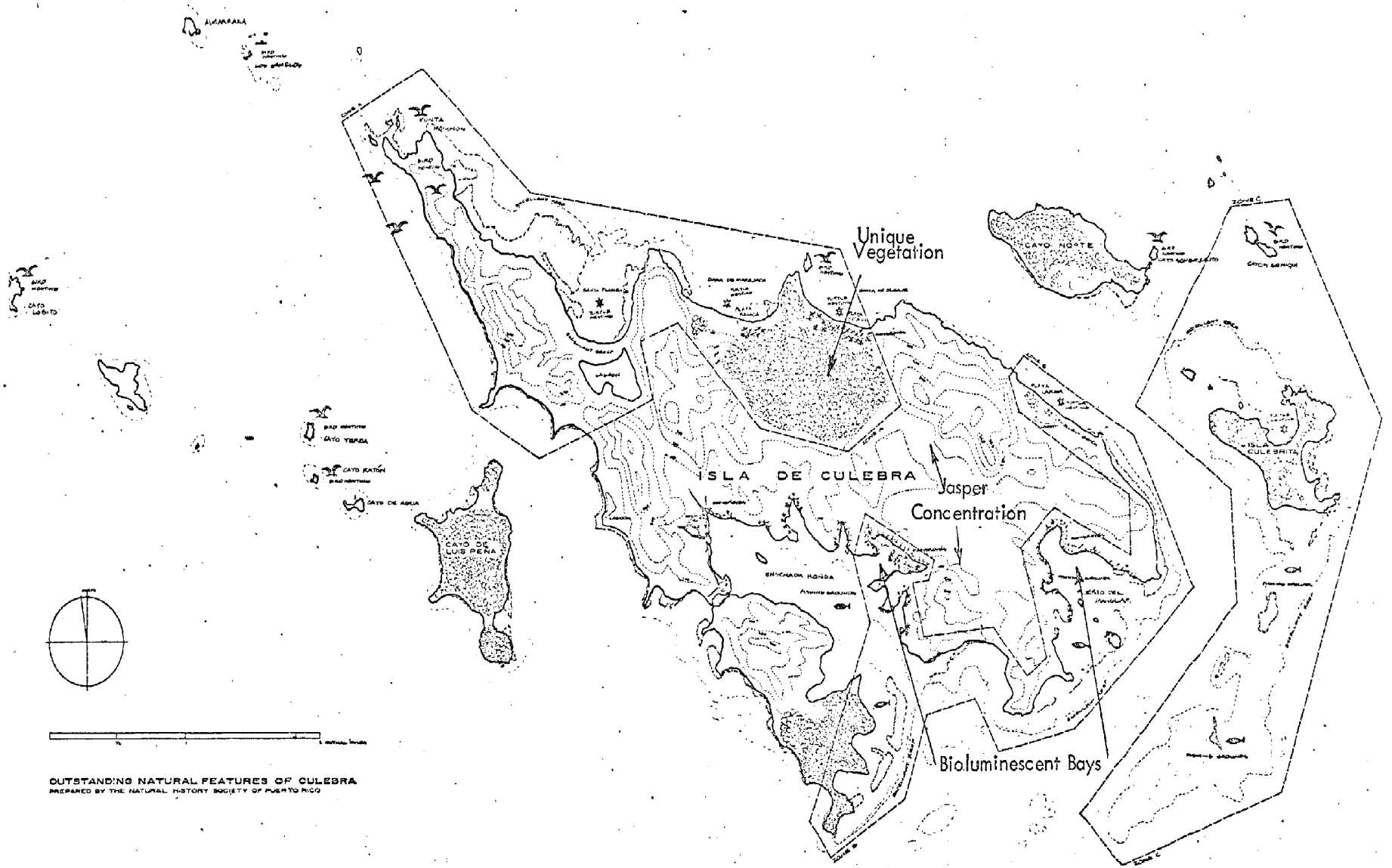
History tells us that all the people of the world settle near bodies of water, rivers, lakes, and coasts. Through the ages this seems to have been an inviolable rule, and even in the interior of Puerto Rico, the populated places are on or near the banks of streams. Culebra cannot be an exception. Consequently, if we follow natural development, we see that on Culebra all urban concentrations that may arise must be in direct relation to its Ensenada Honda.

There, Culebra's colonization began with the town of San Ildefonso. From that location, so outstanding for defense and use of the seacoast, colonization proceeded to the area known as Cayo or Poblado Roosevelt, on the east of Ensenada Honda, and more towards the mouth of the bay. Another group moved to the Laguna Lobina sector, on the saddle linking the peninsula of Fulladosa to the main island. With time, this second town, which is now called Dewey, became the site of the municipality, and consequently achieved more rapid and permanent development.

In 1932, Laguna Lobina was dredged, opening it to the open sea and connecting Ensenada Honda with Pasaje de Vieques in a very intelligent way. However, it is now again shallow. The future natural seaport of Culebra could be created here. It is as large as the public square in Ponce, and may have an incalculable potential for the economic development of the population. It is impossible to give a numerical interpretation of what an impact Laguna Lobina can mean for Culebra if we do not keep in mind a global picture of its potential. We can only look backwards, and seek for answers among the people of the Mediterranean coast. Venice, and others are merely examples of what the proper development of Lobina can mean for the tourist industry and a commercial waterfront which will make tomorrow's dream of hope come true for the population, which has been forgotten for a hundred years, but which is still full of hope and confidence in their love for their land.



Laguna Lobina from the bridge.



OUTSTANDING NATURAL FEATURES OF CULEBRA
PREPARED BY THE NATURAL HISTORY SOCIETY OF PUERTO RICO

NATURAL FEATURES

If we were to regard this as a small matter, if we continue to look at Culebra's shores, we realize that the island is truly rich in natural resources of its coastline. There are, among others, Ensenada de Fulladosa, Dakity, Malena, Bahía Tamarindo, Puerto del Manglar, Bahía Mosquito, the line from Corales de Punta Soldado to Ensenada Honda, Punta Melones, Punta Tamarindo, Punta Molinos, Bahía Flamenco, Playa Resaca, Playa Brava, Playa Larga, Bahía Sardinas, the cays of Pelá and Pelaíta, Los Mangles in the area of Punta Cabra, and San Ildefonso, and others covered in the development plan. Its coast being Culebra's principal resource, it is natural for any development and socio-economic projections to be oriented toward use of that coast. This would be the wisest course for Culebra, and, quite certainly, it would make the most effective copy for its tourist promotion.

Beaches

The excellence of the beach on Culebrita has already been described. Flamenco, on the northern coast, is the best beach on the main island of Culebra. The beach is broad; its sand is fine and white. Its water is clear, and its depth in the bathing area does not exceed four feet for a considerable distance out to sea. This beach has the peculiarity of providing two different types of use. Those who enjoy waves and movement will find it

Playa Flamenco from Punta Flamenco.

Playa Larga from the west.

near the shore, and those who enjoy a calm and safe sea can find it a little further out. Except for that on Culebrita, this beach has no equal in the whole island of Puerto Rico.

East of Flamenco is Playa Resaca, followed by Playa Brava, both magnificent virgin beaches, where we do not recommend establishing bathing facilities, because the sea bathing is not adequate, and is actually dangerous on account of the waves. Then comes Playa Larga, which is suitable for a bathing resort. Back of it are coconut palms, and among them a small lagoon.

The next beach has special characteristics, since this is the submarine beach of the Pelá and Pelaïta cays, which is frequently visited by people in boats. The bottom of the Playa Sardinas has deteriorated because of the accumulation of refuse from Dewey and from power boats at anchor. One possibility is that the beach of Punta Tampico in Sardinas could be reconditioned by bringing in clean sand, and by means of the natural movement of the marine currents in the area. There are other beaches and stretches of waterfront considered in the proposed used plan, but these do not have the same justification for development as, for example, Playa Flamenco.

Marine Resources

The waters around Culebra and its smaller islands abound with fish of many types and varieties. In the waters to the north sailfish, blue marlin, and dolphins are plentiful. Some even approach the channel between Culebra and Cayo Norte. The highly prized bone fish is to be found on many of the reefs and other shallow areas adjacent to Puerto del Manglar and Culebrita. These fish constitue an enormous and untapped resource to support a fishing sport industry. In addition, lobsters are plentiful in many of the waters surrounding Culebra and even now comprise a substantial commercial fishery.

Socio-Economic Characteristics

Population

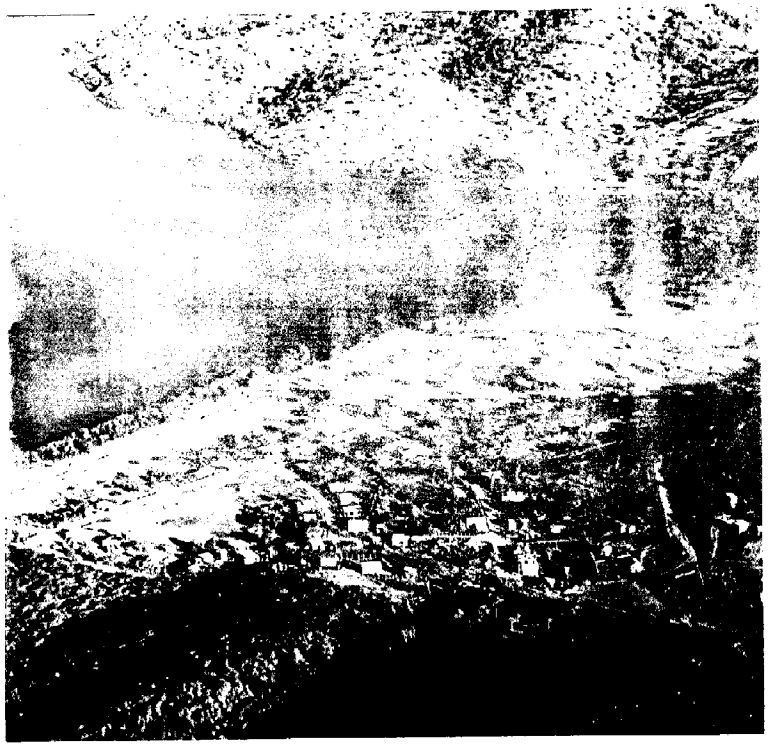
According to the 1970 Census of Population, the Municipality of Culebra had 866 inhabitants. More recent estimates show a population of 977 inhabitants in February, 1975. This figure does not include students who come back for the weekends and spend their vacations with their families. Likewise, there is a substantial number of people who visit Culebra on weekends as tourists and those families who maintain vacation homes there. These groups are a floating population not considered in the permanent population projections, however, their inclusion in projections for future service needs and public facilities is basic.

Culebra's historical growth pattern is best described as having been eratic. Its largest population was experienced in 1910 at 1,315 inhabitants. Culebra maintained its lowest population as recorded in the 1960 Census of Population at 573 inhabitants. In the following decade, Culebra experienced a substantial increment in population to 866 residents in 1970.

Fluctuation in Culebra's past population were caused by the pendulum effects of its economy. Families who abandoned the land years before seeking better opportunities are returning to Culebra as employment opportunities materialize.

Given this premise, Culebra's future population growth is dependent on the realization of projected employment, and therefore, the implementation of this plan.

The plan provides for opportunities to satisfy the social and economic aspirations of Culebra's residents. At the same time, it fosters a pattern of normal growth for future increase in population to the year 1990.



Aerial view at Clark from the west.

POPULATION AND RATE OF INCREASE

1899 TO 1970

Year	Population	Rate of Increase
1899	704	--
1910	1,315	87
1920	839	- 36
1930	847	1
1940	860	2
1950	887	3
1960	573	- 35
1970	866	51

Source: Population censuses

PRESENT AND FUTURE POPULATION AND RATE OF INCREASE

	Actual	Forecast		
	1975	1980	1985	1990
Population	977	1,057	1,144	1,221
Rate of Increase	---	8.2%	7.5%	6.75%

Economic Activity

Agriculture

Since agriculture constitutes one of the current most important resources on Culebra in terms of employment and income, it was considered necessary to undertake an investigation so as to learn the real situation in this area.

Of the information obtained, the following points have special relevance for the problem that concerns us, that is, determining possibilities of improving the agricultural sector of the Island of Culebra.

NUMBER AND AREA OF FARMS

CULEBRA 1971

Size of Farms (in cuerdas)	Number of Farms	Percent	Area of Farms (in cuerdas)	Percent
Total	29	100	3,485	100
15 to 49	8	28	215	6.2
50 to 99	8	28	553	15.9
100 to 174	6	20	788	22.6
175 to 259	4	14	820	23.5
260 or more	3	10	1,109	31.8

Source: Report by Department of Agriculture

Land Use

The area under cultivation in the 29 farms studied on Culebra covers a total of 3,480.81 cuerdas, of which 3,058 are pasture. Of this area, 54 percent was improved, and the rest was natural pasture. The reclamation of the latter would benefit those farms

and the economy of the municipality, as the area could be devoted to beef cattle, which constitutes the land's principal business.

In 1971, on Culebra 1.7 cuerdas of improved and natural pasture are being used per year per animal.

The San Juan Agricultural Region, which includes the municipality of Culebra, had among its goal projections the reduction from 2.33 cuerdas of pasturage per adult animal to 1.61 cuerdas for the year 1971. This means that Culebra was already on the point of achieving the goal set up for its region. It is obvious that there remains need to improve pasturage in order to achieve maximum use and, at the same time, maintain more animals per cuerda.

Land tenure is shown in the following table

LAND TENURE *

Type of Tenure	Number	Percent	Number of Cuerdas	Percent
Owners	18	72.0	2,764	79.3
Owners and Tenants	2	8.0	206	5.9
Managers	1	4.0	40	1.2
Tenants	4	16.0	475	13.6
Total	25	100.0	3,485	100.0

* From the 1971 Master Plan Study.

Characteristics of Farmers

In 1971 an analysis showed that a large number of farmers, 72 percent, owned their farms, and operated 79.3 percent of the agricultural area. Any agricultural program benefiting Culebra's farmers will possibly meet no opposition, since the land is still controlled by its owners.

Of a total of 22 operators of farms who gave their age, only one was under 45 years old. Unfortunately, 40 percent of those interviewed failed to state how far they had gone in school, but from those who gave this information, it was learned that only 12 percent finished high school.

Of the operators, 76 percent did not live on the farms they work. This lack of intimate contact with the land they work is a drawback for those operations that require the farmer's constant attention.

The Labor Situation

Of the farmers interviewed, 16 percent said they had problems in hiring laborers. The rest seemed to have no labor problems, as they work their holdings with the labor provided by their own families.

Remarks by Farmers

Here are the needs mentioned by the farmers during the inquiry:

1- Purebred heifers.

2- Breeding bulls.

3- Improvement of pasture land.

4- Construction of ponds and wells.

5- Facilities for weighing cattle.

6- Facilities for marketing cattle.

7- Slaughterhouse.

8- Incentives for construction of fences.

9- Need for electrical facilities.

Recommendations

The farm owners of Culebra must be the ones who have to adjust the most to the peculiar conditions of the area. Agricultural improvement efforts must revolve around the main business now in existence -- beef cattle raising as a commercial enterprise. A program of agricultural development (beef cattle raising) has to include vigorous measures for soil conservation and water conservation, and, consequently, an intensive program of improvement of the natural pasture land now in existence.

The various government agencies which deal with this municipality as part of their working programs must be aware of the problems of the area, and treat them as a special case, on account of climate, topography, position, etc. They must coordinate and plan their services as a single technical working group, with joint approaches toward the solution of the problems of the people of Culebra.

We know that the cattle business per se does not produce great profits, but it is the best use that can be made of the lands, which can not be devoted to the production of staple foods of large local demand, especially since there is not enough cattle in Puerto Rico to supply the demand for meat.

Hog raising on the land could be successful if there were assurances of a regular supply of concentrated feed.

The raising of goats is recommended in those areas where there are guarantees that they could not be affected by disease or parasites.

Also recommended is small-scale poultry farming to supply local demand for poultry and fresh eggs.

There is urgent need to establish a slaughterhouse on the Island of Culebra.

This could have the minimum facilities demanded for approval by the Federal Department of Agriculture.

In conversations with local agricultural officials of the Department of Agriculture, it emerged that the project would have their endorsement, as well as that of the Federal Department of Agriculture. At present, the municipality has $20,000 for the construction of this slaughterhouse. It is recommended that an approach be made through the Department of Public Works, and that the Department of Agriculture undertake the study, in order to determine what facilities will be necessary, and locating them in accordance with the proposed development plan.

Another possibility is irrigation of crops to help reduce the complete reliance of the people of Culebra Island on imports of fresh vegetables and other foods. Although fresh water supply is scarce on the island, the use of the purified effluent from the new disposal plants for irrigation is worth investigation. It seem obvious that it would be wise to avoid wasting this water and its nutrients by dumping it into the sea when it could be much better used for crop production purposes.

It was noted that the farmers make little use of long-term credit facilities. It is recommended, therefore, that credit agencies, especially the Agricultural Credit Corporation, establish an advisory program for the proper use of credit by these farmers, since the furnishing of credit for the cattle business is of fundamental importance.

Commercial Fishing

Statistical data published by the Department of Agriculture show that the most important catch is lobster, which produced around $23,000 in 1969, while the other varieties of fish and mollusks brought scarcely $4,500.

The report of the Environmental Quality Board estimates a total production of 48,000 pounds of lobster for 1970, showing a 50 percent reduction over the last 10 years.

There are different points of view as to the cause of this loss, but lower production parallels the lower number of people engaged in fishing.

It was found that only four persons engage in fishing as a regular occupation, and 18 more do so periodically; there are only 14 fishing boats registered. The four full-time fishermen are also buyers of fish.

The most important problems mentioned are the following:

1- Destruction of equipment and death of fish due to practice explosions by the U.S. Navy.

2- The scarcity of ice, making it difficult to keep the catch fresh.

3- The destruction of some coral banks, which are the ones producing the habitat necessary for the species of lobsters and mollusks which constitute the most important part of the catch.

4- Low prices on Culebra, which discourage people from entering the occupation, and favoring instead the seeking of government jobs.

5- Access by the boats to the facilities constructed by the Department of Agriculture south of Laguna Lobina; but this seems on the way to solution.

Recommendations

Commercial fishing in Culebra's waters seems to offer certain possibilities which would make greater efforts worthwhile. A stimulus to commercial fishing would be of great benefit to that sector of workers with little education.

A study should be made of the possibility of offering special incentives to industries which might be established for the purpose of handling products related to fishing.

Fishing is a means of providing a permanent, adequate income, just as it provides food for a better diet.

Farming the Sea

Commercially speaking, sea farming is the artificial production of lobster, shrimp mussels, etc. Culebra's environment is favorable to sea farming, since its beaches are uncontaminated, an indispensable requirement for this type of project.

Although sea farming requires little space and little labor, it offers other advantages in regard to increasing the product of the agricultural sector; it increases and improves the quality of the island's food supply, and would help greatly to reduce import of such products.

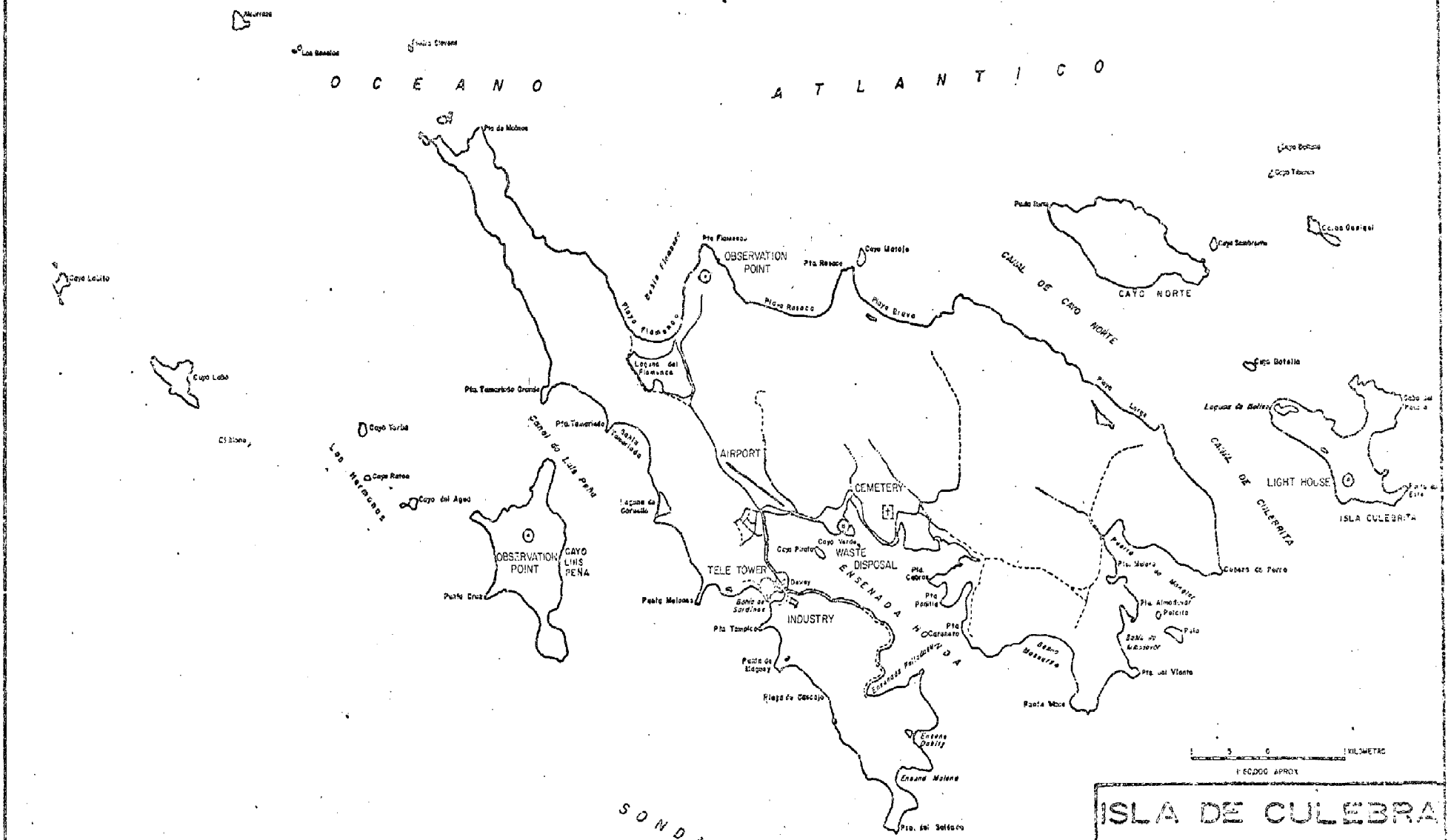
The Economic Development Administration has carried out studies for the purpose of advising future investors interested in these projects. Furthermore, the government of the Commonwealth of Puerto Rico included this type of project in the Tax Exemption Law, as additional incentive for their establishment.

For the purpose of lobster conservation, lobster being an important resource for Culebra, the Municipal Government has suggested the need for a subsidy which would allow compensation to fishermen turning over live egg-bearing females.

It is recommended that some action in this sense be taken, since the need is obvious for a measure to effectively protect this species. It is also suggested that a study be made of the possibility of extending this subsidy to such other species that may be losing ground or are threatening to disappear.

Sport Fishing

The sport fishing resources in the waters around Culebra and its adjoining islands have a great potential for development. The sailfish and marlin just a few miles north

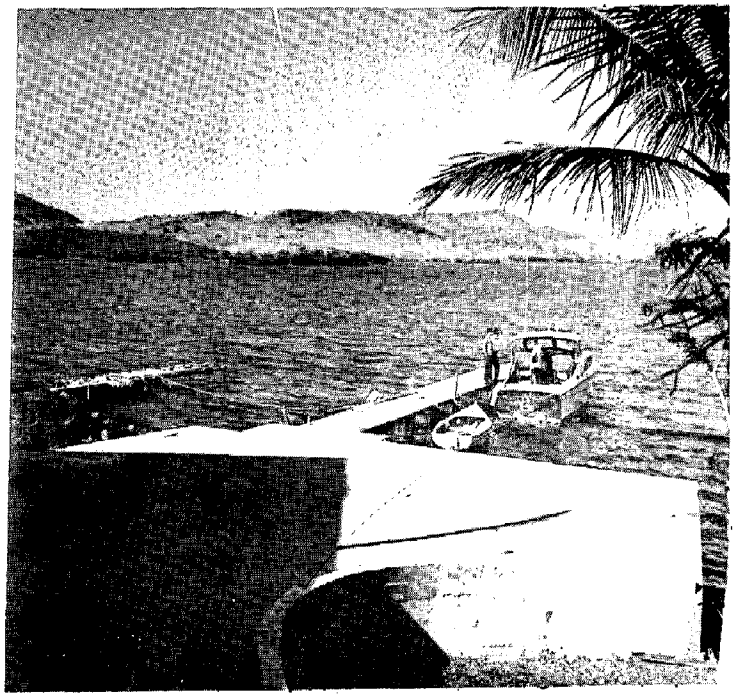


ISLA DE CULEBRA

CULTURAL FEATURES

ESTADO LIBRE ASOCIADO DE PUERTO RICO
OFICINA DEL GOBERNADOR
JUNTA DE PLANIFICACION

AREA DE PLANIFICACION FISICA
NEGOCIADO DE PLANOS REGULADORES



Ensenada Honda from Calle Romero

or northeast of the Island from the basis for highly-prized fishing experiences on which sportsmen are willing to spend substantial sums. The same goes for bone fishing, which is available but not utilized to any great degree in the reefs and other shallows along the southeastern shore of Culebra and Culebrita.

The development of a sport fishing industry has the potential of bringing great economic returns to the people of Culebra through providing goods and services to the sports fishermen. These sportsmen need lodging and food and are willing to pay top prices for them. They need places for shelter and servicing of boats -- marinas. They need boats-for-hire and fishing guides and again are willing to pay top prices for them. They need fishing gear of all kinds from rods to lures to lines to loading nets. They need places to relax and enjoy themselves between fishing trips such theatres and other places of entertainment.

With all of Culebra's natural advantages for sport fishing, including good fishing grounds and good harbors, the sport fishing industry could bring hundreds of thousands of dollars into the local economy. Furthermore, sport fishing can be developed with little or no destructive effect on the environment or the natural resources of the area. It is recommended, however, to realize the development of a sport fishing industry on a scale such as described in the preceeding paragraphs, that the Tourism Development Company promote sport fishing in the waters surrounding Culebra through a massive advertisement campaign directed at stateside and local fishing enthusiasts.

Manufacturing

The only manufacturing plant on Culebra is the Travenol Laboratories, which is occupying a building constructed by the Commonwealth of Puerto Rico Government and formerly occupied by a firm called Manor Research South. The Culebra Travenol plant manufactures disposable hypodermic syringes, tubes for blood analysis, and other similar articles.

The parent firm of this Company is located in Illinois and it has plants in other parts of the United States as well as in Puerto Rico.

Raw materials are shipped to the plant by truck trailer utilizing the ferry from Fajardo. After it is unloaded in the plant, the same trailer is loaded with products form the plant and shipped out.

As of February 1975, the plant employed 140 people of which 93 were women. It is expected that the plant will employ still more people as it expands to its maximun capacity of 155 employees.

The inadequacy of the economic infrastructure (lack of water resources, scarcity of skilled labor, etc.) has obstructed the island's industrial development from the very beginning.

But the scarcity of water and electricity belong to the past. The connection of a 38 kilo-volt cable from Fajardo to be completed in 1975 and a desalination plant installed by the Puerto Rico Water Resources Authority has solved these two fundamental problems.

So far as the scarcity of skilled labor is concerned, the various projects detailed under the heading "Cultural and Educational Activities" will insure in the near future adequate training of the labor force.

It must be kept in mind that development of any community must be planned in terms of the particular nature of the area (types of land, labor capacity, etc.), in order to better adapt the type of development to the available resources, both human and natural. In the case of Culebra, the type of employment and land use to be encouraged must be oriented towards a combination of the tourist industry, which appears to be the mainstay, and a certain type of light manufacturing which is non-polluting, and which can be related to, or at least be made compatible with tourism.

Analysis indicates that certain types of light industry could be ideally adopted to Culebra's environment, in terms of both natural resources and human resources. These are boat building and handicraft articles, including paintings, souvenirs, etc.

The boat building industry represents an important source of male employment, generating a considerable proportion of local wages (59 percent of the value of production). In Puerto Rico, demand for the product has shown a sustained growth of 27 percent per year for the last decade.

At the present time, there are on Culebra two groups interested in engaging in the production of fiberglass boats for fishing and for pleasure craft.

The Council of Churches is also stimulating the creation of a handicraft cooperative for the production of costume jewelry, using the debris from the sea which is found on the beach (coral, fish scales, shells).

In making these handmade articles, Culebra's jasper could also be used. This industry could be the backbone of rapid economic development along sure and traditional lines, which would guarantee a more stable income and population.

Industrial development in harmony with the development of tourism will generate sufficient economic activity to guarantee an improvement in the standard of living of the people of Culebra.

This does not mean that there will not continue to exist such industries as cheese making and others which, by their very nature, could be located in areas zoned commercial, along with the manufacture of handmade souvenirs, workshops for ceramic jewlry, etc.

The boat building yards would also be located away from the areas designated for industry.

Business

The business sector is assuming greater importance in Culebra's economy. In the decade 1950-60, there was a marked drop in employment in business, leaving around 66 persons unemployed. However, the business census of 1960 reported that for that year there were on Culebra 18 establishments with 26 jobs. In 1970, according to the report, "An Island in Transition--Culebra 1970", there were 34 business establishments on Culebra. The Plan assigns 40 additional jobs related to business to 1990. Expected growth in this sector is based on the assumption that the dredging of Laguna Lobina to create a commercial-marina will stimulate business enterprises in the direction of tourist related services.

Government

On Culebra, there are 11 government offices, employing approximately 52 people. The offices currently offering their services to the public are:[8]

9/ Footnotes are on page 118

Department of Consumer Affairs

Department of Justice

Aqueduct and Sewers Authority

Department of Health

Department of Education

Communications Authority

Department of Social Services

Parks and Public Recreation Administration

Department of Public Works

Treasury Department

Port Authority

In addition to these state offices, there are a Postmaster and about 45 persons regularly employed by the municipality.

The United States Navy in the past has employed 42 local residents for maintenance and security work on its lands and facilities. The departure of the Navy from Culebra on July 1, 1975 will foster a situation of temporary unemployment for these people. The proposed employment projections for Culebra assumes that these employees will be absorbed into the local labor market.

Tourism and Others

Economic activities with the best outlook for the future are to be found in tourism.

The hope for an increase in employment and investment is based on a substantial increase in government and tourism activity, resulting in a greater number of construction projects, and in improvements and expansion of transportation and public services.

An analysis of the island's particular characteristics shows that tourism development of the first rank could be promoted on Culebra, in harmony with its environment. Culebra's residents have said that they do not want the island to become another St. Thomas or Condado. They are not interested in casinos or big hotels. At all costs, they wish to maintain their environment, and prefer an intimate and personal type of tourism. They are interested in being part of the industry, and in promoting internal as well as international relations.

To this end, they hold the best trumps, which are the island's natural areas and its population. Its people are friendly, obliging, and hospitable. The island has magnificent beaches, a monumental stone mountain, wooded areas, pure air, and water frontage which cannot be improved upon for marinas or for pleasure and fishing boats.

To accommodate tourists, the Plan recommends the development of a modest hotel with a capacity of 40 to 60 rooms within the Town of Dewey. At present Dewey has two

hotels, which might be classified as "commercial-tourist", according to the definitions of the Tourism Development Company; the "Seafarers Inn", which has 15 rooms, and the "Puerto Rico Hotel", with 27 rooms.

Once the Laguna Lobina project is developed, it may be possible to build, within its marine-commercial and tourist frontage the type of modest hotel accommodations proposed in this plan.

An alternative site for the development of the modest hotel is located on the northeast side of Culebra. Visitors would have easy access to Playa Larga, and to Culebrita. The site would be located in an area where strictly controlled development would not destroy the natural surroundings and would offer hotel guests a combination of recreational activities that would be appealing.

A second type of tourist installation already present on Culebra are the guest houses, or pensiones. There are approximately 4 guesthouses. It is recommended that this number remain constant in order to insure the viability of the total system of guest facilities. This does not preclude the possibility of future expansion of this type of facility if demand surpasses supply. Employment in hotels and guest houses is projected at approximately 50 people by 1990.

The third type of tourist installation to be developed on Culebra is the construction of vacation

houses. Although these houses belong to absentee owners, who are classified as belonging to the floating or tourist population, they serve a special type of tourist. Their owners use them for short days, and they would be available to rent for the rest of the year. The jobs generated here are fewer, and of a temporary nature, but they do represent jobs for one person per 10 units on a part time basis. Fivesectors have been marked off for this purpose.

But tourist installations are not limited to facilities for lodging in hotels, "pensiones", and vacation houses. We also have the tourist who travels for a short stay of a single day, or perhaps only a few hours. This type of tourist, although not requiring a room, will surely go to a restaurant or buy articles in the shops, and in this way will help the tourist industry and help create direct or indirect jobs.

Tourism, which means so much for Culebra, has a solid foundation on the island, since the principal ingredient in the trilogy of elements basic to its establishment has already put down and founded a tradition here. For many years, people have been traveling to Culebra as tourists in the true sense of the word, and have gradually become faithful clients and devoted boosters. The immediate need is for the second basic element, which involves the appropriate physical installations. The third element -- the environment, with its natural areas and its people -- has been present since the beginning of history.

46
OCÉANO ATLÁNTICO
Cayo Lobo
Cayo Lobito
Cayo Yerba
Cayo Ratón
Cayo del Agua
Las Hermanas
Isla de Luis Peña
Punta Cruz
Canal de Luis Peña
Pta de Molinos
Península Flamenco
Bahía Flamenco
Playa Flamenco
Pta Flamenco
Laguna del Flamenco
Pta Tamarindo Grande
Pta Tamarindo
Bahía Tamarindo
Pta Resaca
Cayo Matojo
Playa Resaca
Playa Brava
Monte Resaca
FLAMENCO
SAN ISIDRO
ISLA DE CULEBRA
FRAILE
Cerro Balcón
Laguna de Corral
Culebra
Punta Melones
Bahía de Sardinas
Pta Tampico
Punta de Maguey
Playa de Cascajo
PLAYA SARDINAS II
Cayo Pirata
Cayo Verde
ENSENADA HONDA
Pta Cabras
Pta Padilla
Pta Carenero
Bahía Mosquito
Punta Vaca
Pta del Viento
Bahía de Almodóvar
Pta Almodóvar
Pta Molinos
Cabeza de Perro
Ensenada Dakity
Ensenada Malena
del Soldado
Punta Sena
Cayo Norte
Cayo Sombrerito
Cayos Geniquí
Cayo Botella
Cayo Tiburón
Cayo Botijuela
CANAL DE CAYO NORTE
CANAL DE CULEBRITA
Playa Larga
Isla Culebrita
Cabo de Pasaje
Punta del Este
SONDA DE VIEQUES
TOPOGRAPHY
Mapped by the Geological Survey 1948
SCALE 1:30 000
Contour interval 5 meters
CULEBRA AND ADJACENT ISLANDS P.R.
1948

Playa Resaca and Cayo Norte from Punta Flamenco

Ensenada Honda and Cayo Pirata from the west

The Government could develop a recreation complex on Cayo Pirata (a small islet in the middle of the bay of Ensenada Honda), which would have a museum, an aquarium, an open air theater, a free area, and an area for recreation and rest.

There are also plans to expand to 20 houses the vacation complex of 8 summer homes for rental purposes existing on Punta Aloe, and various proposals for hotels are under study by the Tourism Development Company.

Unemployment

An informal poll taken in connection with this study shows an estimate of unemployment of around 23 percent of the labor force.[9] This statement must be clarified since the rate of participation of the population of the 14 to 65 age group was estimated at 62 percent,[10] significantly higher than the rate of Puerto Rico.

Analysis of the population looking for jobs also yielded the following data regarding education:

40 percent had completed high school

26 percent had completed 9th grade

The others, that is, 34 percent, had left school somewhere in between.

9, 10 Footnotes are on page 118

EMPLOYMENT BY ECONOMIC SECTOR -- PAST, PRESENT AND PROJECTED

Sectors	1970	1975	1980	1990
Total	296	364	419	525
Agriculture	53	41	52	56
Manufacturing	5	143	158	158
Government	109	100	143	166
Tourism and others [11]	129	80	66	145

11/ Footnotes are on page 118

Cultural and Educational Activities

Present Situation

The most recent data available concerning the population's educational level are those of the 1970 Census of Population. They indicate that, for 1970, out of a population of 433 males and females 25 years and over only 75 had completed their high school education.

Culebra has four schools, which, among them, offer instruction from grades 1 through 9. High school classes were offered from 1967 to 1970, but were suspended temporarily until 1974 when high school courses were offered at night to approximately 20 people. Total enrollment in 1970 was 183 students, with heavy concentration from grades 1 through 6. The total number of teachers is six which means that there is some combining of grade levels. There are only eight classrooms, four of which are in a poor condition, and will be replaced by new classrooms to be built in the near future.

Comparative analysis of the Census of Population figures and information available concerning enrollment by grades show that there are no dropouts at the elementary and junior high levels. Never-the-less, from interviews and from research it appears that there are dropouts from junior high, and that this problem becomes more acute in high school, because of the lack of space, as well as staff, and also the necessary facilities.

The lack of a high school forces students or their families to move to where there are adequate educational facilities. Students could go to Vieques and Fajardo, but there are two drawbacks: dependance on a transportation system which is slow, irregular and infrequent; and the cost of the trip.

For some months, a religious group has been offering classes in vocational education in boat building, handicraft (costume jewelry or articles for personal use made from the debris of the sea); film--theater, and agriculture. Earlier, the Department of Education offered some courses, which were discontinued, due to administrative and financial problems. It is hoped, however, that the Department will soon start a number of vocational course.

Traditionally, the meager prospects for employment, lack of cultural motivation and the scarcity of recreational activities were determining causes for the constant emigration of the young and ambitious, who, paradoxically, constitute the most important potential for a people's economic and social development.

Although the educational panorama was very poor in recent years because of the irregularity of high school courses, the absence of movies, theaters, libraries, museums, etc., projects now developing show that very soon such activities will be available. Films are being shown already in a temporary location, and a theater group is being

organized which is thinking of bringing to the stage works by Culebra's authors. There are already certain resources for the construction of the museum on Cayo Pirata, and the municipality owns a movie projector, and is seeking to equip certain places as open-air theaters for concerts and performances by choral and artistic groups, both local and foreign.

If these projects materialize, Culebra is going to become a community rich in cultural activities.

Future Needs--Recommendations

Regular Education

According to the projections for schools to 1980, a 46% increase is projected with an enrollment at 268 students. For 1990, the projected enrollment declines to 166 students. Despite the decrease in projected enrollment after 1980, it is recommended that the number of classrooms be increased to 12 and the teaching staff, likewise, be increased to the same number to make it possible to separate the students into individual grade levels, and to accommodate the need for high school classrooms in the short-run.

The plan also envisions that a separate junior high-high school complex be built when funds for this purpose become available. To these basic necessities must be added the corresponding number of ancillary facilities, such as; cafeterias, libraries, laboratories, play grounds, etc., to try to provide and adequate education for Culebra's youth and its adult population.

Due to Culebra's isolation, we recommend an increase in the number of excursions paid by the Department of Education, so that students at all levels may participate in the educational and cultural facilities of the island of Puerto Rico.

It might also be possible to apply for a special subsidy to attract lecturers, theatrical groups, and musical choral groups, documentary and educational films, slides, and art exhibits, in order to compensate in some degree for Culebra's geographical isolation and low level of economic development.

Pending solution of the problem of lack of a high school, we suggest organizing a campaign to discourage dropouts after the 9th grade. It would be worthwhile to promote a program to pay for transportation and/or lodging for students, whether at Vieques, Fajardo, or Humacao.

Vocational and Technical Education

The Master Plan proposes a program of economic development adequate for Culebra, resulting from the increase which would be achieved in all economic sectors.

In order for the people of Culebra to take part and help in this development, it will be necessary to carry out a series of programs of vocational and technical education on the Island of Culebra.

Although there is as yet no project to build a vocational school per se, since its small population does not justify such an outlay, it is necessary to provide regular vocational courses in the following specialties:

1- Training for domestic service.

2- Business education.

3- Distribution and Marketing.

4- Hotel School and training for restaurant staffs, etc.

5- Building and repair of fishing and pleasure craft.[12]

6- Handicrafts and Ceramics, paper flowers, work in wood and shells, etc.[12]

7- Commercial fishery development.[13]

These courses can be offered at the high school or postgraduate study level, but the special situation of Culebra's population makes it desirable to aim to have the majority of courses offered to adults and young people who have not been able to complete their academic studies (junior high or high school.)

Private and public efforts must be complementary, rather than competitive, in order to offer the student a greater selection of courses.

12, 13/ Footnotes are on page 118

Under study is a coordinated handicrafts program utilizing the resources of the Institute of Culture (the possibility has been mentioned of sending two teachers from Vieques); of the Department of Education (technical, administrative, and financial counselling); and of Cooperative Development (provision of materials and sale of some of the articles in the metropolitan area).

Another program which appears feasible in the near future is boat building and repair, also financed by federal funds through the Department of Education, with the technical assistance of the Department of Agriculture . Since a similar program organized by a private group is already in operation, a preliminary study will have to be carried out.

The Department of Education has shown its interest in promoting these courses with the help of federal resources, but it requires that they be part of an integrated development plan for the area, which is indispensable for the success of this program.

The business courses could be complemented through a periodic series of lectures given by the Federal Small Business Administration. This agency also manages the Loan Program of the Office of Economic Opportunities and other types of financial aid, which could help both established businessmen and those who are about to enter the field.

Special System of Scholarships

Even if a high school is built, it will not be possible to offer students the variety of courses offered by other municipalities of larger population. It is necessary to establish a supplementary system which will offer the student advantages similar to those of any other town in Puerto Rico. Also, such a system must be programmed in accordance with Culebra's future needs.

At the high school level, whether through the use of Federal or State funds, the extra expenses of travel and room and board must be reimbursed to the family of the student whose vocation and aptitudes require courses unavailable on Culebra. At the university level, we suggest a special system of scholarships to pay the expenses of study and the student's personal needs.

The program of scholarships in various specialized fields must be established in proportion to the number of professional people which Culebra will need within 3, 4 or 10 years, as the case may be. Ideally, the scholarships would involve a contract calling for the graduate to return to the island with an automatic assignment to a professional position.

In this way, the specialized needs in human resources of a community such as the projection of Culebra for 1990 will be provided by its own inhabitants.

This system would eliminate the difficulty of bringing professionals to small and isolated communities. On the other hand, a native of the place has social ties and experiences which would motivate him to come back to the island to offer this services, once his specialized training has been completed.

It would also permit the gradual incorporation of professionals into various occupational and economic fields on the island, thus facilitating greater expansion of cultural progress at all economic and social levels, creating a better integrated community, and one with pride in its achievements.

It would also maintain and strengthen community spirit, which is one of the determinating factors of the environment in which one lives, and which is the more relevant in a small community.

POPULATION BY AGE GROUP, ENROLLMENT, AND NECESSARY CLASSROOMS BY EDUCATIONAL LEVEL, 1970, 1980, AND 1990

	1970	1980	1990
Population, ages 6-12	141	127	93
Projected enrollment, elementary	-	127	93
Current enrollment (1970)	141	-	-
Classrooms necessary	-	6	6
Population, ages 13-15	38	72	38
Projected enrollment, junior high school	-	64	34
Current enrollment (1970)	34	-	-
Classrooms necessary	-	3	3
Population, ages 15-18	40	69	35
Projected enrollment, high school	-	48	24
Current enrollment (1970)	8	-	-
Classrooms necessary	-	3	3

Source: Past figures, Department of Public Instruction and 1970 Census.
Projections, Planning Board, Bureau of Master Plans.

Infrastructure and Services

Health

Both medical services [14] and health services could be improved for a community of 980 inhabitants, but the difficulty of going to other medical centers outside of Culebra makes it necessary to provide locally for a whole series of services which, on the island of Puerto Rico, would be available in a larger community.

Apparently, health problems on the island are limited to: 1) poor dental health, which could be due to the lack of regular dental attention, because of the lack of a dentiston the island, or to the fact that fluoride is not added to the drinking water, and that it is poor in essential minerals; 2) mental health problems, whose causes ought to be investigated; 3) a high incidence of hereditary diseases, which often occurs in small isolated communities because of the frequency of marriage between close relatives.[15]

An expansion of medical services is expected, since a new health center is scheduled for completion in 1975 with space for 4 to 12 beds, plus the additional facilities required, including a pharmacy and an odontological unit, which will fill a vital need for Culebra.

Local authorities regard as desirable the creation of two "lunch centers", which would help provide better physical development for preschool children.

14 , 15 Footnotes are on page 118

Housing

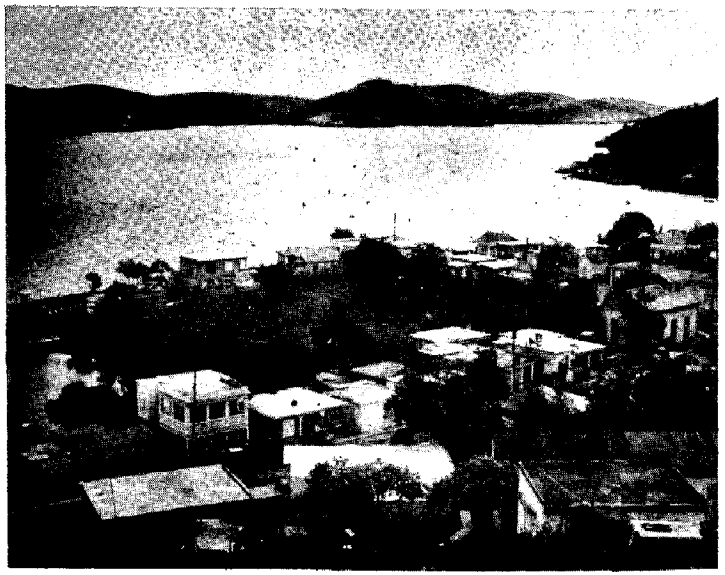
Generally speaking, houses on Culebra are similar to those of Puerto Rico. In 1970, 38% of the homes were of wood construction, the remainder were concrete, or wood and concrete structures. Thirty-five percent of the total housing stock were considered to be inadequate. Deterioration was more common in the wooden structures. Sixty-seven percent of the latter were in poor condition, compared to 11% of those in concrete.

The housing problem is compounded by the absence of adequate sewer service. At present, wastes are discharged into Ensenada Honda or the sea. Outhouses are still common. Lack of continuous water service increases the problem.

In recent years, there has been a great increase in illegal squatters, especially vacation or weekend houses for persons who are non-residents. Many of the houses occupy federal lands and beaches, specifically, along the shores of Ensenada Honda.

Recommendations

a) Stimulate the proposal by CRUV (Corporación de Renovación Urbana y Vivienda; Urban Renewal and Housing Corporation) for the construction of homes south of Laguna Lobina.



Dewey (partial view) and Ensenada Honda

b) Provide sewer and water service to all structures within the urban centers of Dewey and Clark.

c) Squatters who have established residencies on public land should be removed before 1983 with the provision that alternative housing nearby be made available at public expense for those squatters who have no other home.**

CONDITION OF HOUSES AND OTHER STRUCTURES

	Total Number	Condition	
		Good	Unsatisfactory
Houses completed	205	127	78
Shops	23	22	1
Buildings under construction	17	17	-
Institutions	27	22	5
Total	272	188	84

Source: Report by the Environmental Quality Board, "An Island in Transition, Culebra 1970".

** Subsequent to the preparation of this document the Puerto Rico Commonwealth Legislature approved Law Number 66, establishing the Culebra Conservation and Development Authority, which affects the solution of this problem. See Appendix 6.

CONDITION OF HOUSES BY TYPE OF BUILDING

Type of Building	Total	Good	Unsatisfactory
Concrete	120	109	11
Houses completed	103	92	11
Buildings under construction	17	17	-
Mixed	18	7	11
Houses	18	7	11
Wood	84	28	56
Houses	84	28	56

Source: Report by the Environmental Quality Board, "An Island in Transition, Culebra 1970".

Recreational Facilities

The people of Culebra do not have a public bathing beach, and the existing recreational facilities must be expanded andimproved. This plan suggests the following steps:

a) Expand the recreation facilities next to the athletic field, with three courts and a spectator area.

b) Build three plazas or urban parks over the next 15 yeas, one in the northern section of Clark, and two in Dewey.

c) Build two children's playgrounds, one next to Dewey's elementary school.

d) Make a public bathing beach with facilities on Playa Flamenco.

e) Construction of a marina on Laguna Lobina.

f) Construction of two camping grounds, one on Culebrita, and one on Playa Flamenco.

g) Construction of a recreational complex on Cayo Pirata, to include a museum, open air theater, aquarium, etc., in a spectator's recreation area.

Government Buildings

Public buildings now in existence are:

a) Town Hall

b) Telegraph Office

c) Telephone Office

d) Post Office

e) Police Station

f) Firehouse

g) Electric Plant

h) Schools

i) Health Center

j) Air Terminal

The Departments of Health, Education, and Transportation have plans to establish their respective projects on the island.

Considering the most pressing needs, the proposals of the plan are:

a) Construction of a Government Center. The Center would house the offices of all state agencies having to deal with the development of Culebra.

b) A new firehouse, to avoid leaving Dewey and Clark without the services of a fire brigade if, for any reason, the bridge at the entrance to Laguna Lobina should be blocked.

c) The construction of four temporary classrooms and the future establishment of a junior high - high school complex.

Water

Present System

Culebra's water supply system consists of four cisterns or catchment areas in concrete, four deep wells, and a desalination plant. This system is interconnected by pipes whose capacity ranges between two and four inches in diameter.

Until recently, Culebra was dependent on a water supply from one cistern located on a hill near the town of Dewey and water production from four wells, their capacity at 25,000 to 30,000 gallons a day, and three distribution tanks with a capacity of 350,000 gallons. The wells are located one kilometer north of the San Ildefonso sector. This area contains more than half a square kilometer of alluvial deposit formation, which makes it ideal as a water-bearing system for subterranean production.

A new desalination plant located at San Ildefonso produces 30,000 gallons of water daily, which has increased Culebra's water production capability to 60,000 gallons a day.

FUTURE WATER REQUIREMENTS

	1975	1980	1990
Estimated population	977	1,057	1,221
Per capita consumption (gpd)	45	50	60
Average daily demand (mgd)	0.064	0.075	0.101
Maximum daily demand (mgd)	0.096	0.112	0.152
Maximum hourly demand (mgd)	0.145	0.168	0.227

Proposed Improvements

As indicated in the foregoing table, average daily demand for the year 1975 is approximately 64,000 gallons, which must be compared with the system's current production, which is 60,000 gallons a day. This confirms the inadequacy of Culebra's present water supply system.

For 1980, it will be necessary to expand the system by an additional 15,000 gallons per day, to allow supplying an average daily demand of approximately 75,000 gallons. This figure is based on the need to provide an increase in service for the various sectors including a floating population, industrial demand, and domestic use.

For the year 1990, the Plan calls for a further expansion of approximately 26,000 gallons per day as necessary to meet a daily demand of 101,000 gallons for a projected population of 1,221 inhabitants and to supply, concomitantly, increases in demand from the sectors previously mentioned.

Explicit is the need for an additional water supply in order to achieve the economic aspirations proposed in this plan. Therefore, it is recommended that the Aqueducts and Sewers Authority initiate a series of feasibility studies to determine the viability of several alternatives for increasing the water supply on Culebra. These would include the formation of a resevoir-lake north of San Ildefonso, or as another alternative, extending to Culebra the proposed submarine water pipeline to Vieques. A third alternative would be to construct another desalination plant.

Electricity

In the past, the municipal government was responsible for electric service on Culebra. Until 1971, Culebra depended exclusively on two generators of 250 kilowatts each, which, although serving the whole island, were unable to provide permanent and reliable service. This constituted an obstacle to economic development both in tourism and industry. A 600 kilowatt plant was installed with a capacity considered sufficient to meet Culebra's current needs.

The recent installation of a 38 kilo-volt submarine cable on Culebra by the P.R. Water Resources Authority is considered to be more than sufficient to meet new demands for electricity through the period of this plan.

Sewer System

At present, the island of Culebra does not have an cdequate sewer system and this is the only municipality in Puerto Rico without this service. The absence of a sewer system has deteriorated the quality of the water in Laguna Lobina, Playa Sardinas and Ensenada Honda. Only the existence of a limited population has prevented greater damage to the environment. Within the last few years an observed increased in population has shown the need for a sewer system to serve both urban areas, Dewey and Clark.

Dewey - Recommended for construction is a sewer system including a secondary treatment plant with a capacity of 50,000 gallons a day, a pumping station with an ocean outfall.

This project is of prime necessity in order to raise the quality of like for Culebra's inhabitants, but also, for the development of the area as Culebra's principal tourist attraction.

Clark - Construction of a sewer system is proposed for this community which would discharge into Dewey's system.

Solid Waste

Quoted below is a report by the Puerto Rico Environmental Quality Board prepared for use in connection with this plan.

At the present time, a total of 3,000 pounds of garbage a day is generated, it is expected that by 1990 this figure will be two times larger.

"The Municipality of Culebra has no master plan for the collection and final disposal of garbage. At present, garbage is collected by means of a dump truck. Streets are kept clean by a street sweeper. Collection is carried out daily by a team consisting of a driver and three workmen, making up a total of five employees collecting solid wastes in the urban area".

"The Municipal dump is located in swamp land very close to the mangrove area. It is two miles from the urban zone, in the Barrio Delicias, Romana sector. This dump has been in operation 17 years, and occupies an area of about two (2) cuerdas. The method used is dumping and burning in the open air of all solid wastes generated by the community and the Navy. At present, this dump endangers the health of the inhabitants, and also is a source of environmental pollution".

The municipality's present garbage collection staff is sufficient.

Recommendations

a) The present dump must be relocated. Recommended is a minimum of 3 cuerdas of land to develop the sanitary fill system (1 cuerda per 10,000 inhabitants per year). This area would be sufficient to cover the needs to the year 1990.

b) Purchase of the necessary equipment, that is:

1) One D-4 or D-6 bulldozer to bury garbage daily;

2) a 16 or 10 cubic yard compactor truck, which would improve collection service in the urban zones.

c) Establish ordinances regulating operating hours for the dump.

d) Recruit the necessary personnel to operate the dump:

1) One bulldozer operator;

2) One watchman.

Transportation and Communications

Transportation of Passengers

The principal means for transporting passengers is the air service, Culebra has regular air service only with San Juan, although there are at present daily flights to

Humacao and Vieques, provided there are passengers. There is also, generally, a weekly flight to St. Thomas, Altogether, there are eight flights to San Juan, in addition to the line that holds the contract for the mail.

Apparently, the air service is satisfactory, and flexible enough to adapt to the demands. On the other hand, sea transportation is very limited, inconvenient, and has little flexibility, probably for inherent reasons. There is a daily sailing Monday through Friday, which links Fajardo with Culebra by way of Vieques, which lasts three hours, and, on weekends, a direct trip from Fajardo to Culebra of a two-hour duration.

Due to the excessive delay in transportation by sea, and the limited timetable, demand does not begin to cover carrying capacity on these trips.

Recommended in the plan is a feasibility study for boat service to Fajardo, leaving Culebra early in the morning and coming back the same evening, thus filling the requirements of a sector which is now inadequate, and making it easier for the people of Culebra to visit the island of Puerto Rico at low cost for business, visits to the doctor, special classes or shopping.

Transportation of Cargo

At the present time, Culebra imports most of its needs for personal consumption and industrial use by the weekly ferry from Fajardo to Culebra.

Due to insufficient warehouse facilities , the considerable increase in per capita consumption (which is a universal phenomenon in our society), and the increase of Culebra's population in recent years, this weekly sailing is insufficient, and it is recommended that there be two sailings per week.

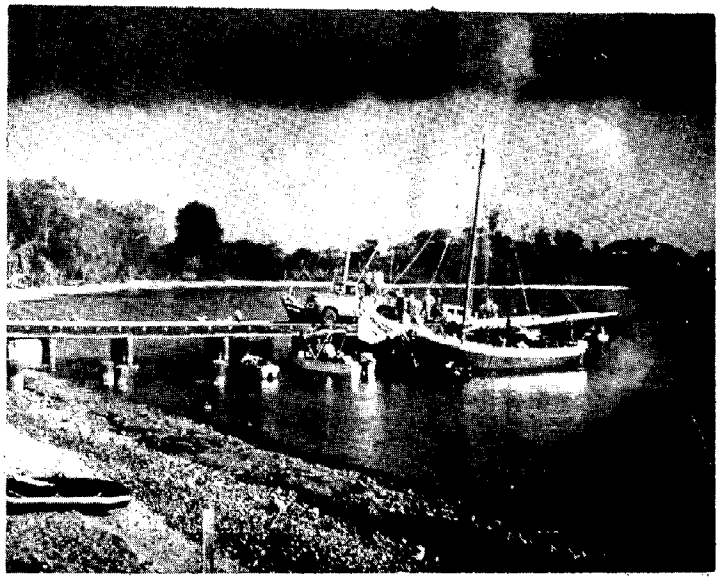
Facilities

Two projects of extreme importance for Culebra's development are recommended:

a) Dredging Laguna Lobina, which is basic for:

1) Fishermen to benefit from the facilities constructed by the Department of Agriculture;

2) Facilitating the creation of a commercial and tourist center on one of its shores.



Cargo Pier - Front of Dewey in Bahía Sardinas.

b) Improvement of the air terminal and final lenghthening of the runway to a total of 3,200 feet. This project includes facilities for local and commercial airlines, and communications facilities for domestic and foreign lines. Plans also include facilities for parking aircraft and automobiles.

Telephone Communications

The Communications Authority serves the community of Culebra. There are at present 109 telephones and 76 applications pending.

The system is presently under expansion and more lines will be ready for February 1975. This will allow for the system to provide service to the pending applications.

III- Land Use

Proposed Urban Development

Proposed urban development must concentrate on two points: the town of Dewey and the "Parcelas Clark", which can absorb improvements without altering their character.

With very little government investment, Dewey could become a major tourist attraction. Laguna Lobina which forms the town's southern shoreline, is the strategic point for development, with its natural harbor. Any other development would not be in harmony with Dewey. An internal marina, with its breakwater and commercial and hotel frontage, on what is now the rear facade of the houses surrounding the lagoon, is what the town needs to acquire vigor and insure its economic future. The proposed land use for Dewey is oriented in the direction of moderate density in the small nucleus by modifying existing structures. To parcel out the land around Dewey, permiting its expansion to the point of linking up with Clark, would destroy the character of the town, which is precisely what must be preserved.

The town of Clark ought to be treated in the same way, increasing its density but not its area. In this way, there would be two population nuclei, with what would be a good scale for Culebra, a good length of walking distance, and other physical elements necessary to any community.

Aerial view of San Ildefonso from the South.
Original site of the town of Culebra.

Culebra's expansion must be limited to these two towns, and if necessary, to its original settlement of San Ildefonso, southeast of the cemetery on the península north of Bahía Grande. Since, on Culebra, everything is linked with the sea, its development must take the form of seashore towns.

With reference to the residential expansion proposed south of Laguna Lobina in the town of Dewey, non-residential land uses such as those appropriate for a possible government center in the event that one may be required, are to be permitted when no other location is available within the urban central core.

Public Roads

Because of its very nature, the island has a limited capacity with regards to public roads for motor vehicles. Recommended is the establishment of a simple transportation system operated by the municipality.

The island has approximately 14 kilometers of highways and paved streets, and about 23 kilometers of unpaved roads. The plan recommends that the condition of the highways now in existence be improved, and that the system be extended to some 18 kilometers of paving. The rest, about 19 kilometers, of existing and proposed roads should be kept in their natural state, leaving unchanged its island character, with its natural areas predominating.

STREET AND ROAD PROPOSAL (IN KILOMETERS)

	U R B A N					
	Dewey	Clark	San Ildefonso	Rural	Total	Approximate Cost
1- Existing paved roads to be improved						
A- Streets	1.90	1.60	0			
B- Roads				3.20	6.70	
2- Paved roads to be built						
A- Streets	0.70	0.90	0.30			
B- Roads				3.50	5.40	
3- Existing roads to be paved						
A- Streets	1.30	0.24	0.40			
B- Roads				4.70	6.64	

	U R B A N					
	Dewey	Clark	San Ildefonso	Rural	Total	Approximate Cost
4- Existing roads to be maintained	3.20	1.84	0.40	26.10	31.54	
5- Roads to be built	0.70	0.90	0.30	3.50	5.40	
Total kilometers	3.90	2.74	0.70	29.60	36.94	
Total cost	$462,340	$267,216	$166,600	$161,680		$1,057,836

Note: The numbers used to compute the estimated cost for improvements and construction were provided by the Estimate and Budget Office of the Puerto Rico Highway Authority. (1971 figures)

Excavation	-	$ 7.00 per running meter
Stone foundation	-	1.80 per running meter
Concrete paving	-	10.00 per running meter
Concrete sidewalks	-	6.00 per running meter
Concrete curbs and drains	-	15.00 per running meter
Cutting and fill for new roads	-	6,000.00 per kilometer

Density

The two residential centers of Dewey and Clark have a combined total area of approximately 39.5 cuerdas with 12.5 cuerdas in Dewey and 27 cuerdas in Clark. The average density is 6 families per cuerda (15 per cuerda in Dewey and 3 per cuerda in Clark). To accommodate the projected increase in island population through the plan period, the town of Dewey will maintain its present density of 15 familias per cuerda, however, Clark will be densified to 6 families per cuerda. If the increments in population surpass projected growth for the plan period, it is recommended that Dewey be densified as needed to a maximum of 25 families per cuerda and to maintain the density of Clark at 6 families per cuerda. San Ildefonso could be developed as a third center of population once these two centers reach their proposed maximum densities.

Because Dewey and Clark have been developed to some extent, infrastructure costs of future development would be lowered, with minimum further impact on the environment, and the moderate density recommended is in keeping with the characteristics of the present residential areas. Except for waste treatment facilities, the backbone of the infrastructure necessary to support the population is already present, although it must be expanded.

To this nucleus must be added a floating population consisting of residents visiting the island for short stays. This second residential classification pertains to the residential centers for tourists divided into about 5 sectors across the entire island. Its density would be approximately 1 unit per cuerda, but constructed in groups or clusters, leaving free the greatest amount of space possible. This is a special concept of development in which there would be no subdividing of lots, but there would be construction of units in concentrations within the properties themselves, allowing just use of the entire property by all its inhabitants.

The uses of land proposed by the Culebra Master Plan will redound to benefit not only the inhabitants, but the land itself, and will not alter the harmony of its natural resources.

Policy of Keeping Direct Access to the Sea Open to the Public

Life in Culebra is directed essentially towards the sea. Because of its intimacy with the water, it is necessary to establish rules for controlling access to the water. Culebra's coast must be kept public, without any exception, even within the urban section included in Dewey. This implies that the use of fences or the construction of walls in any of the properties adjacent to its shores in any manner will not be permitted. In this way, building on the shore is avoided, and free access to its beaches is guaranteed.

The provisions of the master plan are specific in this respect, and emphasize that the whole coast of Culebra is public land.

Dewey from the east.

LAND OWNERSHIP

All of the land and surrounding waters on Culebra Island and the adjoining smaller islands were owned by the Government of Spain until 1881. Initial land grants were made in that year on a provisional basis even though no surveys had been made. There was no charge for the land but the applicants for grants were required to furnish proof of cultivation for a period of six months before title was transferred.

In 1887, the first surveys were carried out. Subsequently lots were designated by a numbering system that essentially still is in use. The original intent was to lay out tracts in 25, 50, and 100 acres plus smaller lots or parcels for miscellaneous causes. This system could not be followed completely because of occupancy which existed prior to surveys. Among other things, this resulted in a number of tracts of various odd sizes.

In 1888, the requirement for furnishing proof of cultivation was raised to four years.

Following the Spanish-American War, all lands in Puerto Rico, including those located on Culebra and the adjacent islands,owned by the Spanish Crown were ceded to the United States. This was one of the provisions of the Treaty of Paris of December 10, 1888. From that date to the present, all of the lands formerly held by the Spanish Crown have been owned by the United States Federal Government. In the Treaty of Paris all existing private

titles were honored so that only lands which had not been granted passed to the United States.

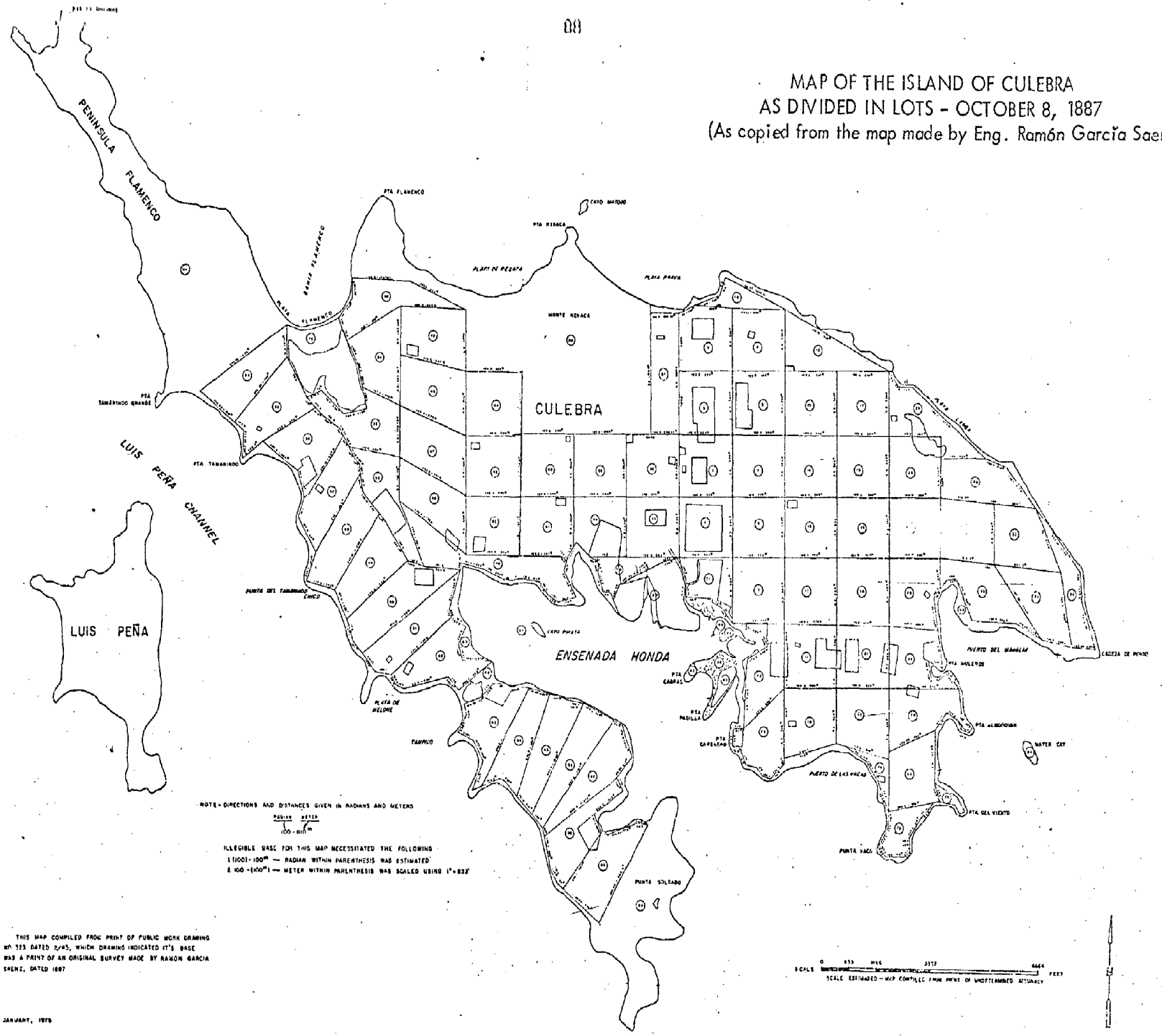
After the Treaty of Paris was concluded, the United States Congress granted management rights to the Government of Puerto Rico. Subsequently however, in 1901 and 1903, public lands on the Island of Culebra and the adjacent cays were ceded to the jurisdiction of the United States for use by the United States Navy. Subsequently, the Department of the Navy acquired additional lands so that its total holdings came to 2,743 acres.

The boundaries of the tracts ceded to the United States from Spain were not marked on the ground. Over the years a great many adverse uses have developed by the construction of buildings and other improvements on these Federal lands, as mentioned subsequently.

Among other areas, the Federal lands obtained from Spain in the Treaty of Paris included a relatively narrow strip around the entire border of the Island just above high tide mark. None of these shoreline strips were included in grants to private parties. On the following page is a map of Culebra Island traced from a blueprint having the following notation:

"Plano de la Isla de Culebra y su División en Lotes
Puerto Rico a 8 de octubre de 1887"

MAP OF THE ISLAND OF CULEBRA
AS DIVIDED IN LOTS - OCTOBER 8, 1887
(As copied from the map made by Eng. Ramón García Saenz)



The map was prepared for the Spanish Government in 1887. It clearly shows that the shoreline strips were not included in grants of lands to private parties.

Area Sizes

The areas of Culebra and the surrounding islands are:

Culebra (main island)	6,747 acres
Cayo Luis Peña	315 "
Cayo Norte	303 "
Culebrita Island and Cayo Ladrones	266 "
Cayo del Agua	9 "
Miscellaneous small keys	60 "
Total	7,700 acres

Ownership

The ownership is as follows:

U.S. Government (Navy)	2,743 acres
Private	4,957 "
Total	7,700 acres

On the main Island of Culebra, the ownership is as follows:

		Percent
U.S. Government	2,093 acres	31
Private	4,654 "	69
Total	6,747 acres	100

The Culebra National Wildlife Refuge (650 acres) includes all of the islands in the Culebra group, except the main Island of Culebra and the privately-owned Cayo Norte. The Refuge was established by President Theodore Roosevelt in an Executive Order of February 27, 1909, subject to use for Naval and lighthouse purposes. National Wildlife Refuges are administered by the Bureau of Sport Fisheries and Wildlife of the Department of the Interior.

A large number of private recreational-type cottages and cabins have been constructed along the shoreline of Ensenada Honda. Some are on piers, some are on filled areas where the mangrove border has been destroyed, and others extend into shallow water. There are located on Navy lands. Their removal is proposed in the plan for no later than 1983.

OCEANO ATLANTICO
SONDA DE VIEQUES
CAYO NORTE
ISLA CULEBRITA
CAYO LUIS PEÑA
CANAL DE CAYO NORTE
CANAL DE CULEBRITA
Canal de Luis Peña
ENSENADA HONDA
Private
Navy
Recently Excessed by Navy
Culebra NWR-Fomerly Used by Navy Recently Excessed
Culebra NWR-Used by Navy
Culebra NWR-Disputed or Unclear
ISLA DE CULEBRA
STATUS OF FEDERAL LAND AS OF MARCH, 1975
ESTADO LIBRE ASOCIADO DE PUERTO RICO
OFICINA DEL GOBERNADOR
JUNTA DE PLANIFICACION
AREA DE PLANIFICACION FISICA
NEGOCIADO DE PLANOS REGULADORES

PROPOSED LAND USE

The plan proposed here for the use of the lands and waters of Culebra is based on the first-priority requirement that the lovely and fragile natural resources of Culebra and its surrounding islands be protected. Subject to this requirement, it is proposed that a modest level of development, based chiefly on the outdoor recreation potential of the island groups, be carried out so as to provide for limited increased human use of the Island's resources for the benefit of the local economy.

The proposed land use is based on the implementation of the following policies:[16]

1- That publicly owned areas of outstanding importance as wildlife habitats or ecological associations shall be set aside as wildlife or biological preserves.

2- That, of the publicly owned areas remaining after designation of wildlife refuge, those which are best suited for recreation, shall be designated as public recreation areas for the enjoyment of Culebrans and visitors. Any public recreational facilities shall be in keeping with the goal of preserving the quality of these resources. Great care shall be taken to preserve the recreational values of these areas and of the surrounding waters.

16/ Footnotes are on page 118

3- That development in Culebra be accommodated at moderate densities within the limited areas of the two residential centers of Dewey and Clark with intensified urbanization of these two centers to accommodate any increase in island population. If and when the population increase necessitates further residential development, a third population center should be located at San Ildefonso. Modest hotels (40-60 rooms) could be built in rural and urban areas and 5 vacation home sites could be developed in specific areas with strict controls to protect the natural surroundings. Neither the quantity nor the quality of development shall be allowed to impair the unique natural resources of Culebra.

4- That those areas which are not specifically set aside for wildlife refuge, recreational use, or development, be designated as conservation areas, that is, an open space,for agricultural and other low intensity uses consistent with the natural character of the land.

The proposed land use plan for Culebra, is depicted on maps which appear on page 96.

Public Lands

Generally speaking, it provides that all of the lands declared excess by the Navy in June 1972 on the main Island of Culebra and on Culebrita Island would be transferred to the Commonwealth of Puerto Rico for management. These areas include a strip of beach area from the central part of Playa Brava around the southeastern tip of the Island to the eastern side of

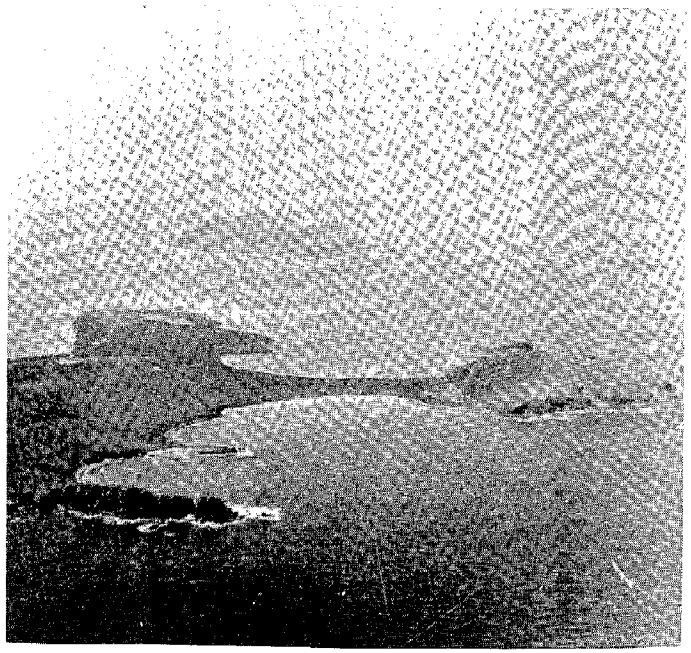
San Ildefonso in Ensenada Honda and from the western side of San Ildefonso Peninsula around the remainder of the inside of Ensenada Honda, including the airstrip area. The southeastern tip of the Fulladosa Peninsula and the beach along the southwestern shore of Culebra to the border of the Navy area on the Flamenco Peninsula are also included.

The Secretary of the Interior would be authorized to issue to the Commonwealth Government deeds to these properties containing a requirement that the lands be utilized in accordance with the Joint Report of the Governor of Puerto Rico and the Secretary of the Interior. The properties would be returned to the ownership of the United States if they were ever used in violation of the Joint Report.

Uses proposed for these areas are as follows:

Culebrita, which is mainly valuable for recreational and historical purposes would be developed by the Commonwealth for those purposes. Swimming, snorkeling and sport fishing, hiking, sightseeing, interpretation, camping, and picnicking would be the uses provided for.

The beach on the north side of Culebrita is one of the finest in the World. The water is crystal clear and the sand is white. Waters along the southeast side of Culebrita contain lovely coral reefs where bone fishing is good.



Aerial view of the beach on the north side of Culebrita.

The Commonwealth Government would provide on Culebrita water storage, butane toilets, foot trails, sun shelters, landing docks, buoys, interpretive displays, and camp grounds. The principal historic value of Culebrita is the 100 year old lighthouse on the top of the hill on the Island. It is a point of historical interest and a place for visiting and picture taking.

Culebrita is now part of the Culebra National Wildlife Refuge. It was a part of the area designated for wildlife, subject to use for naval and lighthouse purposes by the President in 1909. As noted, Culebrita (except for 3.7 acres near the old lighthouse) is part of the area designated by the Navy as excess to its needs. However, under current Interior Department policy, Culebrita should not be retained in the National Wildlife Refuge System because its principal values are recreational and historical rather than for wildlife conservation.

The area north of Clark on Ensenada Honda shown on the map is the location of the Culebra airstrip. It is proposed that this tract be made available for management by Puerto Rico Ports Authority, for airport development purposes. Among other things, it would be a good plan for the Commonwealth Government -- with the support of the Federal Aviation Administration -- to construct a modern terminal

El Faro - Culebrita Island.

building to replace several small inexpensive wooden structures which now constitute the terminal facilities for the several airlines which serve Culebra.

Mangroves

The mangrove areas to the east of San Ildefonso on Ensenada Honda should be preserved by the Commonwealth Government in their natural state. These are perhaps the finest mangrove areas in the Culebra vicinity and should not be modified by development of any kind.

"Puerto del Manglar", at the southeastern end of the main Island, is one of its most beautiful areas and also one of its most fragile. It has bioluminescent waters, coral reefs, mangrove swamps, and sand banks adecuate for bathing purposes -- all surrounded by a heavy growth of mangroves. The uses of "Puerto del Manglar" should be planned so as to allow for people to enjoy its fine natural values without damaging or destroying them.

Shoreline

It is proposed to transfer to the Commonwealth Government the narrow strip of Federal land and water around the Island above high tide. It is proposed that this land be maintained in the ownership of the Commonwealth in perpetuity so as to assure free and easy public access to all the beaches of the Island.

Federal Properties

The Navy transferred its operations from Culebra on July 1, 1975. Thereafter, Navy lands declared excess fall under the jurisdiction of the Department of Interior. At a future date, the Secretary of the Interior, upon agreement with the Governor of Puerto Rico, will designate those remaining federal lands at Culebra and its adjacent keys to be conveyed to the Commonwealth with a schedule and details of such conveyances. These areas are included on a property map on page 91. They include Flamenco Peninsula, the high area around Punta Flamenco (the location of the observation base); the Navy's lower base at San Ildefonso in Ensenada Honda; Cayo Luis Peña off the west end of Culebra; and the smaller islands to the northwest of Luis Peña and Flamenco Peninsula.

Upon transfer of excessed lands to the Commonwealth, the northwest third of Flamenco Peninsula, which includes Punta Molinos, would be added to the Culebra National Wildlife Refuge. As mentioned previously, this is an area of enormous concentration of sea birds of many typesand should be added to the Refuge. The remainder of Flamenco Peninsula would be transferred to the Commonwealth of Puerto Rico for limited public recreation use.

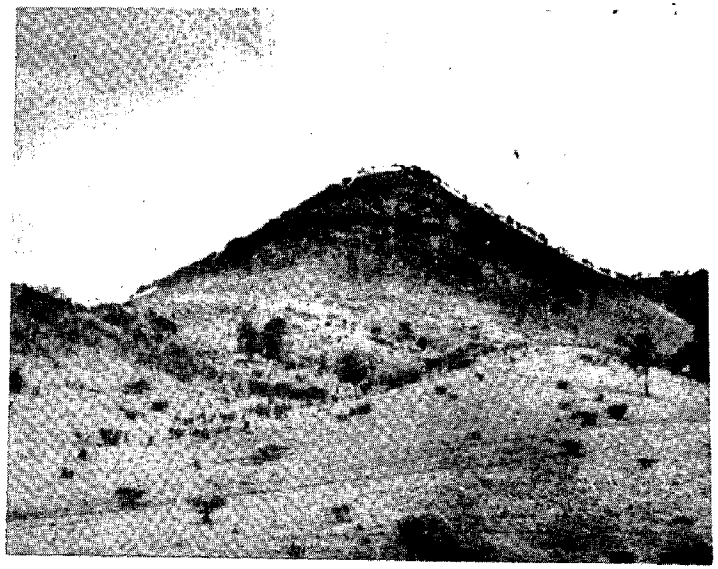
All of the remaining keys which from the Culebra system, except for Culebrita and Cayo Norte, should be maintained in their natural state, and therefore, designated for preservation as wildlife or biological preserves.

The large tract of land southeast of Punta Flamenco and the observation base including the area of Mt. Resaca and El Vigía along with Playa Resaca and part of Playa Brava, is proposed to be added to the Culebra National Wildlife Refuge and run by the Bureau of Sport Fisheries and Wildlife of the Department of Interior, except for the beach areas which would be transferred to the Commonwealth of Puerto Rico for recreational use.

Undeveloped Areas

The Mt. Resaca and El Vigía areas are characterized by excellent forests, natural orchid gardens, unusual geological formations, and substantial wildlife use. Since this area contains the highest points on the Island, the scenic vistas from them are fantastically beautiful.

The resources of the Mt. Resaca an El Vigía areas are extremely fragile. Over-development and over-use would be a serious mistake, even a tragedy. It is proposed that only foot trails be provided for people to move around within the area. No roads would be constructed inside it. There could be sheltered rest areas, interpretive facilities, and observation sites. Elimination of grazing would be required to fill the planned use for this area.



Monte Resaca.

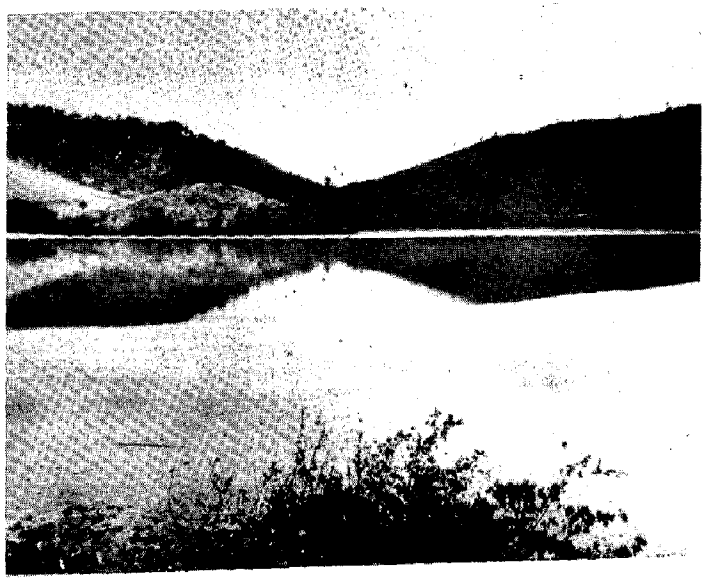
South-east of Península Flamenco lies Laguna Flamenco, a lovely combination of vegetation and water just behind Playa Flamenco. This area is already owned by the Commonwealth of Puerto Rico. It will be preserved in its natural state to maintain a habitat for the endangered Bahama pintail duck.

Marinas

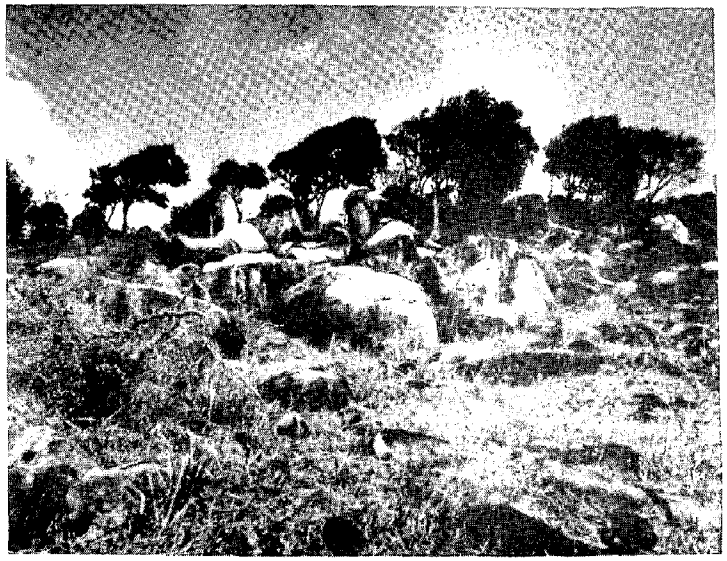
A marina should be developed on Laguna Lobina. The marina should be adequate to supply fuel and offer minor services for boats and their engines. Also, groceries of the type needed for camping and picnic trips, beer and soft drinks, as well as fishing tackle and other gear would be sold along the commercial waterfrontage of Laguna Lobina.

Hotels

It is also proposed that a modest, 40 to 60 room hotel be constructed with the Town of Dewey, or at another potential location near Playa Larga on the eastern end of the Island. The location near Playa Larga would afford quick access to the beach and also to Puerto del Manglar and its excellent recreation resources.



Laguna Flamenco .



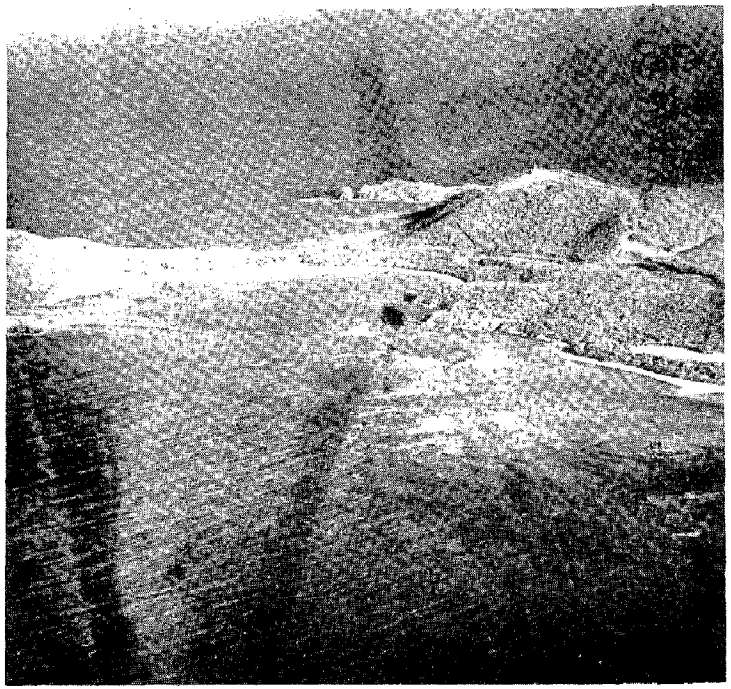
Giant Stones on Punta Flamenco.

Dewey and Clark would be developed as the need arises with more hotels and shops to serve an expanding economy. Laguna Lobina, the small body of water adjoining Dewey on the southeast, would be dredged to a depth of six feet to allow for pleasure craft to enter the marina from the ocean to the west and also from Ensenada Honda to the east. Among other things, this would provide for needed water circulation in the upper end of Ensenada Honda.

Other than the uses and plans described earlier, no other development of any kind would be permitted on public or private lands on the Culebra island and surrounding islets. When this plan is approved by the Planning Board and the Governor of Puerto Rico it has the force of law with respect to uses of privately-owned lands as written in Law 75 of June 24, 1975. The Land Use Plan will serve for the revision and approval of: 1) proposed land use, 2) land acquisition for public use, 3) plans for the location, design, construction and improvements to roads and streets, 4) plans for the development of public and private urban areas, 5) plans for the construction of structures close to the right of way and intersections of principal public ways and recommendations on programs of permanent improvements and 6) public projects of any nature and other matters of public interest.

It has been noted that it is proposed that the strip around the shoreline, now owned by the Federal Government--except for the lands under Navy jurisdiction would be conveyed to the Commonwealth of Puerto Rico by the Secretary of the Interior with a proviso in the deeds of conveyance that the lands would have to be used in accordance with the Joint Report or else the ownership would revert to the United States.

Such a proviso would be activated by any adverse use whether or not approved by the Commonwealth of Puerto Rico. Should title revert to the United States, the Federal Government could prevent use of the strip along the beach area until the adverse use was eliminated.



Aerial view of Culebrita.

Sea birds (boobies) over Punta Molinos.

RECOMMENDATIONS

Agriculture

a- Take steps for soil conservation.

b- Moisture conservation, improving existing natural pastures.

c- Continue raising hogs.

d- Goat raising.

e- Establishment of poultry farming.

f- Establishment of a slaughterhouse.

g- Establish a counselling program on use of credit by farmers.

Fishing

a- Stimulate sport and commercial fishing.

b- Study the possibility of an incentive program for industries connected with fishing.

c- Offer a subsidy to fishermen turning in live egg-bearing lobsters.

Sea Farming

a- Stimulate artificial commercial production of lobster, shrimp, mussels, and oysters--through counselling and tax exemption.

Manufacturing

a- Stimulate establishment of boat building and handicrafts.

Business

a- Stimulate business in Dewey by dredging Laguna Lobina, and building paths, a marina, a pier, and a waterfront.

Tourism

a- Permit and encourage the building of a modest hotel with a capacity of 40 to 60 rooms in the Town of Dewey or on the northeast side of Culebra near Playa Larga.

b- Permit the construction of vacation houses for temporary rental in 5 sectors.

Cultural and Educational Aspects

a- Increase to 12 the number of classrooms and teachers to insure the necessary staff and separation of grade levels for grades 1 through 12.

b- Build a juniorhigh - high school complex.

c- Stimulate excursions to the Island of Puerto Rico, to be paid for by the Department of Education.

d- Apply for special subsidies to attract lecturers, theatrical groups, and choral musical groups, films documentaries, art exhibits, etc.

e- Start a campaign to eliminate school dropouts after 9th grade.

f- Establish regular vocational courses in: training in domestic service; business education; distribution and marketing; hotel school; boat building and repair; handicrafts and ceramics; commercial development of fishing, etc.

g- Organize a series of lectures by the Federal Small Business Administration.

h- Create a special system of scholarships to meet those specialized human resource requirements which will be called for on Culebra in the future.

Health

a- Due to the peculiar isolated position of the island, facilities to be built must supply Culebra's future needs. The necessary development must be adequate to meet the standard set by Puerto Rico.

b- Creation of two "lunch centers" for preschool age children.

Telephone Communications

a- Increase the number of lines to permit good communications with the Island of Puerto Rico

Public Roads and Internal Transportation

a- Extend the system of paved roads to a maximum total of 18 kilometers, and maintain the remaining 19 kilometers of existing and proposed roads without paving.

b- When necessary, establish a public transportation system, to be operated by the municipality.

c- Add an additional weekly trip to the cargo transportation services from Fajardo by ferry.

Direct Access to the Sea

a- Prohibit construction of fences or walls on properties whose boundaries coincide with the waterline.

Urban Nuclei

a- Permit the expansion of the town of Dewey to about 12.5 cuerdas and maintain its density at 15 families per cuerda.

b- Maintain Clark's present area, but increase its density up to 6 families per cuerda.

Housing

a- Stimulate the prompt implementation of the CRUV project for the construction of houses as a public project south of Laguna Lobina.

b- Provide sewer and water service to all structures within the urban centers of Dewey and Clark.

c- Removal of squatter housing from public lands before 1983 with the provision that alternative housing be made available at public expense for those squatters who have no other home.**

Recreational Facilities

a- Complete the recreational facilities next to the athletic field with three playing courts and one spectator area (there is at present one baseball field and a basketball court).

** Subsequent to the preparation of this document the Puerto Rico Commonwealth Legislature approved Law Number 66, establishing the Culebra Conservation and Development Authority, which affects the solution of this problem. See Appendix 6.

b- Create three "plazas", or urban parks; one in the northern section of Clark, and two in Dewey, over the next 15 years.

c- Build two children's playgrounds, one next to the Dewey elementary school, and the other at the elementary school which is planned to be built in Clark.

d- Create one public bathing beach on Playa Flamenco.

e- Construct a marina on Laguna Lobina.

f- Creation of two camping areas, one on Culebrita, and one on Playa Flamenco.

g- Build a recreational complex on Cayo Pirata, to include facilities for a museum, open air theater, aquarium, etc., in a spectator's area.

Government Buildings

a- The construction of a Government Center. The Center will house those state offices dealing with the development of Culebra.

b- The new Firehouse, which will provide service to the towns of Dewey and Clark in case anything should happen to the bridge over the entrance to Laguna Lobina.

Services and Public Facilities: Priorities

1- Dredging Laguna Lobina and building a wharf and port area on its shores.

This is, perhaps, the most important project for Culebra, because from its accomplishment would spring all the other activities we have mentioned, which are indispensable for development of the Island: the fishing village, the commercial waterfront, Culebra's plaza, shops, refreshment stands, hotels, industries, landing places, a lighthouse and tourist-commercial activities. The dredging must be such as to allow the entrance of pleasure boats and freighters with supplies.

2- Promote the establishment of a pharmacy, a gas station, a dentist's office, another ice plant, a bakery, and the Government Center. The Center will provide space for the following agencies: Public Works, Social Services, Agriculture, and such others as may be deemed necessary. In addition to providing furhter permanent jobs in the government sector, these offices will help in the implementation of projects of primary necessity.

3- Improve transportation services with the outside world, and create an internal system in harmony with the Island.

4- Extend the runway, as indicated in the plan, and complete the air terminal facilities, with parking areas in accordance with the project of the Municipality. For now, this would suffice to solve the problems connected with the airport facilities. Within about five years, there will be in operation equipment for air transport with fewer landing space requirements than at the present time.

5- Construction of a sewer system and treatment plant.

6- An aqueduct or reserve water system.

7- The theater.

8- A slaughterhouse, etc.

9- Construction of a drawbridge where today stands the bridge which links Dewey with the Fulladosa Península. This bridge, which architecturally can serve as a benchmark for the development of Laguna Lobina, can become a source of municipal revenue by charging for the entrance and departure of boats and yachts.

FOOTNOTES

1- Executive Order No. 1042, February 27, 1909 - The White House. Signed by President Theodore Roosevelt.

2- The Natural History Society of Puerto Rico - Conservation Committee - Report on Culebra, September 25, 1970.

3- Environmental Quality Board - "An Island in Transition - Culebra 1970"

4- These are shallow soils, mostly to be found on upper slopes and on high and narrow ridges. From 75 to 85 percent of the area is in pasture, and the rest in brush and trees, due to the rocky and shallow soil, the unfavorable gradient, and the dry climate.

5- This soil occurs on gradients of 60 percent or more. It covers about 2,123 cuerdas. It is used only for woods.

6- This is deep soil, well-drained and acid soil of alluvial and colluvial origin, found on the lower slopes of lightly inclined or indented mountains. It has a hard surface, which is brittle when dry. These soils are of moderate natural fertility, and are hard to work. Lack of water, cultivation difficulties, and poor germination mean that these soils can be used only for pasture. Under good management, they give a good yield. There is a total of 612 acres of this type.

7- Number of eggs estimated during an inspection of site at the time when the birds were nesting in 1970. Samples were taken at various locations in the area and an average was then estimated. Puerto Rico Planning Board - Culebra Master Plan Study Team.

8- This information was taken from the report of the Environmental Quality Board, "An Island in Transition - Culebra 1970".

9- The size of the labor force was calculated by adding the number of persons presently employed to those seeking employment (the latter taken from a list furnished by the Mayor).

10- This figure was derived by applying the age-group distribution from the 1970 census to the estimated population, in accordance with studies made locally.

11- Including employment in the sectors of construction, transportation, communications, banking, insurance, real estate, and other services.

12- A private group is already offering these courses.

13- The suggested course will be a special one, and its curriculum will have to be adjusted to Culebra's specific needs. There will have to be negotiations with the Department of Agriculture and Commerce in order to obtain appropriate teaching services.

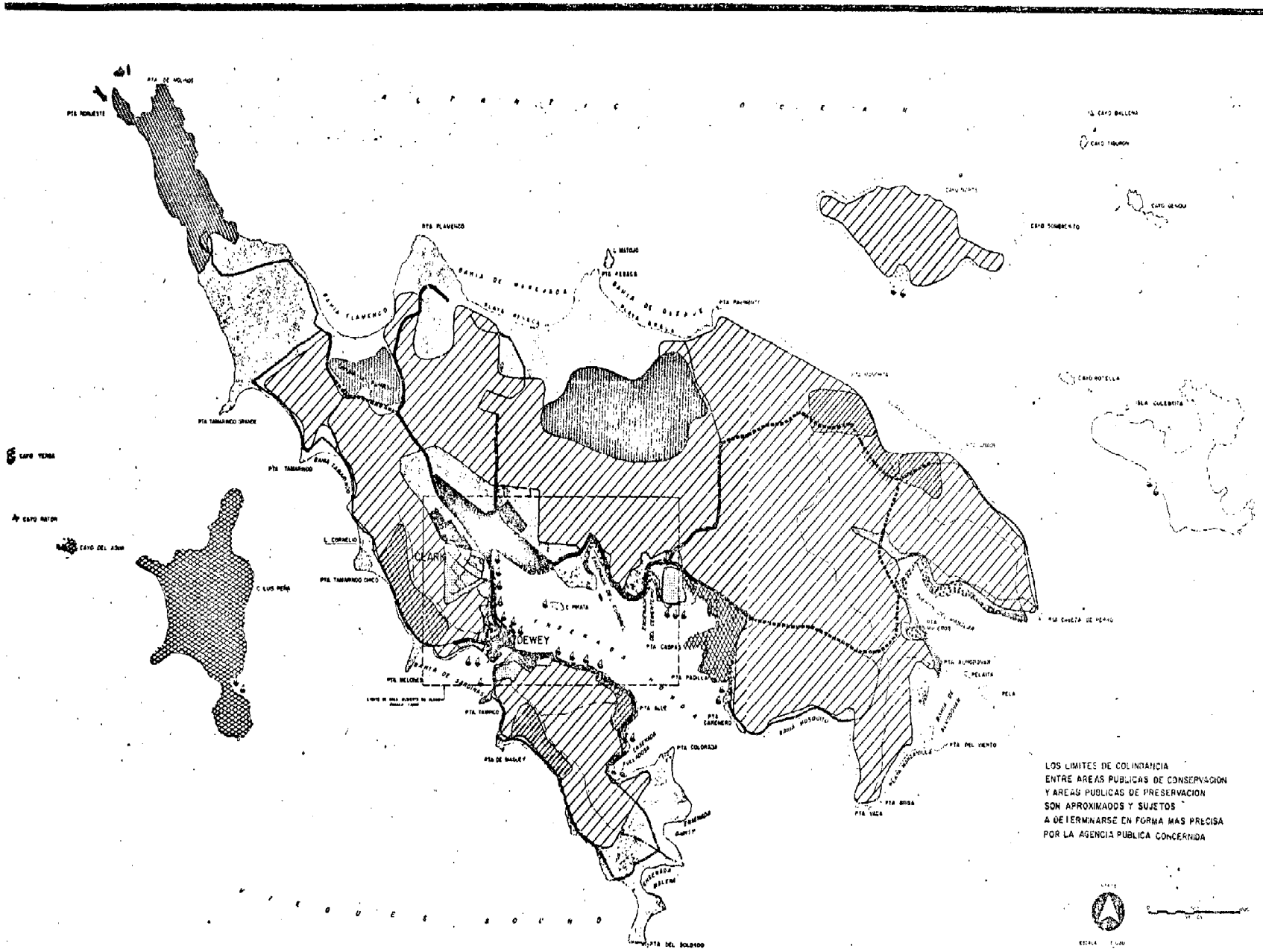
14- Culebra now has two beds for emergency cases, and one for general care.

15- Report by the Environmental Quality Board, "An Island in Transition-Culebra 1970".

16- The four land use policies are part of the Joint Report as signed by the Secretary of Interior and the Governor of Puerto Rico. October 29, 1973.

APPENDIX 1

PROPOSED LAND USE MAPS 1990



AREA DE PLANIFICACION Y PERMISOS

NEGOCIADO DE PLANOS REGULADORES

ISLA DE CULEBRA
USOS DEL TERRENO
PROPUESTO
1990

ESCALA 1:5,000

PLAN DE USOS DE TERRENO DEL MUNICIPIO AUTONOMO DE CULEBRA, ADOPTADO POR LA JUNTA DE PLANIFICACION EN SUS REUNIONES ORDINARIAS DE [illegible] DEL 9 DE [illegible] DE 1975 Y DE [illegible] DE 1976 Y ENMENDADO EN LA FECHA DE [illegible] DE 1978 MEDIANTE LA RESOLUCION NUMERO [illegible] QUE ESTABLECE, ENTRE OTROS LOS ELEMENTOS MAS IMPORTANTES DE LA ESTRUCTURA DE [illegible] ESTE SERVIRA PARA LA REVISION Y APROBACION DE [illegible] SUBDIVISION DE TERRENOS, CLASIFICACION DE TERRENOS, USO PUBLICO, ESPLANAS PARA [illegible] Y MEJORAS DE CARRETERAS Y CALLES, [illegible] DE AREAS DE URBANIZACIONES PUBLICAS Y PRIVADAS, EL PLANEAMIENTO DE ESTRUCTURAS ADYACENTES Y LA CERTIFICACION DE [illegible] CONEXION A LAS VIAS PUBLICAS PRINCIPALES Y MEJORAMIENTO DE [illegible] PROPIEDADES DE MEJORAS PERMANENTES SUBSIGUIENTE A [illegible] CUALQUIER NATURALEZA, PERMISOS, USOS ESPECIALES, [illegible]

[illegible]

LA FORTALEZA, PUERTO RICO

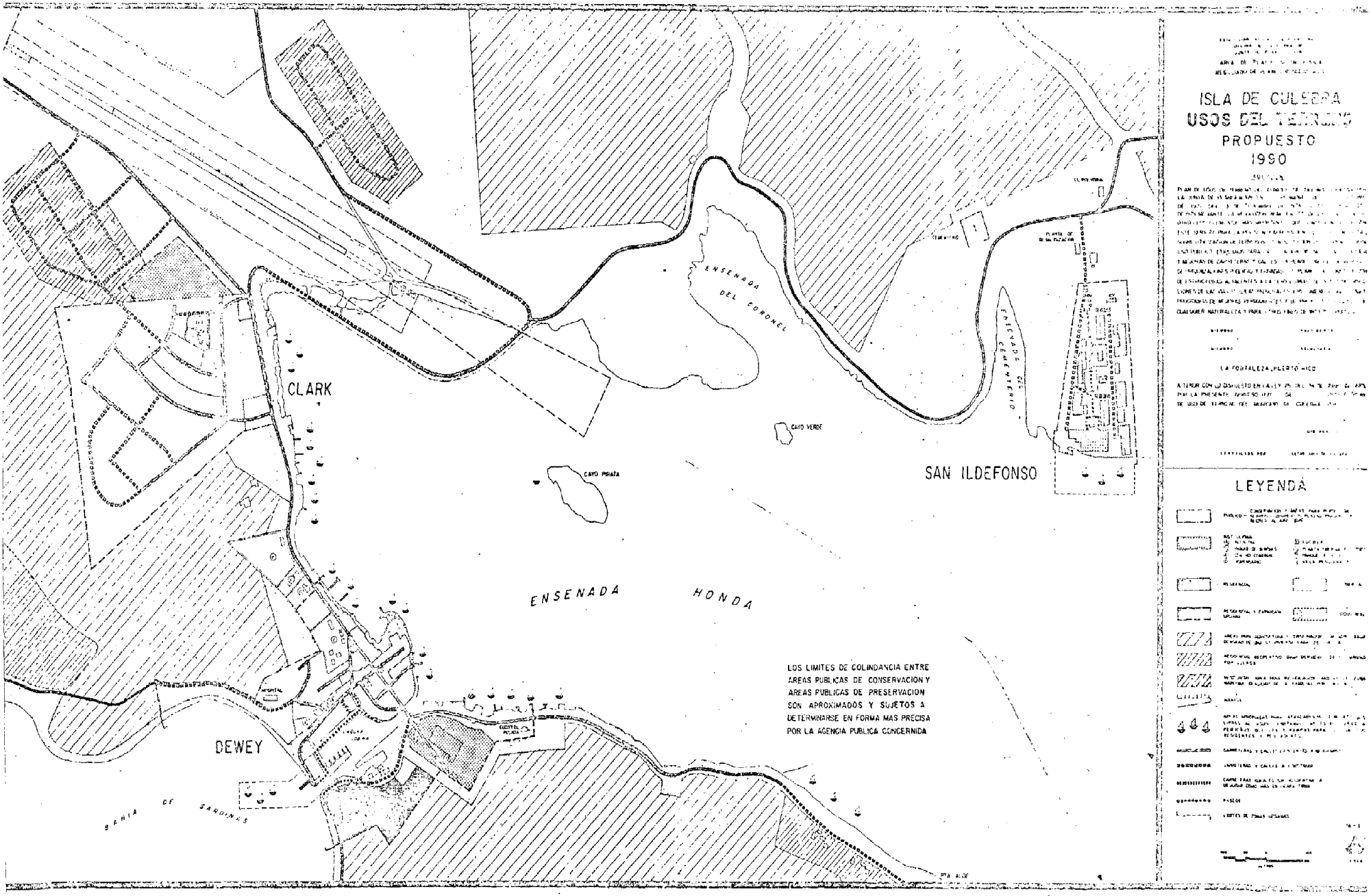
DE CONFORMIDAD CON LO DISPUESTO EN LA LEY NUM. [illegible] DEL [illegible] POR LA PRESENTE APRUEBO ESTE [illegible] DE [illegible] DEL PLAN DE USO DE TERRENO DEL MUNICIPIO DE CULEBRA, P.R.

[illegible]

[illegible]

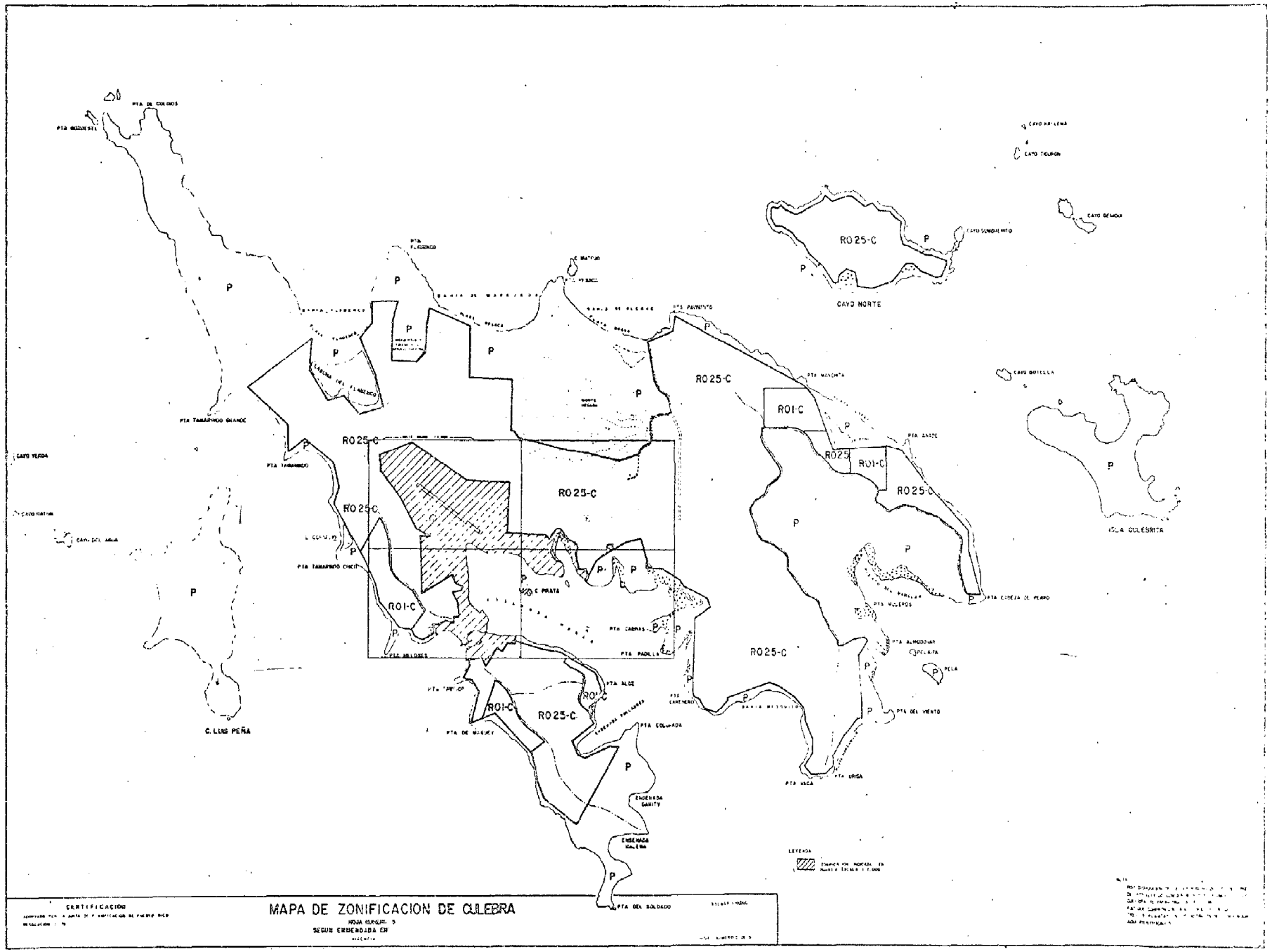
LEYENDA

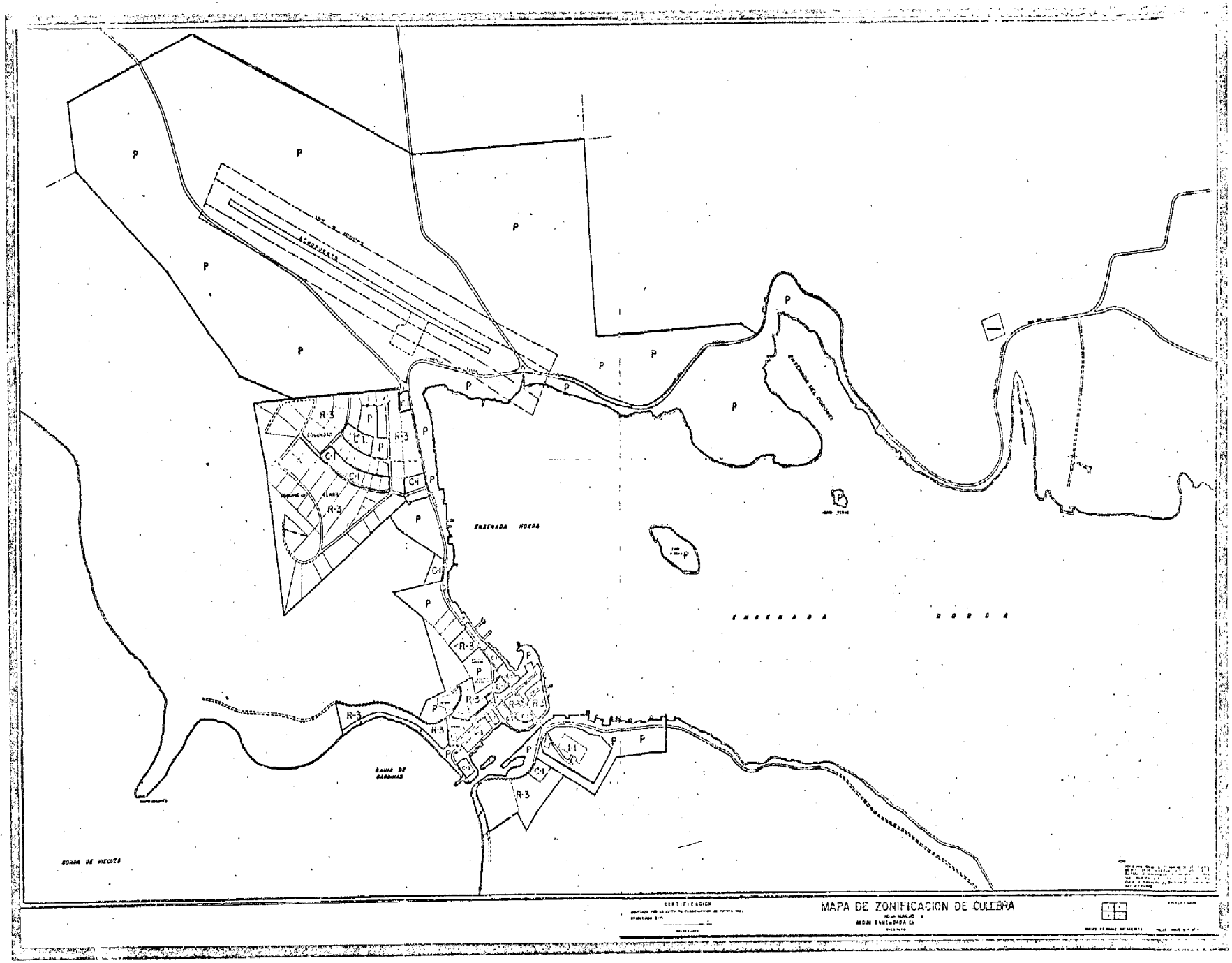
- PUBLICO - CONSERVACION Y APRECIACION
- PUBLICO - RECREACION DE AREAS DE PLAYA Y PARQUES
- AREAS PARA RESIDENCIAS TURISTICAS DE BAJA DENSIDAD
- RESIDENCIAL RESTRINGIDO DE BAJA DENSIDAD
- HOTELES - INCLUYE APARTAMENTOS DE APARTAMENTOS RESIDENCIALES
- LIMITE ENTRE DISTRITOS
- 600 - AREAS APROPIADAS PARA ATRACTIVOS
- URBANO - [illegible]
- USO NO EXISTENTE
- CARRETERAS EXISTENTES
- CARRETERAS A CONSTRUIR
- CARRETERAS RURALES DE SUPERFICIE MEJORADAS
- MARINA
- PUBLICO - [illegible]


ISLA DE CULEBRA
USOS DEL TERRENO
PROPUESTO
1990
LA FORTALEZA, PUERTO RICO
LEYENDA
CLARK
DEWEY
SAN ILDEFONSO
ENSENADA HONDA
ENSENADA DEL CORONEL
ENSENADA DEL CEMENTERIO
CAYO VERDE
CAYO PIRATA
BAHIA DE SARDINAS
LOS LIMITES DE COLINDANCIA ENTRE AREAS PUBLICAS DE CONSERVACION Y AREAS PUBLICAS DE PRESERVACION SON APROXIMADOS Y SUJETOS A DETERMINARSE EN FORMA MAS PRECISA POR LA AGENCIA PUBLICA CONCERNIDA

APPENDIX 2

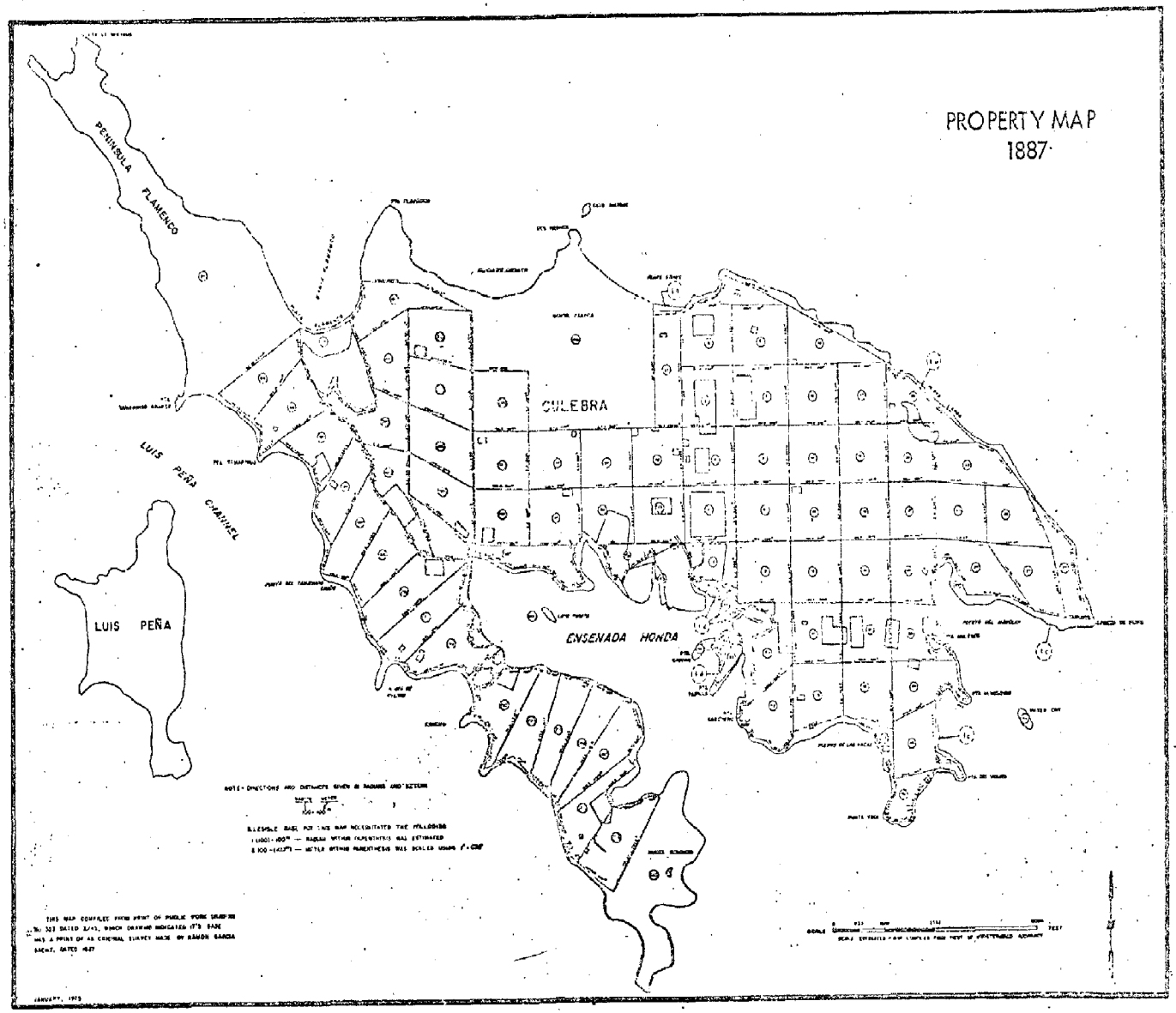
ZONING MAPS


MAPA DE ZONIFICACION DE CULEBRA
HOJA NUMERO 5
SEGUN ENMENDADA EN
CERTIFICACION
CAYO NORTE
ISLA CULEBRITA
C. LUIS PEÑA
RO25-C
RO1-C
P
PTA DE COLIMOS
PTA TAMARINDO GRANDE
PTA TAMARINDO
PTA TAMARINDO CHICO
PTA ALDE
PTA DE MAGUEY
PTA COLGADA
PTA DEL SOLDADO
PTA VACA
PTA URIGA
PTA DEL VIENTO
PTA ALMODOVAR
PTA MULEROS
PTA CABEZA DE PERRO
PTA ANADE
PTA PAVIMENTO
PTA MAYORITA
PTA CARENERO
PTA PADILLA
PTA CABRAS
PTA ALDE
PTA TAMPICO
PTA MILLONES
C. PRATA
ENSENADA DAKITY
ENSENADA ISLA
CAYO VERDA
CAYO DEL AGUA
CAYO TICUPON
CAYO SOMBRERITO
CAYO BOTELLA
CAYO DEMOLI
PELA
LEYENDA


MAPA DE ZONIFICACION DE CULEBRA
ENSENADA HONDA
ENSENADA HONDA
BAHIA DE SARDINAS
SONDA DE VIEQUES
P
R-3
C-1
I-1

APPENDIX 3

1887 PROPERTY MAP


PROPERTY MAP
1887
PENINSULA FLAMENCO
CULEBRA
LUIS PEÑA CHANNEL
LUIS PEÑA
ENSENADA HONDA

APPENDIX 4

1972 PROPERTY MAP

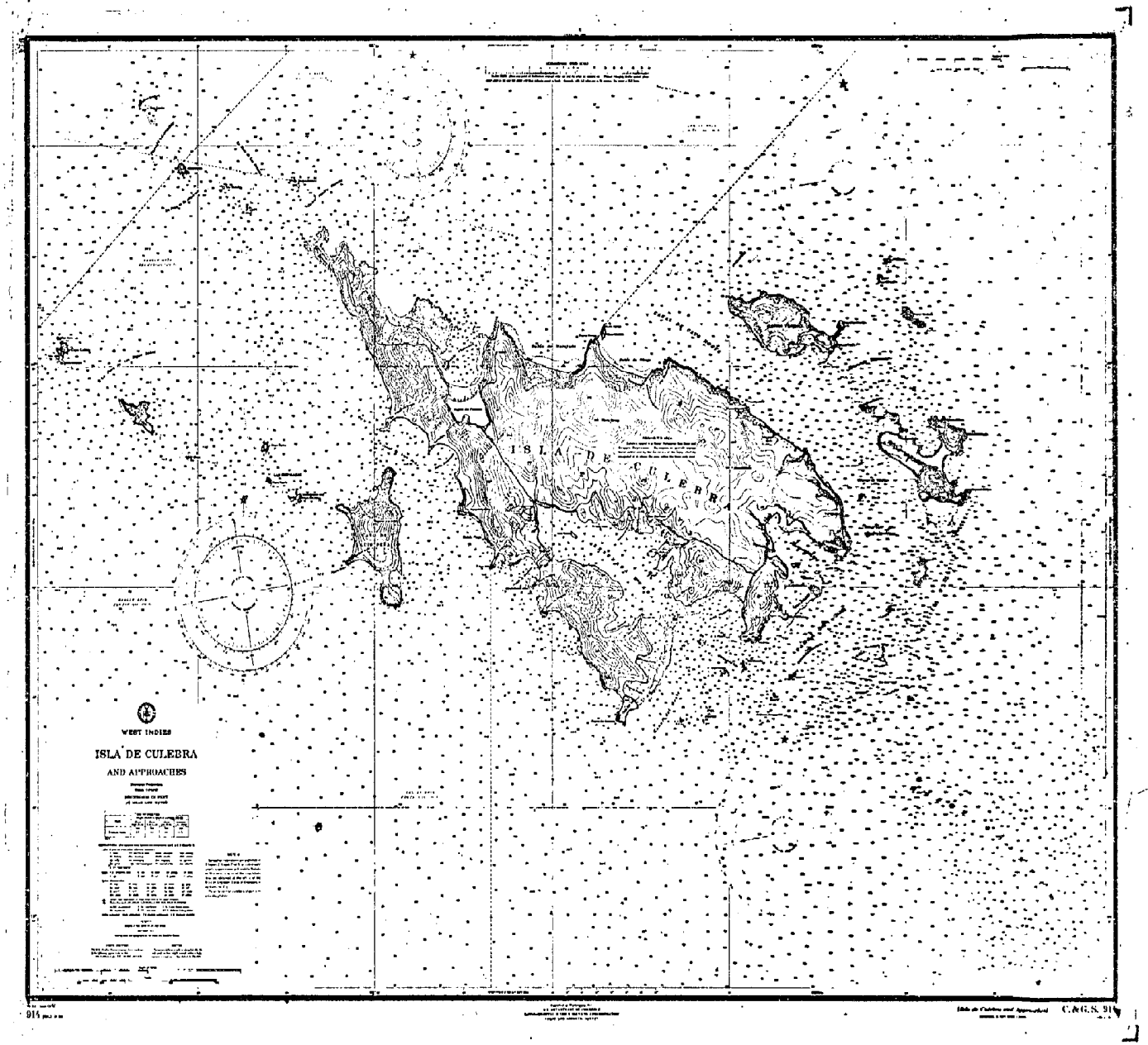
ISLA DE CULEBRA

PROPERTY MAP
1972

APPENDIX 5

NAUTICAL CHART

NAUTICAL CHART



APPENDIX 6

LAW NUMBER 66

Subsequent to the preparation of this document the Puerto Rico Commonwealth Legislature approved Law Number 66, establishing the Culebra Conservation and Development Authority.

Ley Núm. 66

(P. del S. 1380) Aprobada en 22 de junio de 1975

L E Y

Para establecer la política pública sobre la conservación, desarrollo y uso de los terrenos de Culebra, crear la Autoridad de Conservación y Desarrollo de Culebra; adscrita al Departamento de Recursos Naturales; establecer sus poderes, deberes, derechos, obligaciones y para asignar fondos.

EXPOSICION DE MOTIVOS

El retiro de la Armada de los Estados Unidos de la Isla Municipio de Culebra, programado para el 1ro. de julio de 1975, representa una magnífica oportunidad para el Estado Libre Asociado de Puerto Rico para preservar sus bellezas y recursos naturales y propiciar un desarrollo integral armónico.

La pequeña Isla comenzó a poblarse a fines del Siglo XIX-1880-y ya para el año de 1899 tenía una población de 704 residentes dedicados a la pesca y la agricultura. El desarrollo normal de la comunidad se vio afectado por actividades que la Armada de los Estados Unidos llevó a cabo en el territorio y en las aguas adyacentes de Culebra.

La Isla de Culebra es de belleza excepcional y sus atractivos naturales la hacen única en la región del Caribe. Su litoral, bordeado de aguas cristalinas, ofrece dramático contraste con sus bahías, penínsulas y cayos. Su costa es excepcional por la profusión de arrecifes de coral. Existen, además, bellas playas de arena blanca, así como manglares y bosques.

La Isla Municipio de Culebra es una con características únicas, tanto de naturaleza históricas, socio-económicas, así como físicas y naturales.

Culebra debe lograr un crecimiento normal y necesario, de conformidad con su ambiente natural; remediar los quebrantamientos habidos a sus condiciones naturales; hacer un uso óptimo y adecuado de sus tierras, aguas y otros recursos naturales; y lograr un desarrollo integral.

Actualmente el municipio, la Junta de Planificación, la Junta de Calidad Ambiental, el Departamento de Recursos Naturales y otras agencias del Gobierno, vienen haciendo esfuerzos porque estos objetivos se logren y continuarán haciéndolo.

Es necesario, sin embargo que, dada las características especiales de esta Isla Municipio, se creen instrumentos adicionales que, en coordinación con el municipio, las agencias e instrumentalidades del Gobierno, concentre esfuerzos y recursos de diversa índole en ayudar a que los objetivos ya mencionados se logren plenamente.

Este es el propósito de esta "Ley de Conservación y Desarrollo de Culebra", a saber: reconocer las características únicas de esta Isla Municipio, establecer unas políticas públicas dentro de las cuales se enmarque la conservación y el desarrollo de Culebra; y proveer un instrumento corporativo que constituya una herramienta adicional a las ya existentes para lograr los objetivos aquí descritos.

Decretáse por la Asamblea Legislativa de Puerto Rico:

Artículo 1.-Título Corto-

Esta ley podrá citarse con el nombre de "Ley de Conservación y Desarrollo de Culebra".

Artículo 2.-Política Pública e Intención Legislativa-

Se declara que es política pública del Estado Libre Asociado de Puerto Rico preservar y conservar la integridad ecológica de Culebra, incluyendo sus cayos, islas y aguas circundantes y asegurar que el continuo desarrollo de Culebra proteja y conserve, al máximo, su extraordinario ambiente natural, que es parte del patrimonio de Puerto Rico. A estos fines, es propio que exista un organismo dedicado a la conservación y desarrollo integral de Culebra mediante todos los medios adecuados, incluyendo, pero sin limitarse, al establecimiento de planes de administración, reglas y reglamentos, la posesión y manejo de terrenos de dominio público, infraestructuras y estructuras adecuadas para el establecimiento y ejecución de programas que propendan al mejor conocimiento, preservación y sabio uso de los recursos naturales de Culebra.

Artículo 3.-Definiciones-

Los siguientes vocablos, dondequiera que aparezcan usados o aludidos en esta ley, tendrán el significado que a continuación se expresa, excepto donde el contexto claramente indique otra cosa:

(a) "Agencia"-Cualquier departamento, negociado, comisión, junta, oficina, dependencia, municipio, instrumentalidad, corporación pública, subdivisión política o cualquier otro organismo gubernamental del Estado Libre Asociado de Puerto Rico.

(b) "Autoridad"-La Autoridad de Conservación y Desarrollo de Culebra.

(c) "Culebra"-El área comprendida entre los 18° 15′ y 18° 25′ latitud norte y entre los 65° 12′ y 65° 25′ longitud oeste. Esta área incluye la Isla de Culebra y sus cayos, islotes y aguas circundantes.

(d) "Departamento"-El Departamento de Recursos Naturales del Estado Libre Asociado de Puerto Rico, creado por la Ley núm. 23, de 20 de junio de 1972, según enmendada.

(e) "Junta"-La Junta de Directores de la Autoridad de Conservación y Desarrollo de Culebra.

(f)"Persona"-Toda persona natural o jurídica, incluyendo cualquier agencia, tal como se define en esta ley.

(g) "Secretario"-El Secretario del Departamento de Recursos Naturales.

(h) "Hogar Propio"-Estructura ocupada como residencia principal por una familia o por una persona que vive sola. Sólo podrá existir un (1) hogar propio para una determinada familia o persona que vive sola.

(i) "Informe Conjunto"-Documento que establece la filosofía, los principios y las normas relativas a la transferencia y administración de terrenos federales excedentes a las necesidades de la Marina en la isla de Culebra y los cayos adyacentes, sometido el 29 de octubre de 1973, por el Gobernador de Puerto Rico y el Secretario de lo Interior de los Estados Unidos, al Comité de lo Interior y Asuntos Insulares del Senado de los Estados Unidos, en cumplimiento de una Resolución de dicho Comité adoptada el 16 de junio de 1971.

Artículo 4.-Autoridad-Creación, Adscripción; Junta de Directores; Director Ejecutivo-

(a) Por la presente se crea un cuerpo corporativo y político que constituirá una corporación pública o instrumentalidad gubernamental con personalidad jurídica propia, la cual se conocerá como la Autoridad de Conservación y Desarrollo de Culebra.

(b) La Autoridad estará adscrita al Departamento de Recursos Naturales y tendrá a su cargo la formulación,adopción y administración de planes y programas para la conservación, uso y desarrollo de Culebra, conforme con la política pública establecida en esta ley, las normas y reglamentos de la Junta de Calidad Ambiental y con el Plano Regulador y el mapa de zonificación adoptado por la Junta de Planificación de Puerto Rico para la isla de Culebra, incluyendo islas y cayos adyacentes, según pueda ser enmendado, a tenor con lo establecido por la Ley núm. 213, de 12 de mayo de 1942, según enmendada.

Los planes que formule, adopte y administre la Autoridad, tomarán en consideración los programas del Gobierno Municipal de Culebra. La Autoridad tendrá su sede y oficina principal en el municipio de Culebra, donde regularmente se celebrarán tanto las reuniones de la Junta de Directores como las vistas públicas y administrativas que la Junta convoque.

(c) La Autoridad será regida por una Junta de Directores compuesta de cinco (5) miembros a saber: dos (2) miembros ex-officio, siendo uno (1) de ellos el Secretario de Recursos Naturales, quien la presidirá, y el Alcalde de Culebra. Los tres (3) miembros restantes, serán personas nombradas por el Gobernador, de reconocido interés en la conservación y uso de los recursos naturales y el desarrollo integral de Puerto Rico. Una (1) de ellas será nombrada a recomendación del Secretario de lo interior de los Estados Unidos por el término de tres (3) años y las otras dos (2) provendrán del sector privado y ocuparán el cargo por el término de dos (2) y un (1) año, respectivamente, los términos subsiguientes de estos miembros serán por tres (3) años. Los dos (2) miembros del sector privado serán residentes bona fide de Culebra durante el término de su incumbencia. Transcurrido el término de los nombramientos de los miembros de la Junta, que no sean ex-officio, los mismos continuarán ejerciendo sus funciones hasta que sus sucesores sean nombrados y tomen posesión.

En caso de renuncia, incapacidad o muerte de cualquiera de los miembros de la Junta, el Gobernador nombrará su sucesor por el término que restare el anterior incumbente.

(d) Los poderes de la Autoridad se ejercerán y su política pública se determinará por la Junta.

(e) Los miembros ex-officio de la Junta no recibirán remuneración por sus servicios. Los miembros que no sean ex-officio tendrán derecho a cobrar una dieta de ciencuenta (50.00) dólares por cada día de reunión a que asistan. Por reglamento se dispondrá lo relativo al pago de los gastos de viaje en que incurran los miembros de la Junta cuando realicen gestiones propias de su cargo.

(f) La Autoridad tendrá un Director Ejecutivo nombrado por la Junta, cuyo sueldo será quince mil (15,000) dólares anuales.

(g) Se faculta a la Junta a delegar en el Director Ejecutivo los poderes que ella estime necesarios para que éste ejerza adecuadamente sus funciones. No serán delegables las funciones de establecer la política pública de la Autoridad ni la facultad de enajenar inmuebles. El Director Ejecutivo desempeñará los deberes y tendrá las responsabilidades que la Junta le asigne y ayudará a ésta en la implementación de la ley.

Artículo 5.-Poderes y Deberes-

(1) La Autoridad ejercerá todos los derechos y poderes que sean necesarios o convenientes para llevar a cabo la política pública legislativa y los propósitos de esta ley, incluyendo, pero sin limitarse, a los siguientes:

(a) Tener duración perpetua;

(b) Adoptar, alterar y usar un sello del cual se tomará conocimiento judicial;

(c) Formular, aprobar, enmendar o derogar las reglas y los reglamentos que adopte para regir sus actividades y cumplir con lo dispuesto en esta ley. La Junta asimismo aprobará normas para su funcionamiento interno y para ejercer y desempeñar los poderes y deberes que por esta ley se le imponen;

(d) Llevar a cabo la política pública del Estado Libre Asociado de Puerto Rico, según se formula en esta ley;

(e) Ejercer pleno dominio e intervención sobre todas y cada una de sus propiedades;

(f) Determinar el carácter y la necesidad de todos sus gastos y el modo como deberán incurrirse, autorizarse y pagarse;

(g) Demandar y ser demandada, sujeto a las disposiciones de la Ley núm. 104 de 29 de junio de 1955.

(h) Recibir donaciones de dinero o de cualquier otra naturaleza de toda persona, según se define en esta ley, y del Gobierno de los Estados Unidos, sus agencias, departamentos o instrumentalidades;

(i) Recibir y aceptar asesoramiento y ayuda técnica de personal especializado que trabaje con el Gobierno de los Estados Unidos como empleado regular, como consultor o por contrato;

(j) Contratar, firmar, o autorizar el otorgamiento, en la forma que considere conveniente, de todos los documentos necesarios para llevar a cabo la política pública legislativa y los propósitos de esta ley;

(k) Negociar, firmar convenios y documentos con el Departamento de lo Interior y otras agencias del Gobierno de los Estados Unidos relativos a:

(1) La transferencia de títulos de propiedad de terrenos o áreas bajo la jurisdicción del Gobierno de los Estados Unidos o sus agencias e instrumentalidades en Culebra a favor del Estado Libre Asociado de Puerto Rico o de la Autoridad.

(2) La administración de los terrenos, propiedades o áreas bajo la jurisdicción del Gobierno de los Estados Unidos y sus instrumentalidades en Culebra.

(l) Conservar, custodiar, administrar, desarrollar y llevar a cabo estudios de toda clase de bienes corporales o incorporales, para el mejor conocimiento y disfrute por la ciudadanía del patrimonio natural de Culebra, de acuerdo con las funciones encomendadas bajo esta ley y realizar estudios al efecto, cuyos resultados podrá divulgar a través de distintos medios de comunicación.

(m) Asesorar a la Junta de Planificación, a la Junta de Calidad Ambiental y al Departamento en la redacción y aprobación de los reglamentos que promulgue cualquiera de dichas agencias para tener aplicación en Culebra.

(n) Aprobar, enmendar y revocar sus reglamentos para llevar a cabo la política pública y los propósitos de esta ley. Estos reglamentos podrán referirse entre otros asuntos a:

(1) La protección de la fauna y flora;

(2) El uso o aprovechamiento de las aguas superficiales; la extracción de aguas subterráneas y de materiales de la corteza terrestre; la custodia y protección de la zona marítimo-terrestre y de las aguas navegables;

(3) El movimiento de tierras;

(4) La protección de sitios o cosas de valor natural, cultural o ecológico;

(5) La evitación o terminación de la ocupación de terrenos públicos;

Dichos reglamentos serán aprobados, adoptados, enmendados o revocados por la Autoridad, previo aviso y celebración de vistas públicas y previa aprobación del Gobernador.

(o) Dictar órdenes de hacer y de no hacer y de cese y desistimiento para que se tomen las medidas preventivas o de control necesarias a juicio de la Autoridad, para lograr los propósitos de esta ley. La persona contra la cual se expida tal orden, podrá solicitar la celebración de una vista administrativa, en la que expondrá por escrito las razones que tenga para que la orden sea modificada o revocada y por lo que no deba ser puesta en vigor.

En las vistas a que se refiere este inciso (o), se seguirán los siguientes procedimientos:

(1) Las vistas se celebrarán ante una Junta Examinadora formada por el Secretario o su representante, quien la presidirá, el Alcalde de Culebra y su representante, cuando el Secretario lo considere necesario, un abogado y un técnico en la materia a que se refiera la vista.

(2) La Autoridad señalará día, hora y sitio donde se habrán de celebrar las vistas y notificará a las partes contra las cuales se ha expedido la orden, con no menos de diez (10) días de anticipación a la fecha de la vista. Las partes podrán comparecer por sí o por abogado;

(3) Cualquier persona que se creyere con derecho a intervenir en la vista, deberá radicar una Moción de Intervención, no más tarde de la fecha fijada para la vista y la Junta Examinadora que presidirá la vista decidirá, en la fecha de ésta o posteriormente, si admite o no la intervención solicitada, la cual deberá acompañarse de un escrito con las alegaciones que tuviere que hacer en contra o a favor de la Orden objeto de la vista. Tanto la Moción de Intervención como las alegaciones, deberán ser notificadas por correo certificado, en la misma fecha de su radicación, a la parte contra la cual se hubiere dictado la Orden o a su abogado y se regirán en todas las demás materias por las Reglas de Procedimiento Civil que regulan el procedimiento de Intervención;

(4) Celebrada la vista, la Junta Examinadora rendirá su informe escrito a la Autoridad, dentro de los treinta (30) días siguientes a la fecha de su terminación;

(5) La Autoridad dictará Resolución, con conclusiones de hecho y determinaciones de derecho, y emitirá su dictamen dentro de los cuarenta (40) días siguientes a la fecha en que reciba el informe de la Junta Examinadora.

(6) La Resolución o dictamen que dicte la Autoridad deberá ser notificado por correo a todas las partes y contendrá una certificación acreditativa de tal notificación y su fecha, la que deberá ser firmada por el secretario que nombre la Autoridad, si alguno, o por el oficial a cargo de los documentos de la Autoridad;

(7) Cualesquiera de las partes que hubiese intervenido en la vista, podrá solicitar la reconsideración de la Resolución de la Autoridad dentro los quince (15) días siguientes a la fecha del archivo en autos de copia de la notificación de la Resolución o dictamen. Dicha Solicitud de Reconsideración deberá ser notificada a las demás partes en la misma fecha en que se radique en la Secretaría de la Autoridad y, de no hacerse así, deberá ser desestimada;

(8) La Autoridad podrá declarar sin lugar la Reconsideración sin vista previa o celebración de vista. La radicación de una Solicitud de Reconsideración suspenderá el término para la Solicitud de Revisión ante el Tribunal Superior, hasta tanto se emita y notifique la decisión recaída, en la misma forma que se establece en el inciso (6) de esta sección (o);

(9) La Autoridad deberá emitir su decisión sobre la Solicitud de Reconsideración no más tarde de diez (10) días después de haberse radicado y si no tomarse acción alguna pasaso ese término, se entenderá denegada;

(10) Cualquiera de las partes podrá acudir ante el Tribunal Superior de Puerto Rico Sala de Humacao en solicitud de revisión de la Orden original o de la Orden emitida en Reconsideración, dentro de los treinta (30) días siguientes a la fecha del archivo en autos de copia de la notificación de la misma y deberá notificar con copia de su Solicitud de Revisión a la Autoridad y a las demás partes que hubieren intervenido en el caso. Esta notificación podrá hacerse por correo, pero será en la misma fecha en que se radique la Solicitud de Revisión. En los casos en que la Autoridad no tomase acción sobre una Moción de Reconsideración, el término para la radicación del recurso de Revisión comenzará a contarse al expirar el término de diez (10) días desde la fecha de radicación de la Moción de Reconsideración. La Resolución que dicte el Tribunal Superior será firme a los treinta (30) días de haber sido notificada y solamente podrá ser revisada por Certiorari ante el Tribunal Supremo de Puerto Rico, el cual se expedirá a su discreción;

(11) La radicación de un recurso de Revisión ante el Tribunal Superior de Puerto Rico Sala de Humacao, no suspenderá los efectos de la Resolución recurrida, a menos que el Tribunal así lo ordene a solicitud de parte, previa vista que se señalará preferentemente y mediante causa o razón debidamente probada;

(12) De decretarse la suspensión de los efectos de la Resolución, el Tribunal deberá emitir Resolución escrita y fundada con Conclusiones de Hecho y Determinaciones de Derecho de la cual, la parte adversamente afectada, podrá acudir por Certiorari ante el Tribunal Supremo de Puerto Rico, dentro de los treinta (30) días siguientes a la fecha en que se le notifique la Resolución de suspensión;

(13) La vista de la Petición o recurso de Revisión en su fondo, se señalará para no más tarde de sesenta (60) días después de su radicación. La vista del recurso de Revisión, tal cual se contempla en el inciso (10), considerará a todos los efectos pertinentes, el récord de los procedimientos en el foro administrativo, pero las partes podrán presentar prueba adicional si el Tribunal, en el ejercicio de su discreción, lo permitiere, previa la presentación de una Moción a estos efectos;

(14) Las Determinaciones de Hecho a que llegare la Autoridad al emitir su Resolución, serán concluyentes y obligatorias, si estuvieren sostenidas por la prueba presentada.

(p) Adquirir bienes en cualquier forma legal, incluyendo, pero sin limitarse, a lo siguiente:

Por compra, opción de compra, compra a plazos, pública subasta, arrendamiento, manda, legado, cesión o sin condiciones, permuta, donación, herencia, o mediante el ejercicio de poder de expropiación forzosa en la forma que provee esta ley y las leyes de Puerto Rico; por herencia,

y retener, conservar, usar y servirse de cualesquiera bienes muebles o inmuebles, incluyendo, pero sin que se entienda una limitación, valores y otros bienes muebles o inmuebles o derechos reales o cualquier interés en los mismos, que considere necesarios o convenientes para realizar sus fines.

(q) Dar y tomar en arrendamiento o enajenar, a título gratuito, bienes muebles e inmuebles cuando la otra parte sean agencias o el Gobierno Municipal de Culebra.

(r) Nombrar todos sus funcionarios, agentes y empleados y conferirles los poderes, facultades, responsabilidades que la Autoridad estime convenientes; imponerles sus deberes, fijarles, cambiarles y pagarles la remuneración que determine, sujeto a la política, reglamentos y procedimientos aprobados por la Autoridad.

(s) Dar y tomar dinero a préstamo para sus fines y garantizar el pago de sus obligaciones mediante pignoración, hipoteca o cualquier otro gravamen sobre cualquiera o cualesquiera de sus contratos, rentas, ingresos o propiedades.

A fin de facilitar a la Autoridad la gestión de fondos que le permita llevar a cabo sus fines corporativos, las obligaciones autorizadas o suscritas por la Autoridad como evidencia de dinero tomado a préstamo, así como el ingreso que se devengue de los mismos, estarán y permanecerán en todo momento exentos de toda contribución. A estos efectos será aplicable la Ley núm. 272 de 15 de mayo de 1945, según enmendada, o fuese enmendada en el futuro.

(t) Enajenar y disponer de cualesquiera de sus bienes o de cualquier interés sobre los mismos a título oneroso en la forma, manera y extensión que la Autoridad determine.

(u) Aceptar, a nombre propio o a nombre del Estado Libre Asociado de Puerto Rico, ayuda económica, incluyendo subsidios, donaciones con o sin condiciones, anticipos y otras similares, del Estado Libre Asociado de Puerto Rico o sus Agencias y del Gobierno de los Estados Unidos, sus agencias o instrumentalidades y de personas particulares; hacer contratos, arrendamientos, convenios u otras transacciones con cualesquiera de dichos gobiernos, incluyendo las agencias, instrumentalidades y municipios del Gobierno de los Estados Unidos e invertir el producto de los fondos recibidos para cumplir con los fines de esta ley.

(v) Ejercer todos los poderes y derechos necesarios para desarrollar proyectos de conservación, protección y rehabilitación de terrenos.

(w) Adquirir cualquier derecho, interés o servidumbre en cualquier propiedad para propiciar el desarrollo, aprovechamiento y conservación de áreas abiertas en su estado natural para proteger las aguas o cuerpos de agua; conservar los suelos y bosques; preservar la belleza de los parajes para uso del público, incluyendo las áreas verdes y los parques públicos; y facilitar el uso y desarrollo de áreas reservadas para proyectos de interés público relacionados con los fines de esta ley.

(x) Construir y operar y conceder subvenciones, incentivos y ayudas económicas para que se construyan y operen aquellas obras y facilidades en Culebra, incluyendo empresas comerciales, agrícolas y pesqueras que sean beneficiosas para sus habitantes y visitantes, siempre que las mismas no afecten desfavorablemente los atributos geológicos, ecológicos y climatológicos de Culebra y tiendan a mejorar la calidad y las condiciones de vida allí.

(y) Estimular y participar en la habilitación de nuevas áreas, dentro del marco de normas que aseguren el mejor equilibrio en cuanto a las necesidades de las futuras comunidades, dando consideración, entre otros factores, a preservar los valores naturales de las tierras, sus playas, bosques, y paisajes; asegurar las mejores condiciones de salubridad, seguridad, comodidad y facilidades recreativas.

(z) Realizar todos los actos o casas necesarias o convenientes para llevar a efecto los poderes que se le confieren por esta Ley o por cualquiera otra ley de la Asamblea Legislativa de Puerto Rico o del Congreso de los Estados Unidos de América que sea compatible con la Ley de Relaciones Federales entre los Estados Unidos y Puerto Rico.

(aa) Tomar acción judicial necesaria, valiéndose de los servicios de los abogados del Departamento o de los que al efecto la Autoridad contratare, para cumplir con los propósitos de esta ley, incluyendo, pero sin limitarse, a Injunctions, Mandamus, Reivindicaciones. Se confiere jurisdicció exclusiva al Tribunal Superior de Puerto Rico, Sala de Humaca, para cualquier procedimiento judicial que radique la Autoridad en relación con esta ley. En caso de Injunctions, la Autoridad estará exenta de la prestación de fianza.

(bb) Ordenar la destrucción de las estructuras ilegales existentes o en proceso de construcción, y la destrucción o paralización de las ampliaciones de estructuras ilegales existentes, todo ello mediante Orden que podrá dictar al efecto, y que se notificará personalmente al dueño, su agente o empleado que se encuentre en la finca u ocupante de la estructura. En caso de que no fuere posible hacer la notificación según se exige anteriormente, en cuanto a las personas que deben ser notificadas, se procederá a fijar sobre la estructura copia de la notificación a que se refiere esta sección y además se fijará una copia de la notificación en la Casa Alcaldía de Culebra. En tal caso, la fijación en las estructuras de dicha copia constituirá, para todos los efectos de esta ley suficiente notificación. Esta notificación no quedará invalidada por el hecho de que la copia debidamente fijada se haya desprendido, deteriorado u destruido, a consecuencia de fenómenos naturales o de actos de personas sin autoridad para hacerlo. El Secretario certificará qué día la notificación fue fijada en la estructura concernida. Esta certificación será remitida al Secretario de Estado, quien la conservará como un documento público, a todos los fines de ley, disponiéndose que las personas que tengan establecido su hogar propio en estructuras ubicadas en terrenos público y los utilicen como tal con anterioridad a la vigencia de esta ley, tendrán derecho a ser compensados por el valor en el mercado de las estructuras, según sean tasadas conforme se ordena en el Artículo 5 (2) (b) de esta ley. Los dueños de estructuras emplazadas

en terrenos públicos, que no constituyen un hogar propio no recibirán compensación alguna por las mismas al removerse éstas mediante Orden aprobada por la Autoridad a tal efecto.

En los casos en que, según el párrafo anterior, se requiere el pago de compensación, luego de dictada la Orden a que se refiere este artículo en su Sección (bb) y consignada que fuere la compensación del valor tasado en el Tribunal Superior de Puerto Rico, Sala de Humacao, a favor del dueño o aceptada la compensación por éste en documento público que al efecto se otorgue, la Autoridad podrá acudir ante dicha Sala del Tribunal Superior de Puerto Rico, mediante un escrito jurado en el que solicite se ponga en efecto la referida Orden de la Autoridad y se decrete el lanzamiento de las personas que ocuparen la estructura. Con vista de dicho escrito jurado y de la Orden dictada por la Autoridad, el Tribunal citará a las partes para que comparezcan a mostrar las razones que tengan por las cuales no deba decretarse su lanzamiento. La parte querellada contestará por escrito, con notificación a la Autoridad. Oída la prueba, el Tribunal dictará resolución, no más tarde de quince (15) días después de la vista.

Si la Resolución pusiese en efecto la Orden de la Autoridad, el Tribunal deberá ordenar el lanzamiento de los ocupantes, en un término no menor de treinta (30) días ni mayor de sesenta (60) días, después de la notificación de la resolución. El lanzamiento que se decrete deberá ser diligenciado por el Alguacil.

En todo caso en que se decrete un lanzamiento, la parte contra la cual se dicte podrá recurrir por Certiorari ante el Tribunal Supremo de Puerto Rico, dentro de los treinta (30) días siguientes a la notificación de la resolución del Tribunal de Instancia. El Auto de Certiorari será expedido a discreción de dicho Tribunal.

En los casos en que la Orden que se dicte a tenor con lo dispuesto en esta Sección (bb) no se haya constituido hogar propio en la estructura, una vez notificada personalmente la Orden, la Autoridad podrá acudir ante el Tribunal Superior de Puerto Rico, Sala de Humacao, mediante un escrito jurado en el que solicite se ponga en efecto la referida Orden, copia de la cual deberá unirse al escrito, y solicitar el lanzamiento de las personas que se hallaren ocupando las estructuras. La Autoridad acreditará en el escrito jurado que someta al Tribunal, el haber notificado personalmente a los dueños u ocupantes de la estructura, con copia de la Orden Administrativa disponiendo el lanzamiento. Si la resolución que en su día dictare el Tribunal, previa celebración de vistas, adoptare o pusiere en vigor la indicada Orden, dicha resolución dispondrá que el dueño o los ocupantes de la estructura deberán desalojar la misma en un término no mayor de treinta (30) días, contados a partir de la fecha de notificación de la resolución.

La Resolución que dicte el Tribunal será diligenciada por el Alguacil.

(2) La Autoridad deberá:

(a) Aprobar y adoptar un plan para el manejo y administración de sus funciones bajo esta Ley, no más tarde del primero (1ro.) de julio de mil novecientos setenta y seis (1976), el cual debe ser aprobado por el Departamento y la Junta de Planificación.

(b) Preparar no más tarde del primero (1ro.) de julio de mil novecientos setenta y seis (1976) un inventario de todas las estructuras ubicadas en la zona marítimo-terrestre y otros terrenos del Gobierno Federal a ser transferidos a la Autoridad de conformidad al Informe Conjunto, y en terrenos de dominio público y patrimoniales del Estado. En el inventario se hará constar cuáles de estas estructuras constituyen hogar propio, la fecha en que el mismo fue establecido y los nombres y direcciones de todos los dueños de dichas estructuras y nombres y direcciones de sus ocupantes. Después de la correspondiente investigación, la Junta determinará el derecho que abone a los propietarios y poseedores de estructuras emplazadas en terrenos públicos, y establecerá, asimismo cuáles de ellas constituyen, a los fines de esta ley, estructuras ilegales o clandestinas. La Junta ordenará una tasación de todas las estructuras que constituyan hogar propio. El inventario será un documento público.

Los tasadores tendrán derecho de entrada a las fincas previa identificación. Si habiendo el tasador solicitado entrada a la finca, ésta le fuera negada, podrá solicitar del Tribunal de Distrito al exponer la situación, que se ordene al dueño, o al ocupante de la finca, permitir la entrada, bajo apercibimiento de desacato.

(c) Notificar por correo, a cada uno de los dueños de estructuras, la información que sobre su propiedad aparezca en el inventario y el valor tasado de la misma.

(d) Promulgar reglamentos para prohibir las edificaciones clandestinas o ilegales en terrenos de dominio público y patrimoniales de la Autoridad o del Estado Libre Asociado, o terrenos transferidos a éstos por el Gobierno de los Estados Unidos y sus agencias o instrumentalidad y establecer vigilancia para evitar que tales edificaciones sean construídas.

Artículo 6.-Prohibiciones-

Ninguna agencia aprobará obra o proyecto privado alguno en relación con la Isla de Culebra que conflija con los planes y políticas formuladas y adoptadas por la Autoridad, según dispuesto en el Artículo 4 (b) de esta Ley. A esos efectos, el promovente deberá obtener un endoso favorable de la Autoridad.

No se aprobará desarrollo alguno que pueda intervenir en forma alguna con el libre acceso del público al mar y a las playas y tampoco aquellos desarrollos que conlleven o impliquen el disfrute privado o exclusivo, o ambos del mar y playas, en detrimento o perjuicio del légítimo derecho del Pueblo al Libre uso y disfrute de las mismas.

En los reglamentos y normas que regulen la construcción de edificios en Culebra, se prohibirá la erección de estructuras que sobrepasen la altura de doce (12) metros o cuatro (4) plantas en la zona urbana y de nueve (9) metros o tres (3) plantas en el área rural.

Artículo 7.-Política Pública y Guías o Normas-

En el ejercicio de sus poderes y obligaciones, la Autoridad deberá considerar la política expresada en esta ley, la legislación ambiental vigente y las siguientes normas generales.

(a) Crecimiento normal-deberá estimularse el crecimiento normal a los fines de elevar los niveles de vida de Culebra a los niveles promedios en la Isla principal de Puerto Rico. Se desalentará el crecimiento excesivo que pudiera resultar en un aumento poblacional más rápido que el de la tasa del crecimiento poblacional para la Isla principal de Puerto Rico.

(b) De conformidad con el ambiente natural todo desarrollo de terreno y proyectos de construcción, deberá respetar la topografía y el ambiente natural, reduciendo al mínimo sus alteraciones.

(c) Remediar Quebrantamientos-eliminar no más tarde del primero (1ro.) de enero de mil novecientos ochenta y tres (1983), los siguientes quebrantamientos a la condiciones naturales de Culebra:

(1) Las descargas de desperdicios en las aguas de Culebra.

(2) La posesión,uso o disfrute ilegal de terrenos públicos en Culebra. Debe proveérsele un solar a las familias que al 27 de octubre de 1973, fecha del Informe Conjunto, tenían su hogar propio emplazado en forma ilegal o clandestina en terrenos federales a ser transferidos a la Autoridad, según lo provisto en dicho Informe, y en terrenos de dominio público o patrimoniales del Estado.

(3) La Junta dará los pasos que sean precisos para que se descontaminen de artefactos explosivos las áreas utilizadas por las prácticas de tiro por la Armada de los Estados Unidos.

(d) Consistencia con Uso Optimo de Tierras y Agua-el uso de las tierras y las aguas debe ser consistente con el designado en el citado Informe Conjunto para las distintas áreas de Culebra. Al efecto, deben tenerse presente los siguientes propósitos básicos de política pública:

(1) Las extensiones de terrenos públicos de extraordinaria importancia como morada ("habitat") de vida silvestre o las asociaciones ecológicas, deben ser reservadas para la preservación biológica o de vida silvestre;

(2) De los terrenos públicos remanentes, después de designados los refugios de vida silvestre, aquellos que mejor se adapten para la recreación, serán designados como áreas de recreo para el disfrute de los culebrenses y visitantes. Todas las facilidades de recreo deberán guardar armonía con el propósito de preservar la calidad de estos recursos. Debe tenerse gran cuidado de preservar los valores recreativos de estas áreas y de las aguas circundantes;

(3) El desarrollo de Culebra debe mantenerse a densidades moderadas dentro de las áreas comprendidas en las poblaciones. No debe permitirse que ni la cantidad ni la calidad del desarrollo a efectarse menoscabe los recursos naturales únicos de Culebra;

(4) Aquellas áreas públicas que no sean separadas específicamente para refugios de vida silvestre, uso recreativo o desarrollo, deben ser designadas para uso agrícola como áreas de conservación.

Artículo 8.-Bienes y Declaración de Utilidad Pública-

Se faculta a la Autoridad para adquirir bienes inmuebles mediante expropiación forzosa, según dispone la Ley General de Expropiación Forzosa de 12 de marzo de 1903, según ha sido enmendada. Todos los bienes muebles o inmuebles o el derecho sobre ellos que utilice o necesite la Autoridad para lograr sus fines se declaran de utilidad pública.

En caso de que la Autoridad decida arrendar o vender terrenos adquiridos por expropiación, tendrán preferencia, para adquirirlos en arrendamiento o venta, los anteriores dueños y colindantes en la forma establecida en la Ley núm. 441 de 14 de mayo de 1947, según enmendada.

Artículo 9.-Transferencias-

Se autoriza al Gobernador a transferir a la Autoridad, por recomendación de la Junta, las funciones, fondos, propiedades, personal y archivos de los departamentos, divisiones y dependencias del Gobierno Estadual que sean conformes; guarden relación o sean necesarios o convenientes para el ejercicio de las funciones de la Autoridad descritas en esta ley. Toda transferencia deberá hacerse por el Gobernador mediante Orden Ejecutiva.

La Autoridad y el Municipio determinarán de común acuerdo el núcleo urbano original que constituía el poblado de Dewey, acordando los límites de su extensión urbana y el área urbana adicional que sea necesaria a los fines del mejor desenvolvimiento municipal. La Autoridad transferirá al municipio, de los terrenos que le sean transferidos por el Gobierno de los Estados Unidos, los referidos terrenos. Estos terrenos transferidos al municipio serán utilizados para sus propios usos y para asegurar a las familias que ocupan en esa área residencias bona fide al continuo disfrute de los terrenos que ocupen, en la forma que convenga a la Autoridad y al municipio y con las salvaguardas necesarias para que, en todo momento,se cumplan los fines de esta ley.

Artículo 10.-Título y Colindancias de Terrenos-

La Autoridad gestionará y velará por que se clarifiquen los títulos y se delimiten las áreas y colindancias de los terrenos que le sean transferidos por Estados Unidos de América o cualquiera de sus departamentos, agencias o instrumentalidades, o por el Estado Libre Asociado de Puerto Rico o cualquiera de sus agencias.

Artículo 11.-Exención de Derechos y Contribuciones-

Estarán exentos de pago de toda clase de derechos, contribuciones, aranceles o impuestos estaduales o municipales, impuestos o que puedan imponerse por ley, los bienes que sean propiedad de la Autoridad, y cualquier interés que ésta tenga en cualesquiera bienes. Esta exención se hace

extensiva al arancel notarial para el otorgamiento de toda clase de documento, la tramitación de procedimientos judiciales de cualquier naturaleza o la expedición de certificaciones registrales y las incripciones en las distintas secciones del Registro de la Propiedad de Puerto Rico.

Artículo 12.-Depósito de Fondos-

Todos los dineros de la Autoridad se depositarán en instituciones bancarias aceptadas para depósitos de los fondos del Estado Libre Asociado de Puerto Rico, pero se mantendrán en cuenta o cuentas separadas e inscritas a nombre de la Autoridad. Los desembolsos se harán por la Autoridad de acuerdo con sus propios reglamentos y presupuestos.

Artículo 13.-Penalidades-

Toda persona que viole cualquiera de las disposiciones de esta ley o los reglamentos que en su día se aprueben por la Autoridad, será culpable de delito menos grave y convicta que fuere, será castigada con multa que no excederá de quinientos (500)dólares o con cárcel por un término que no excederá de noventa (90)días, o ambas penas a discreción del Tribunal.

Por cada uno de los días que subsista la infracción, según se dispone en el párrafo anterior, se entenderá cometido un delito separado.

Artículo 14.-Asignación-

Se asigna a la Autoridad la cantidad de ciento cincuenta mil (150,000) dólares de fondos no comprometidos en el Tesoro Estatal para llevar a cabo los propósitos de esta ley. Los fondos

necesarios para años subsiguientes, se consignarán en el Presupuesto General.

Artículo 15.-Vigencia-

Esta ley entrará en vigor inmediatamente después de su aprobación.

/sello/ Departamento de Estado

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