

## LAKE COUNTY PLANNING AND ZONING DIVISION COMPREHENSIVE PLAN AMENDMENT STAFF REPORT

PLANNING AND ZONING BOARD		BOARD OF COUNTY COMMISSIONERS
May 31, 2017		June 20, 2017 (Transmittal)

<p style="text-align: center;"><b>CP-2017-03</b></p> <p>Establish the Naval Undersea Warfare Center Okahumpka Mission Impact Zone Overlay District and amend Exhibit #10 of the Future Land Use Map Series to include the overlay.</p>	<p style="text-align: center;"><b>Case Managers:</b></p> <p style="text-align: center;">Michele Janiszewski, Chief Planer</p> <p style="text-align: center;">Janie Barrón, Planner</p>	<p style="text-align: center;"><b>Agenda Item #5</b></p>
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Case Information	
<b>Applicant:</b>	Lake County Government (Staff Initiated)
<b>Type:</b>	Map and Text Amendment
<b>Creation or Revision:</b>	Creation of Overlay District; FLU Map Series Amendment
<b>Description:</b>	Establishing the Naval Undersea Warfare Center Okahumpka Mission Impact Zone Overlay District with associated policies in the Comprehensive Plan and amending Exhibit #10 of the Future Land Use Map Series to depict the overlay.

Summary of Staff Recommendation
<p>Staff recommends <b>APPROVAL</b> of the proposed text amendment to the Comprehensive Plan to establish the Naval Undersea Warfare Center Okahumpka Mission Impact Zone Overlay District with associated policies; amend Policy VI-1.1.21 <i>Planning Coordination in the Military Operations Area</i> and Policy VI-1.1.23 <i>Review of Proposed Actions within the Military Operations Area</i> to reflect the proposed overlay district; and amend Exhibit #10 of the Future Land Use Map Series to include the proposed overlay.</p> <p><b>Planning and Zoning Board Recommendation:</b></p> <p><b>Board of County Commissioners Transmittal:</b></p> <p><b>Board of County Commissioners Adoption:</b></p>

**-Analysis-**

The Naval Undersea Warfare Center (NUWC) Okahumpka open water facility at Bugg Spring is located in western Lake County and is administered by the United States Navy. Bugg Spring and its facility are located north of County Road 470 in the Leesburg area. The Navy has been in operation on the property since 1956.

This is a prime facility for calibration of submarine and surface ship tactical towed arrays, and is among the quietest Navy open water facilities. Bugg Spring has an ambient noise level below sea state zero and has no recreational boating noise. Dense vegetation surrounding the spring and its somewhat isolated location in a rural area contribute to the low noise levels in the spring. Low reverberation allows measurements down to 5 Hz. There is minimum aquatic life interference. It is the only facility of its kind with year round warm weather.

Maintaining an environment with little noise and vibration is critical to the mission at Naval Undersea Warfare Center (NUWC) Okahumpka facility and operations. The Department of the Navy (DON) owns the land within an existing 800-foot buffer to help maintain an environment conducive to the mission of NUWC Okahumpka; however, given the sensitivity of testing equipment and anticipated growth in the region, DON is seeking to partner with Lake County, Sumter County, and the City of Leesburg to promote compatible land use within an extended buffer area to protect NUWC Okahumpka without impacting nearby economic development.

Dr. Steven Crocker, a noise specialist, assisted DON in developing land use compatibility zones. These zones correspond to areas within which land uses that produce noise or vibration could affect NUWC Okahumpka (Attachment B). To ensure future development is compatible with the Naval Undersea Warfare Center (NUWC) Okahumpka, Lake County is seeking to establish an overlay district similar to the overlay district established for the Pinecastle Military Operations Area. This amendment would establish a new Objective I-6.5 entitled "Naval Undersea Warfare Center Okahumpka Mission Impact Zones Overlay District" and its associated policies, and would amend Exhibit #10 of the Future Land Use Map Series to depict the overlay. The overlay district is depicted in Attachment A and will include Zone 1,2, and 3 as depicted in Attachment B.

In addition to establishing the objective and associated policies for the Naval Undersea Warfare Center (NUWC) Okahumpka Overlay District, a few additional policies regarding Military Operations Areas will need to be amended to include the proposed overlay district.

**- Standards for Review -**

**A. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.**

The proposed amendment would be Consistent With Comprehensive Plan Goal VI-1 *Intergovernmental Coordination*, which states that the County shall foster intergovernmental coordination between the County, its municipalities, LSMPO, Lake County School Board, adjacent governments, utilities and quasi-public agencies, and regional, state and federal governments. This amendment is being proposed at the request of the Naval Undersea Warfare Center Okahumpka, a Division of the Department of the Navy to ensure that development does not adversely affect their Mission Impact Zone.

Policy VI-1.1.13 Agency Review, also provides that proposed FLUM amendments shall be forwarded to appropriate local, state, and federal agencies for review and comment if the subject property is located adjacent to or affecting public lands and easements, if located within any area subject to special provisions of law or statute, or upon request of the state or federal agency. The Naval Undersea Warfare Center Okahumpka has requested to be notified of development applications within their Mission Impact Zones. Establishing this overlay will facilitate this request and ensure the Mission Impact Zones are not adversely affected by future development applications.

**B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.**

The proposed amendment would not be in conflict with the Land Development Regulations. Goal I-6 *Overlay Districts*, requires Lake County to develop Land Development Regulations for areas or corridors that have special planning needs through use of overlay districts. Currently, there are no Land Development Regulations addressing the overlay districts established within the 2030 Comprehensive Plan.

**C. Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.**

The proposed amendment will establish an overlay to as a mechanism to ensure development within the overlay will not adversely impact the Naval Undersea Warfare Center Okahumpka facility and operations.

**D. Whether there have been changed conditions that justify an amendment.**

The Naval Undersea Warfare Center Okahumpka has requested that Lake County establish an overlay for the Naval Undersea Warfare Center Okahumpka Mission Impact Zones with policies similar to those established in Objective I-6.4 *Pinecastle Military Operations Area Overlay District*. These amendments will ensure development will not adversely impact the Naval Undersea Warfare Center Okahumpka facility and operations.

**E. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.**

The proposed Overlay District will not affect the existing level of services for schools or parks and recreation. The amendment does not adversely impact the County's adopted levels of service for police, drainage, solid waste, and fire and emergency medical facilities. Any new development will need to demonstrate adherence to Lake County's adopted level of services.

**F. Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.**

The amendment will not result in a significant impact on the natural environment. Any sensitive resources will be addressed through the development review process. New development will be required to meet all Comprehensive Plan and Land Development Regulation.

**G. Whether, and the extent to which, the proposed amendment would affect the property values in the area.**

No evidence has been provided that would indicate the amendment would have an adverse impact on property values.

**H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.**

The proposed amendments will not negatively impact the development pattern in the area.

**I. Whether the proposed amendment would be consistent with or advance the public interest, and is in harmony with the purpose and interest of these regulations.**

The amendment is consistent with the interest of the public and these regulations.

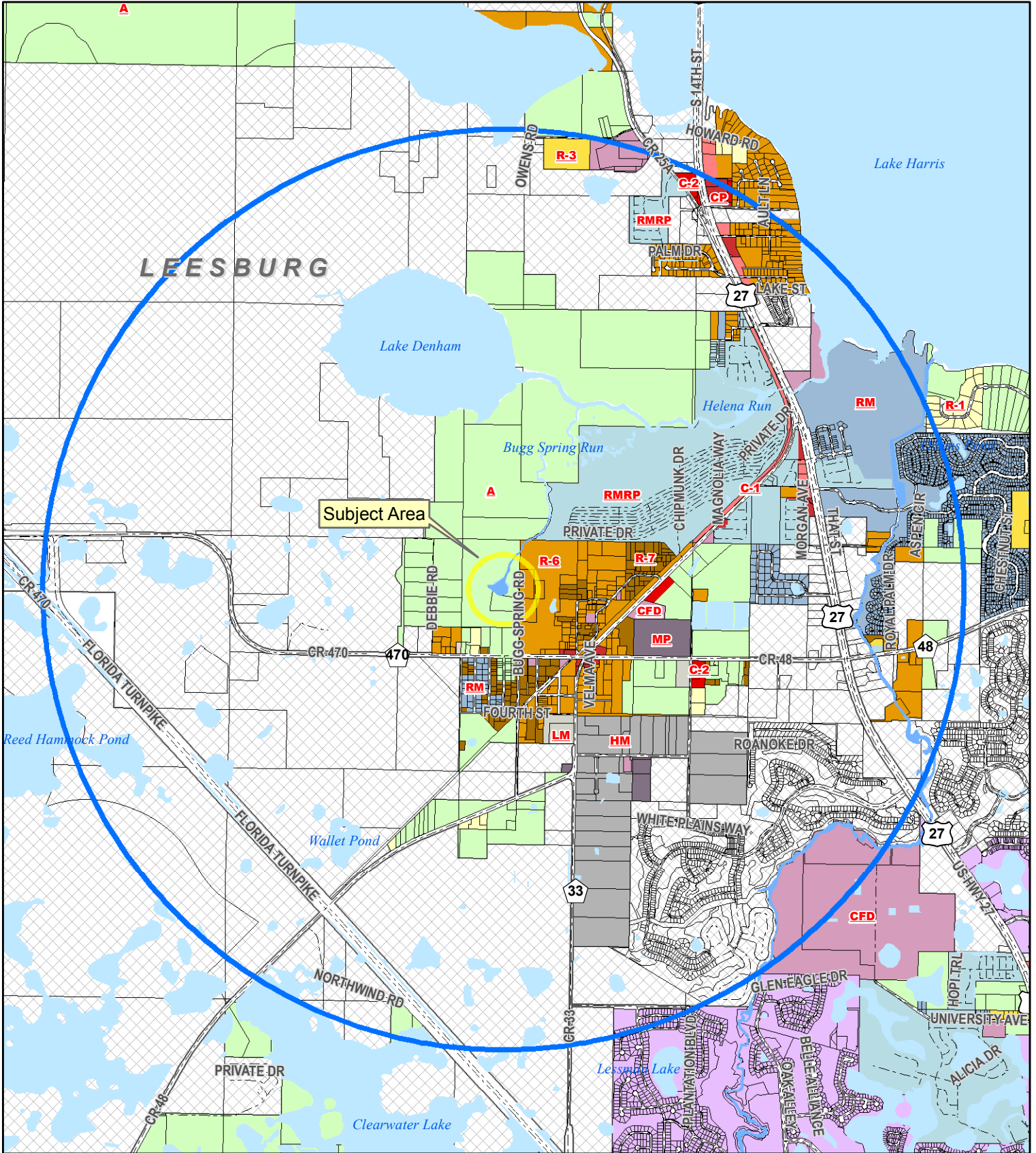
**FINDINGS OF FACT:** Staff has reviewed the application for this rezoning request and found:

1. The request is consistent with Comprehensive Plan Goal VI-1 *Intergovernmental Coordination*, which states that the County shall foster intergovernmental coordination between the County, its municipalities, LSMPO, Lake County School Board, adjacent governments, utilities and quasi-public agencies, and regional, state and federal governments; and
2. The request is consistent with Policy VI-1.1.13 *Agency Review*, also provides that proposed FLUM amendments shall be forwarded to appropriate local, state, and federal agencies for review and comment if the subject property is located adjacent to or affecting public lands and easements, if located within any area subject to special provisions of law or statute, or upon request of the state or federal agency.

Based on these findings of fact, staff recommends **APPROVAL** of the proposed text amendment to the Comprehensive Plan to establish the Naval Undersea Warfare Center Okahumpka Mission Impact Zones Overlay District with associated policies; amend Policy VI-1.1.21 *Planning Coordination in the Military Operations Area* and Policy VI-1.1.23 *Review of Proposed Actions within the Military Operations Area* to reflect the proposed overlay district; and amend Exhibit #10 of the Future Land Use Map Series to include the proposed overlay.

**Case Managers:** Michele Janiszewski, Chief Planner & Janie Barrón, Planner

**WRITTEN COMMENTS FILED:**            **Support: -0-**            **Questions: -0-**            **Opposition: -0-**

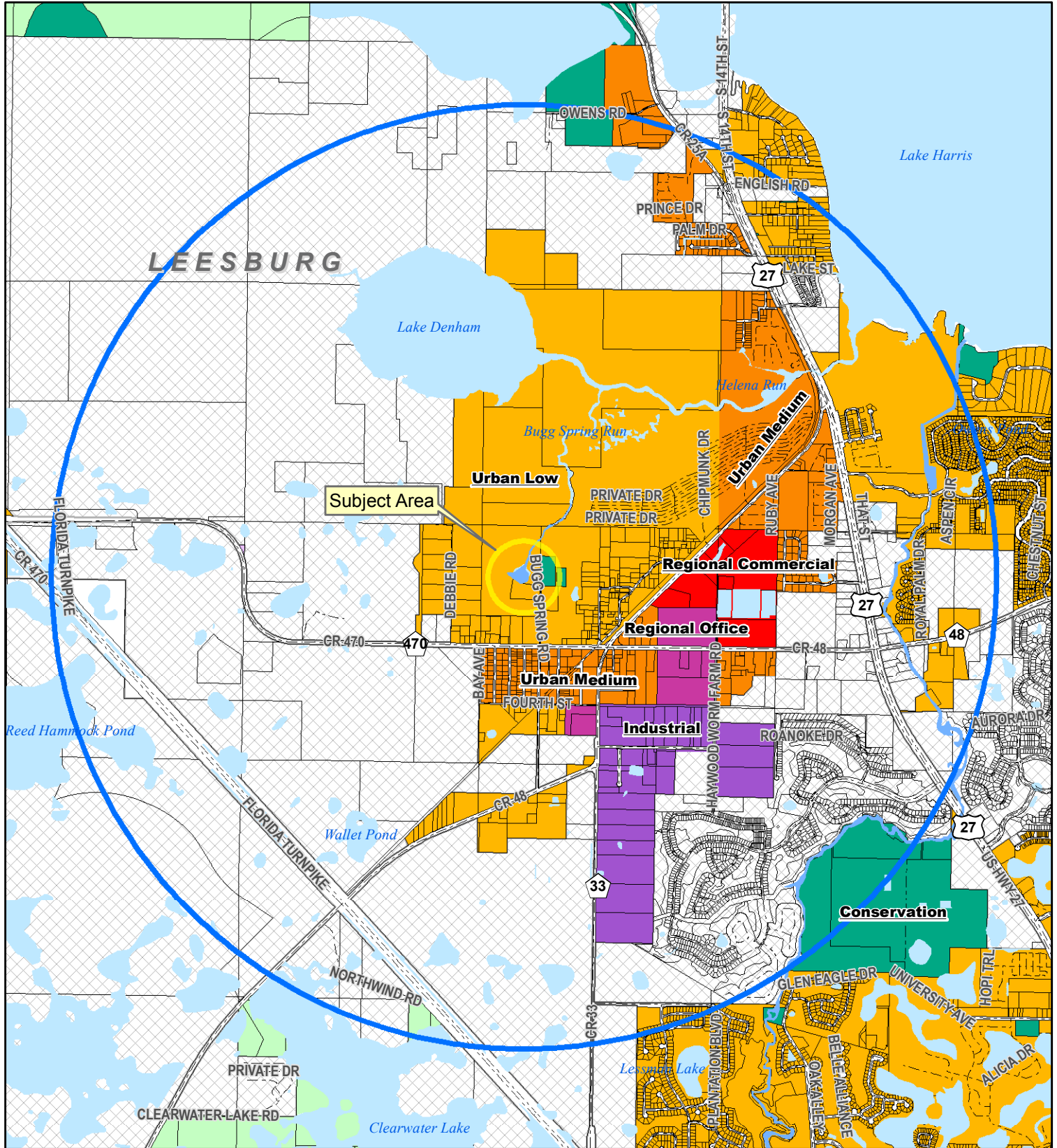


**ZONING LEGEND**

A	RA	R-2	R-4	R-7	RMRP	RV	C-2	LM	MP	PUD
AR	R-1	R-3	R-6	RP	RM	C-1	CP	HM	CFD	

**Legend**

- Boundary Area
- Lake/Pond
- Canal/Ditch
- Stream/River
- Streets
- Parcels
- City Limits



**FUTURE LAND USE LEGEND**

Bella Collina	Heavy Industrial	Recreation
Cagan Crossings	Mt Plymouth-Sorrento Main Street District	Regional Commercial
Conservation	Mt Plymouth-Sorrento Neighborhood	Rural
Green Swamp Core Conservation	Mt Plymouth-Sorrento Receiving Area	Rural Transition
Green Swamp Ridge	Regional Office	Sending Area A-1-20
Green Swamp Rural	Public Service Facility and Infrastructure	Sending Area A-1-40
Green Swamp Rural Conservation	Receiving Area A-1-20	Summer Bay

**Legend**

Boundary Area	Streets
Lake/Pond	Parcels
Canal/Ditch	City Limits
Stream/River	

**ORDINANCE 2017-XX**  
**CP-2017-03**  
**Naval Undersea Warfare Center Okahumpka Mission Impact Zones**  
**Overlay District**

1       **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA;**  
2       **AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; ESTABLISHING OBJECTIVE I-6.5**  
3       **ENTITLED “NAVAL UNDERSEA WARFARE CENTER OKAHUMPKA MISSION IMPACT ZONES**  
4       **OVERLAY DISTRICT” AND ASSOCIATED POLICIES TO BE NUMBERED 1.6.5.1 TO 1.6.5.3;**  
5       **AMENDING POLICY VI-1.1.21 ENTITLED “PLANNING COORDINATION IN THE MILITARY**  
6       **OPERATIONS AREA” TO INCLUDE THE NAVAL UNDERSEA WARFARE CENTER OKAHUMPKA**  
7       **MISSION IMPACT ZONES OVERLAY DISTRICT; AMENDING POLICY VI-1.1.23 ENTITLED “REVIEW**  
8       **OF PROPOSED ACTIONS WITHIN THE MILITARY OPERATIONS AREA” TO INCLUDE NAVAL**  
9       **UNDERSEA WARFARE CENTER OKAHUMPKA MISSION IMPACT ZONES OVERLAY DISTRICT;**  
10       **AMENDING EXHIBIT #10 OF THE FUTURE LAND USE MAP SERIES TO INCLUDE NAVAL**  
11       **UNDERSEA WARFARE CENTER OKAHUMPKA MISSION IMPACT ZONES OVERLAY DISTRICT;**  
12       **PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES;**  
13       **PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

14       **WHEREAS**, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal planning, and  
15 land development regulation in the State of Florida; and

16       **WHEREAS**, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorized the Board of County  
17 Commissioners of Lake County to "Prepare and enforce comprehensive plans for the development of the county"; and

18       **WHEREAS**, pursuant to Chapters 163 and 125, Florida Statutes, on the 25<sup>th</sup> day of May, 2010, the Board of  
19 County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030 Comprehensive Plan; and

20       **WHEREAS**, on the 23<sup>rd</sup> day of July, 2010, the State of Florida Department of Community Affairs, now known  
21 as the Community Planning and Development Division of the Florida Department of Economic Opportunity, in its  
22 capacity as the State Land Planning Agency, published a Notice of Intent finding the Lake County 2030 Comprehensive  
23 Plan Amendment "In Compliance" with Chapter 163, Florida Statutes; and

24       **WHEREAS**, on the 22<sup>nd</sup> day of September, 2011, the Lake County 2030 Comprehensive Plan became  
25 effective; and

26       **WHEREAS**, Section 163.3184, Florida Statutes, sets forth the process for adoption of Comprehensive Plan  
27 Amendments; and

28       **WHEREAS**, on the 31<sup>st</sup> day of May 2017, this Ordinance was heard at a public hearing before the Lake County  
29 Planning & Zoning Board in its capacity as the Local Planning Agency; and

30       **WHEREAS**, on the 20<sup>th</sup> day of June 2017, this Ordinance was heard at a public hearing before the Lake  
31 County Board of County Commissioners for transmittal to the State of Florida Department of Economic Opportunity,  
32 Community Planning and Development Division, in its capacity as the State Land Planning Agency;

33       **WHEREAS**, on the 20<sup>th</sup> day of June 2017, this Ordinance was heard at a public hearing before the Lake  
34 County Board of County Commissioners for transmittal to the State of Florida Department of Economic Opportunity,  
35 Community Planning and Development Division, in its capacity as the State Land Planning Agency;

1           **WHEREAS**, on the XX day of XXXXX, 2017, this Ordinance was heard at a public hearing before the Lake  
2 County Board of County Commissioners for adoption; and

3           **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake County to adopt these  
4 amendments to the Lake County Comprehensive Plan;

5           **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County, Florida, that:

6           **Section 1. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan, Future Land  
7 Use Element, Goal I-6, is amended to add a new Objective I-6.5 entitled "Naval Undersea Warfare Center Okahumpka  
8 Mission Impact Zones Overlay District" stating as follows:

9  
10           **OBJECTIVE I-6.5 NAVAL UNDERSEA WARFARE CENTER OKAHUMPKA MISSION IMPACT ZONES**  
11 **OVERLAY DISTRICT**

12           The Naval Undersea Warfare Center (NUWC) Okahumpka open water facility at Bugg Spring is located in western  
13 Lake County and is administered by the United States Navy. Lake County shall protect the mission and the long-  
14 term viability of this military facility through the management of the underlying future land uses within the Mission  
15 Impact Zone by establishing the Naval Undersea Warfare Center Okahumpka Mission Impact Zones Overlay  
16 District.

17  
18           **Policy I-6.5.1 Land Use Compatibility with Mission Impact Area**

19           The County shall ensure that future development within areas underlying the NUWC Okahumpka Mission Impact  
20 Zones Overlay District will not negatively impact the current and long-term viability and use of this facility and will  
21 protect the public health, safety and welfare by ensuring land use activities are compatible with the testing and  
22 training mission of the Department of Defense.

23  
24           **Policy I-6.5.2 Area of Influence**

25           The County hereby establishes those portions of Lake County underlying the NUWC Okahumpka Mission Impact  
26 Zones as an Overlay District in the Future Land Use Map Series. The NUWC Okahumpka Mission Impact Zones  
27 Overlay District shall be depicted in the Future Land Use Map Series. New development, including but not limited  
28 to Comprehensive Plan amendments, proposed Land Development Regulations changes, development orders  
29 and permits The NUWC Okahumpka Mission Impact Zones are in the area of the County within which review  
30 comments on proposed Comprehensive Plan amendments, proposed Land Development Regulations changes,  
31 development orders and permits will be sought from the United States Navy. Within the NUWC Okahumpka  
32 Mission Impact Zones, the County will apply growth management policies and regulatory techniques to guide land  
33 use activities and construction in a manner compatible with the long-term viability of the facility and the protection  
34 of public health and safety.

35  
36           **Policy I-6.5.3 Incompatible Development with in the Mission Impact Area**

37           The County finds that existing development density and intensity is compatible with the mission of NUWC  
38 Okahumpka facility. The County shall ensure that future development within the adopted NUWC Okahumpka  
39 Mission Impact Zones will not adversely impact current and long-term use of the military facility. The County will  
40 promote health and welfare by limiting incompatible land uses, and allow compatible land uses within such areas  
41 consistent with all other requirements of this Comprehensive Plan.

42  
43           **Section 2. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan, Policy VI-  
44 1.1.21 *Planning Coordination in the Military Operations Area* shall be amended to read as follows:  
45



1 **Policy VI-1.1.21 Planning Coordination in the Military Operations Areas**

2 Lake County shall seek to achieve a high degree of intergovernmental coordination and communication to ensure  
3 that planning programs work in concert to promote the continued existence of the Pinecastle Military Operations  
4 Area [and Naval Undersea Warfare Center \(NUWC\) Okahumpka Mission Impact Zones](#) and avoid incompatible  
5 land use activities.  
6

7 **Section 3. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan, Policy VI-  
8 1.1.23 *Review of Proposed Actions within the Military Operations Area*, shall be amended to read as follows:  
9

10 **Policy VI-1.1.23 Review of Proposed Actions within the Military Operations Areas**

11 The County shall refer to the Department of the Navy representative for review and comment prior to final action  
12 by the County, all proposed Comprehensive Plan amendments, proposed Land Development Regulations,  
13 rezonings, waivers, exceptions, variances and similar applications which, if approved, would affect the intensity,  
14 density, or use of land within the [Naval Undersea Warfare Center Okahumpka Mission Impact Zones](#) and the  
15 Pinecastle Military Operations Area as specified in 163.3175(3) F.S., as may be amended.  
16

17 **Section 4. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan, Objective I-  
18 6.5 *Economic Development Overlay District* and its associated policies I-6.5.1 through I-6.5.3 shall be renumbered to  
19 Objective I-6.6 *Economic Development Overlay District* and its associated policies shall be I-6.6.1 through I-6.6.3.  
20

21 **Section 5. Comprehensive Plan Future Land Use Map Series Amendment.** Exhibit #10 of the Future Land Use  
22 Map Series is hereby amended to reflect the Naval Undersea Warfare Center Okahumpka Mission Impact Zones  
23 Overlay District, located within western Lake County and affecting 8,042.5 +/- acres, as shown in Exhibit A, attached  
24 hereto and incorporated herein.  
25

26 **Section 6. Advertisement.** This Ordinance was advertised pursuant to Chapter 163, Florida Statutes, Section  
27 163.3184(11).  
28

29 **Section 7. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or  
30 unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the  
31 remaining portions of this Ordinance.  
32

33 **Section 8. Effective Date.** The effective date of this plan amendment, if the amendment is not timely challenged,  
34 shall be 31 days after the state land planning agency notifies the local government that the plan amendment package  
35 is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or  
36 the Administration Commission enters a final order determining this adopted amendment to be in compliance. No  
37 development orders, development permits, or land uses dependent on this amendment may be issued or commence  
38 before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this  
39 amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of  
40 which resolution shall be sent to the state land planning agency.  
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47

1 ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2017.

2  
3 FILED with the Secretary of State \_\_\_\_\_, 2017.

4  
5 BOARD OF COUNTY COMMISSIONERS  
6 LAKE COUNTY, FLORIDA

7  
8  
9 \_\_\_\_\_  
10 Timothy I. Sullivan, Chairman

11  
12 ATTEST:

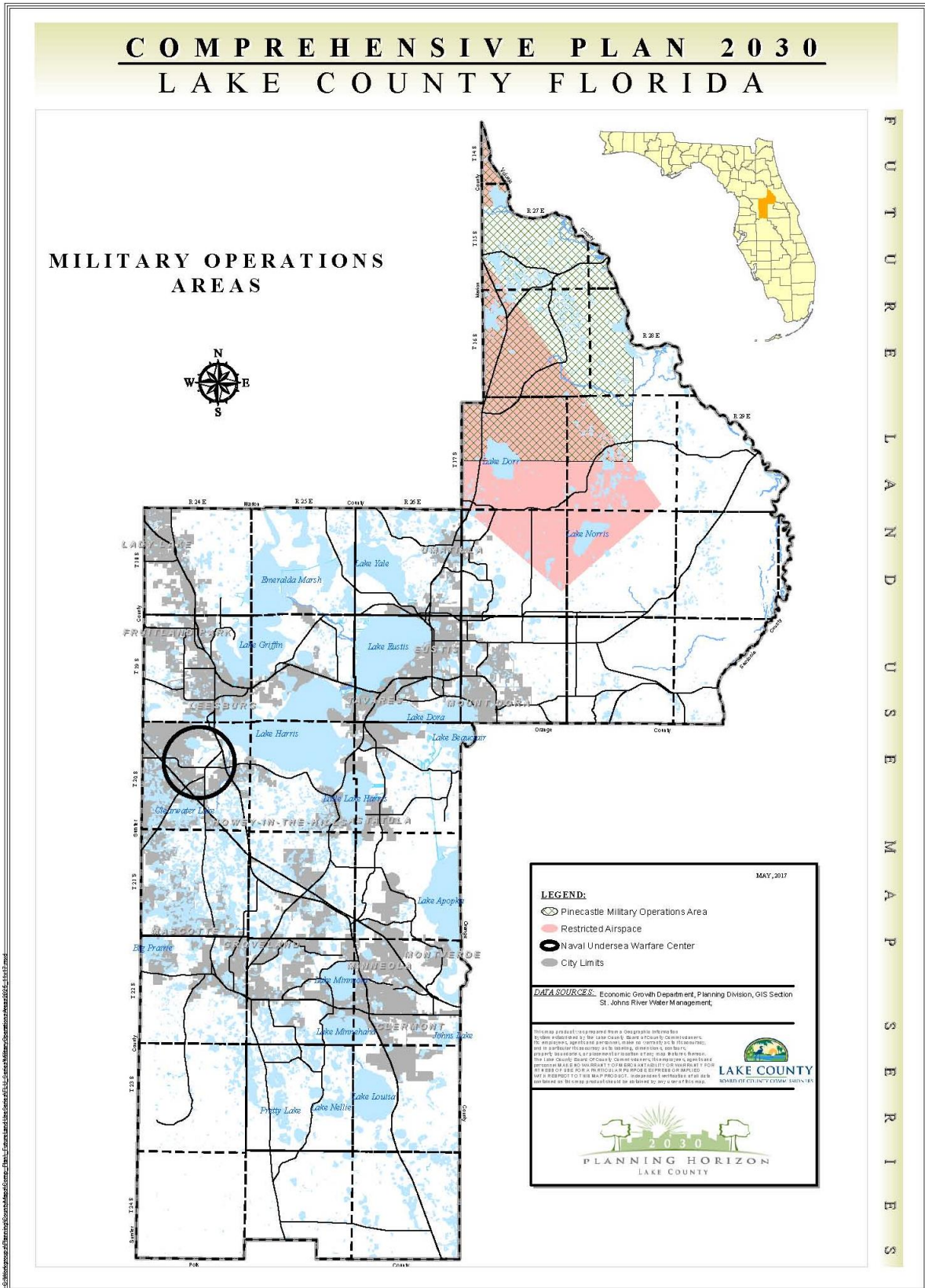
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15 \_\_\_\_\_  
16 Neil Kelly, Clerk of the  
17 Board of County Commissioners,  
18 Lake County, Florida

19  
20 Approved as to form and legality:

21  
22  
23 \_\_\_\_\_  
24 Melanie Marsh  
25 County Attorney

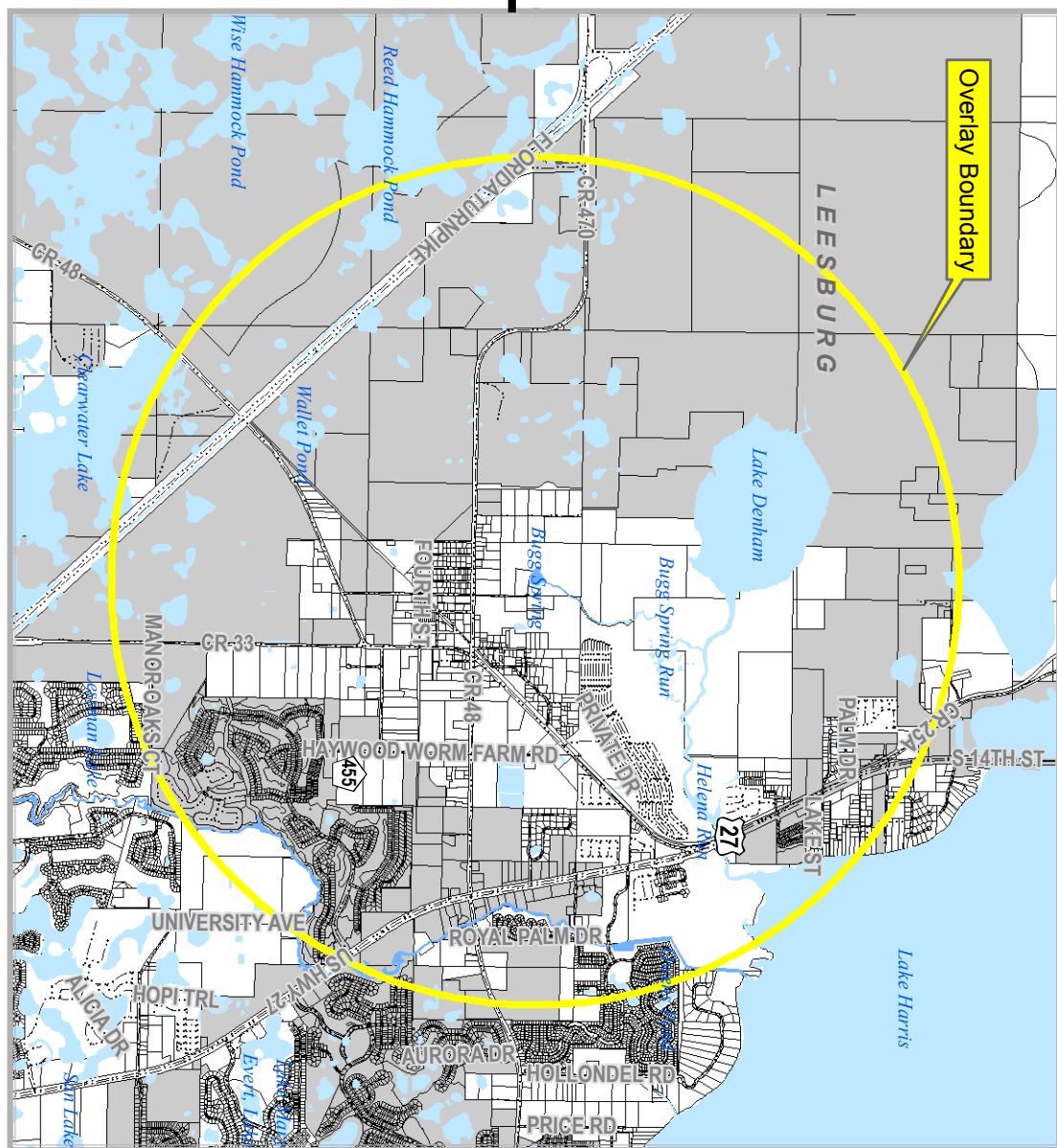
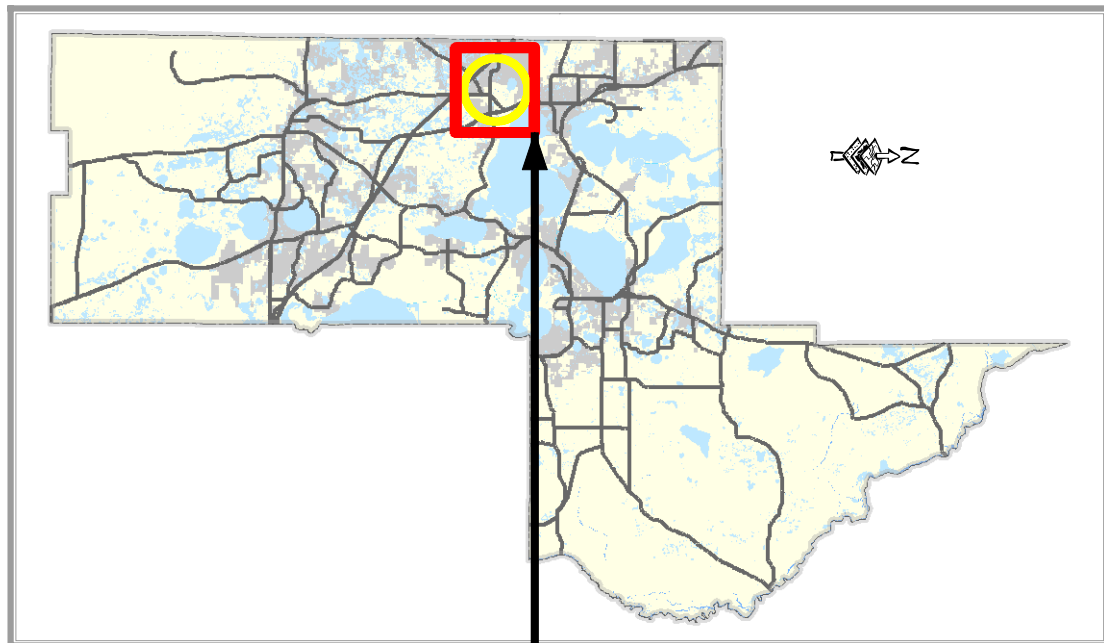
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**EXHIBIT A.**  
**Exhibit #10 of the Future Land Use Map Series**



3

# Attachment A.





## American Planning Association-based Land Use Recommendations for Compatibility with the Buffer Zones

LAND USE		SUGGESTED LAND USE COMPATIBILITY		
Standard Land Use Coding Manual No.	Land Use Name	Zone 1 (Exclusion)	Zone 2 (Red)	Zone 3 (Yellow)
<b>1</b>	<b>Residential</b>			
11	Household units	N	Y	Y
11.11	Single units: detached	N	Y	Y
11.12	Single units: semidetached	N	Y	Y
11.13	Single units: attached row	N	N	Y
11.21	Two units: side-by-side	N	N	Y
11.22	Two units: one above the other	N	N	Y
11.31	Apartments: walk-up	N	N	Y
11.32	Apartment: elevator	N	N	Y
12	Group quarters	N	N	Y
13	Residential hotels	N	N	Y
14	Mobile home parks or courts	N	N	Y
15	Transient lodgings	N	N	Y
16	Other residential	N	N	Y
<b>2</b>	<b>Manufacturing</b>			
21	Food & kindred products; manufacturing	N	N	Y
22	Textile mill products; manufacturing	N	N	N
23	Apparel and other finished products; products made from fabrics, leather and similar materials; manufacturing	N	N	Y
24	Lumber and wood products (except furniture); manufacturing	N	N	N
25	Furniture and fixtures; manufacturing	N	N	Y
26	Paper and allied products; manufacturing	N	N	Y
27	Printing, publishing, and allied industries	N	N	Y
28	Chemicals and allied products; manufacturing	N	N	N
29	Petroleum refining and related industries	N	N	N
<b>3</b>	<b>Manufacturing (continued)</b>			
31	Rubber and misc. plastic products; manufacturing	N	N	Y
32	Stone, clay and glass products; manufacturing	N	N	N
33	Primary metal products; manufacturing	N	N	N
34	Fabricated metal products; manufacturing	N	N	Y
35	Professional scientific, and controlling instruments; photographic and optical goods; watches and clocks	N	N	Y
39	Miscellaneous manufacturing	N	N	N
<b>4</b>	<b>Transportation, Communication &amp; Utilities</b>			
41	Railroad, rapid rail transit, and street railway transportation	N	N	N
42	Motor vehicle transportation	N	N	N
43	Aircraft transportation	N	N	N
44	Marine craft transportation	N	N	N
45	Highway and street right-of-way	N	N	Y
46	Automobile parking	N	Y	Y
47	Communication	N	N	Y
48	Utilities	N	N	N
49	Other transportation, communication and utilities	N	N	Y

LAND USE		SUGGESTED LAND USE COMPATIBILITY		
Standard Land Use Coding Manual No.	Land Use Name	Zone 1 (Exclusion)	Zone 2 (Red)	Zone 3 (Yellow)
<b>5</b>	<b>Trade</b>			
51	Wholesale trade	N	N	Y
52	Retail trade – building materials, hardware and farm equipment	N	N	Y
53	Retail trade – shopping centers	N	N	Y
54	Retail trade – food	N	N	Y
55	Retail trade – automotive, marine craft, aircraft and accessories	N	N	Y
56	Retail trade – apparel and accessories	N	N	Y
57	Retail trade – furniture, home, furnishings and equipment	N	N	Y
58	Retail trade – eating and drinking establishments	N	N	Y
59	Other retail trade	N	N	Y
<b>6</b>	<b>Services</b>			
61	Finance, insurance and real estate services	N	N	Y
62	Personal services	N	N	Y
62.4	Cemeteries	N	Y	Y
63	Business services	N	N	Y
63.7	Warehousing and storage	N	N	N
64	Repair services	N	N	Y
65	Professional services	N	N	Y
65.1	Hospitals; other medical facilities	N	N	Y
65.16	Nursing homes	N	N	Y
66	Contract construction services	N	N	Y
67	Government services	N	Y	Y
68	Educational services	N	N	Y
69	Miscellaneous	N	Y	Y
<b>7</b>	<b>Cultural, Entertainment &amp; Recreation</b>			
71	Cultural churches	N	Y	Y
71.2	Nature exhibits	N	Y	Y
72	Public assembly	N	N	Y
72.1	Auditoriums, concert halls	N	N	Y
72.11	Outdoor music shells, amphitheaters	N	N	Y
72.2	Outdoor sports arenas, spectator sports	N	N	N
73	Amusements	N	N	N
74	Recreational activities (include golf courses riding stables; water rec.)	N	N	Y
75	Resorts and group camps	N	N	Y
76	Parks	N	Y	Y
79	Other cultural, entertainment and recreation	N	N	Y
<b>8</b>	<b>Resource, Production and Extraction</b>			
81	Agriculture (except live stock)	N	Y	Y
81.5	Livestock farming	N	Y	Y
81.7	Animal breeding	N	Y	Y
82	Agriculture related activities	N	Y	Y
83	Forestry activities	N	Y	Y
84	Fishing activities	N	Y	Y
85	Mining activities	N	N	N
89	Other resource production or extraction	N	N	N