

Exhibit B

Highlands County Comprehensive Plan Amendment 08-2 (Adopted by Ordinance No. 08-09-62)

This will settle the issues cited in the Department's Notice of Intent to find Ordinance 08-09-62 of the Highlands County 08-2 Comprehensive Plan amendment Not In Compliance. Table 1 identifies the amendments subject to this settlement. The County has agreed to undertake the remedial actions set forth below.

1. The County will revise the Future Land Use Map as depicted on Attachment 1 to change approximately 208 acres of the southern portion of the parcel that is connected to the Lower Peace River Basin by the Gannet Slough from "Agriculture—Training Center" to "Conservation Management Lands".

2. The County will amend Future Land Use Element Policy 1.3.E.17 sections a., and b., as stated below:

- a. **Development Capacity:** permanent residential uses ~~0-04~~ 0.2 unit/acre, plus facilities and improvements necessary for the intended use or activity.
- b. **Maximum Intensity - Floor Area ratio:** Up to ~~0-4~~ 0.05FAR.

3. Future Land Use Element Policy 11.1 will be amended to establish the following site specific conditions for development of the 7,488 acres of the Eagles Training Center that is designated Agriculture—Training Center as depicted in Exhibit 1:

79. Site Specific Conditions

1. Central water and central wastewater services are to be provided on the property by the developer
2. Development shall be limited to 100,000 square feet of classroom, and administrative facility
3. Development shall be limited to 1,000 square feet of security gatehouses.
4. Development shall be limited to 950,000 square feet of buildings for lodging, recreation, welcome center, food and beverage, and operational and administrative buildings up to three stories (maximum 35 feet).
5. Development shall be limited to 1,000 dormitory units, 25 single-family residences, and 100 multi-family residences
6. Development shall be limited to 40,000 square feet for military operations in urban terrain (MOUT) facilities (which will include live fire); shoot houses; up to three (3) training buildings up to five (5) stories tall.

7. Development shall be limited to 15,840 linear feet of track (which shall include live fire), and a skid pad
 8. Development shall be limited to two training towers, which shall not exceed 250 feet in height, and which shall be setback minimally 1 mile from the property lines
 9. Development shall be limited to one aircraft runway up to 6,000 feet long and oriented east-west, and one helipad. The runway will not be open or available for use by the public.
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- 4.** Highlands County, through the EAR-based amendment process shall consider objectives and policies relating to the protection of water quality within the Lake Okeechobee Watershed through a watershed-based approach.