

Heron Isles						
Implementing Legislation	Effective Date	Entitlements/Uses	Exactions/Requirements/Conditions	Trigger	Action	Note
Ord. 2003-32 (Ord. 2013-12 - Most recent Development Agreement & PUD Modification)	Jul-13	749 dwelling units, a Fire Station for the County, and "Neighborhood Convenience"	Construct a Fire Station	Within six months of the County providing Plans, and will be complete with 18 months	Incomplete	The applicant/developer dedicated the land for a fire station to the County in Phase 1. Should the need for a fire station be eliminated in the future, the county will reconvey the property to the Applicant/Developer. The developer shall pay an amount up to \$450,000 for construction of said fire station.
			Recreational Amenity 1	Phase 1 - prior to 50th Residence	Complete	Facilities provided include: multi-purpose open play field, a children's play structure/tot lot, a bike rack, parking, a restroom facility, and a gazebo/covered viewing area
			Construction of The Parkway	Phase 1/Phase 2	Complete	
			Recreational Amenity 2	Prior to the 500th residential unit	Complete	Facilities provided include: multi-purpose open play field, a children's play structure/tot lot and a gazebo/covered viewing area
			Dedicate an 80' wide ROW along the southern boundary of the PUD		Complete	via plat in May of 2006
			Dedication of Land for fire station		Complete	Deeded to Nassau County in 2013