

3. Open Space, Parks, Playgrounds, and Facilities

- a. At least ten percent or more of the area in the proposed development shall be designated for open space, parks, playgrounds, and facilities. The land covered by vehicular roads, off-street parking, yard areas around the dwellings, the common storage facility, and service buildings shall not be included in the area used to meet the open space requirement.
- b. As assurance that the designated area will remain in open space, the developers shall execute an open space agreement with the county in which the developer agrees for himself and his successors and assigns to refrain from constructing dwellings or other structures on the designated open space areas throughout the life of the development.
- c. The open space shall be as centrally located as is feasible, and the area shall be suitable for either active or passive recreational use.
- d. All flood plain areas, if any, shall be identified and preserved as common open space.
- e. Construction of all common areas and facilities shall be provided by the developers and shall be maintained by the property owners' association as provided for in the agreement.
- f. In a planned unit development containing fifty (50) or more constructed dwelling units, a commercial convenience establishment containing not more than fifteen square feet per dwelling unit may be permitted if approved by the County Commission, provided that the aforementioned facilities shall not be constructed until the 50 dwelling units have been constructed.