

New Neighborhood in Seven Oaks

Bellafield Will Soon Have Completed Houses

At the March 20, 2013 CDD meeting, our engineer, Jack Knowlton, briefed the Board that Crown Community Development wanted the CDD Board to approve a plat for the parcels across from Knollpoint. The appropriate personnel at his company had reviewed the plat, but they had needed some additional information about the status of construction. Our attorney, Tracy Robin, added that he had not had time to review the documents. Therefore, he recommended that the Board authorize the CDD Board Chairman to sign the document after he and the engineer reviewed it and had their concerns addressed.

Since we were in the process of obtaining Pasco County's approval to remove the oak trees between the sidewalk and streets in the other neighborhoods, I asked if the documents addressed this issue. Our attorney said that Crown wanted the Board to

approve a document stating that the CDD Board will not interfere with the original plan to install live oaks. Mr. Robin recommended that the Board not address this agreement until the next Board meeting on April 17.

The CDD Board had concerns that previous plats had not been approved until the neighborhood had most of the houses built. Since no houses had been built in Bellafield, it was markedly different from the sequence followed in other Seven Oaks subdivisions. Therefore, the Board was hesitant to accept conveyance of the infrastructure that had not yet been completed. I asked our District Manager, Scott Brizendine, for his recommendation. He recommended that the Board approve the plat pending review and approval of our attorney and engineer. The Board still had reservations so the topic was tabled until the April 17 meeting.

At the April 17 CDD meeting, Ed Rogers, Crown's Engineer, and Brian Crumbaker, Crown's Counsel, attended. Our attorney, Mark Straley, said that he had reviewed the documents and recommended that the Board approve/sign them approving the plat. Mr. Straley had insured that the one year warranty would start when the District accepted the completed subdivision infrastructure and not upon signing the plat.

I asked why Crown wants the CDD Board to accept the plat earlier than they did on other neighborhoods. Mr. Rogers stated that it was the norm

when plats were being prepared as quickly as possible to keep up with the demand for housing. Therefore, he did not feel this was a unique situation accepting the plat before the infrastructure was completed.

Our engineer said that the infrastructure was mostly completed, and he has no issues with accepting the plat since he will have the opportunity to inspect everything as it is completed. Since our attorney did not believe the Board should sign the agreement to not interfere with the planting of the oak trees, it was not discussed. The CDD approved the plot.



Entrance sign to Bellafield, across from Knollpoint



Views of playground and basketball court in Bellafield. The two model homes on the next page are under construction.



Standard Pacific Homes Introduces Bellafield

Standard Pacific Homes, one of the nation's leaders in luxury homebuilding, is introducing Bellafield, a beautiful new community of detached, single-family homes in Seven Oaks. The community will offer all-new home designs and represents the final phase of Seven Oaks.

"We are delighted to be unveiling all-new home designs at Bellafield," said Frank Messina, Tampa President of Standard Pacific Homes. *"We're confident that our neighborhood of newly designed residences will bring a new level of luxury to this popular master-planned lifestyle."*

Construction is underway on two model homes at Bellafield. The Somerset model home is a 4-bedroom, 3.5-bath floor plan with 3,226 square feet of well-appointed living space. The second model is the Bedford, impressively proportioned with 3,658 square feet in a 5-bedroom, 4-bath design. Buyers can also choose from five other floorplans, in addition to the models.

Standard Pacific Homes is offering a choice of three distinctive exterior styles for each home: Mediterranean, French County and Tuscan. Prices start from the upper \$200's.

With presales underway, home shoppers are delighted to find innovative interiors that showcase Great Rooms which flow into gourmet kitchens equipped with stainless steel appliances, slab

granite countertops and large kitchen islands ideal for food preparation and entertaining. Generous master suites offer sizeable walk-in closets, abundant storage and spa-like master baths.

"Our company has nearly 50 years of experience nationwide," said Messina. *"Plus, we've been creating award-winning homes for more than a decade within Seven Oaks. We're honored to be a part of this community that's so dear to its residents."* ❖

Additional information on Bellafield at Seven Oaks is available by visiting standardpacifichomes.com.



The Bedford Model Home



The Somerset Model Home