MIDDLETON
TAMPA BAY

A NEIGHBORHOOD GUIDE · 2026 EDITION

LAND O' LAKES / PASCO COUNTY / 34638

Living in *Angeline*



A 6,200-acre city in the making, a working farm and Moffitt's Speros campus. Everything you would want to know before you call it home.

COMPASS

BY MARK MIDDLETON, BROKER ASSOCIATE · COVER: THE MEDLEY CLUB AT ANGELINE FROM ABOVE



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A TWO-STORY LENNAR HOME FRAMED BY PALMS



A LETTER FROM MARK

A new town, *built from scratch*

Drive east off the Suncoast Parkway into Angeline and you can watch a town being assembled in real time. A farmhouse welcome center with a working farm out back, a STEM magnet school with its own stadium, a resort-style club for active adults, and, at the south end, the glass and steel of Moffitt Cancer Center's new Speros campus.

Few places in Tampa Bay are changing this quickly. Ten years ago this was quiet ranch and timber land owned by one family. Today it is one of the most closely watched master plans in Florida, marketed by its developer as a city in the making, with thousands of homes planned around trails, preserves and a future town center.

I wrote this guide for two readers. One is deciding whether Angeline is the right place to buy. The other already lives here and wants to understand what is coming next, including the rumor that Angeline will become its own city. Both deserve the full picture, so the story sits alongside the practical questions: builders, fees, schools and what homes actually sell for.

If a street or a house in these pages catches your eye, call me. A new-construction community moves fast, and the right guidance before your first visit can make a real difference.

Farm, school, science and home, all in one plan.

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02 · AT A GLANCE

Angeline *in brief*

6,200

ACRES

A master-planned community east of the Suncoast Parkway, south of State Road 52.

3,600

ACRES OF GREEN SPACE

Preserved land, parks and open space, with up to 100 miles of trails planned.

775

ACRES FOR SPEROS

Moffitt Cancer Center's life sciences campus, which opened its first building in 2026.

7,500

HOMES PLANNED

Up to 7,500 homes, from villas and townhomes to single-family and 55+ homes.

2023

A SCHOOL OPENS

Angeline Academy of Innovation, a 6 to 12 STEM magnet, welcomes its first students.

$395K

MEDIAN SALE PRICE

Trailing 12 months of closed sales through August 2026, up 12.1% year over year.

Central Pasco, *along the Suncoast*

Angeline runs about six miles down the east side of the Suncoast Parkway, from State Road 52 south toward Ridge Road.

Developer and county reporting place the community east of the Suncoast Parkway and south of State Road 52, with Sunlake Boulevard as its main north to south spine. Homes carry Land O' Lakes mailing addresses, most in ZIP code 34638.

The south end sits at the Ridge Road interchange on the Suncoast Parkway, the exit that serves Angeline Academy of Innovation and Moffitt's Speros campus. Pasco County is extending Ridge Road east from Sunlake Boulevard to U.S. 41, a 3.75-mile second phase that the county now expects to open in early summer 2027.

Angeline is part of unincorporated Pasco County. That means the county handles zoning, roads outside the community and permits, while a community development district and homeowners associations handle much of what happens inside it.



A STREET OF NEW TWO-STORY HOMES IN ANGELINE

APPROXIMATE DRIVE DISTANCES

Moffitt Speros Outpatient Center	2.6 mi
The Shops at Wiregrass	21 mi
Moffitt Cancer Center, Tampa	24 mi
Tampa International Airport	28 mi
Downtown Tampa	32 mi
Clearwater Beach	43 mi

Road miles from Angeline Academy of Innovation at the Ridge Road exit, approximate, measured with OpenStreetMap routing. Drive times vary with traffic and route.



04 · HISTORY

ANGELINE HOMES, PONDS AND CYPRESS PRESERVE FROM ABOVE

From ranch land *to a city in the making*

Before the farm, the school and the cancer center, this was family land, pine flatwoods and cypress wetlands in the middle of Pasco County.

The Bexleys, and *a name*

A family landholding. The Bexley name runs deep in central Pasco County. For four generations the family ranched and grew timber on thousands of acres here, raising Brahman cattle among planted pines. Part of that land became Bexley, the master plan off State Road 54. A separate tract east of the Suncoast Parkway and south of State Road 52 was held by the family's Angeline Corporation.

A sale that changed the map. In 2015 the commercial firm Avison Young brought the tract known as Angeline to market as one of the largest land opportunities in the county. Lennar, through an entity called Len-Angeline, bought more than 2,900 acres from the Bexley family's Angeline Corporation for $23.65 million, according to property records reported at the time.

A developer with a vision. In 2018 Tampa-based Metro Development Group acquired most of the land and began to plan a town rather than a subdivision. Metro, founded in 2003 by CEO John Ryan, is best known for opening the first Crystal Lagoon amenity in the United States at Epperson in Wesley Chapel. At Angeline it partnered with Lennar as lead homebuilder and with Moffitt Cancer Center, which would anchor the plan with a life sciences campus.

A wellness theme. From the start, the plan was organized around healthy living: walkable trails, a working farm, preserved wetlands, a STEM school and world-class medicine within the community itself.

2,900

ACRES CHANGE HANDS

Lennar buys the first large piece of Angeline from the Bexley family's Angeline Corporation.

WHY "ANGELINE"?

The name traces to the land itself. It comes from the Angeline Corporation, the Bexley family company that held the property, and from a family ancestor, Ruth Angeline Phillips Bexley. Today it appears on the school, the farm, the club and the community's own development district.



05 · THE MASTER PLAN

Six square miles, *planned as a town*

Angeline covers more than 6,200 acres. Metro Development Group's community guide plans up to 7,500 homes, from active adult and single-family homes to villas, townhomes and apartments, and describes the finished plan as the new heartbeat of Pasco County. Published estimates put the eventual population at about 35,000 residents.

More than half the land, about 3,600 acres, is set aside as green space. The plan calls for up to 100 miles of trails and paved pathways so residents can walk or bike between neighborhoods, school, the farm and work.

Planned amenities include a 130-acre regional park, a Pasco County park, a MetroLagoon and a City Center with retail, dining and entertainment. Builders describe the lagoon as about five acres. As of 2026, the lagoon and the City Center have not opened, and local reporting describes them as still on the horizon.

What is open already shapes daily life: the Angeline Welcome Center with Wild Thyme Café and Market, The Farm at Angeline, Angeline Academy of Innovation, the Medley Club for active adults, neighborhood pools and cabanas, and Moffitt's first buildings at Speros. Pasco's tax collector also announced a full-service office in Angeline in 2025, the sixth in the county.

ABOVE: AN ANGELINE NEIGHBORHOOD FRAMED BY PONDS AND WOODLAND

A resort for *the 55 and better*

Lennar opened the Medley Club at Angeline Active Adult in March 2024, an amenity center built exclusively for homeowners in the community's 55-and-better neighborhoods. Pasco County officials, Moffitt representatives and Metro Development Group attended the opening.

The clubhouse is designed for a social life: a full-service kitchen, bar and lounge, a large event room and a fitness center with space for yoga and classes. Outside, a resort-style pool with a beach-style entry is ringed by palms and cabanas.

Around the pool are pickleball courts, bocce, a sport court and a community garden, with trails connecting the club to the neighborhoods around it. From above, the whole complex reads like a small resort tucked into the preserve.

Families in the all-ages neighborhoods have their own amenities. D.R. Horton's sections, for example, list a pool, cabana and green space, and the master plan's larger amenities are still to come.



THE RESORT-STYLE POOL AT THE MEDLEY CLUB

THE MEDLEY CLUB, IN BRIEF

- Opened March 2024 by Lennar, for 55+ residents
- Clubhouse with kitchen, bar, lounge and event room
- Fitness center with yoga space
- Resort-style pool with beach-style entry
- Pickleball, bocce and a sport court
- Community garden and trail connections

A medical city *inside the city*



THE MOFFITT DISCOVERY AND INNOVATION CENTER AT SPEROS, OPENED IN OCTOBER 2026

At the south end of Angeline, near the Ridge Road exit, Moffitt Cancer Center is building Speros, a 775-acre life sciences campus that local reporting describes as larger than downtown Tampa. The name comes from the Latin verb sperare, to hope. Moffitt broke ground in January 2023 and is the anchor tenant.

The first building, the 120,000-square-foot Moffitt Speros Outpatient Center, began treating patients on January 26, 2026, with screenings, imaging, infusion and specialty clinics. In July 2026 the Richard M. Schulze Family Foundation Proton Center opened beside it, the first proton therapy center in the Tampa Bay region.

In October 2026 Moffitt opened the five-story, 250,000-square-foot Moffitt Discovery and Innovation Center, with labs for drug discovery, cell therapies and radiopharmaceuticals and room for about 250 researchers and staff. A biotech incubator called FORGE is planned for early 2028.

The long-range plan is enormous: about 16 million square feet of lab, office, manufacturing and clinical space, with projections of thousands of new jobs. Moffitt is Florida's only home-grown National Cancer Institute designated Comprehensive Cancer Center, and Speros brings that care minutes from Angeline's front doors.

775

ACRES AT SPEROS

Moffitt's life sciences campus at Angeline's south end.

36,000+

PATIENT VISITS

Outpatient and proton centers, first half of 2026.

250K

SQUARE FEET OF LABS

The Discovery and Innovation Center, opened October 2026.



08 · TIMELINE

An Angeline *timeline*

2015	**A tract for sale.** Avison Young markets the land known as Angeline, one of Pasco's largest land offerings.
2017	**Lennar buys in.** Len-Angeline acquires more than 2,900 acres from the Bexley family's Angeline Corporation.
2018	**Metro takes the lead.** Metro Development Group acquires most of the land and begins construction.
2021	**A new interchange.** Ridge Road reaches the Suncoast Parkway, opening the exit that now serves Angeline's south end.
2022	**Work begins.** Crews clear and grade the first neighborhoods; Moffitt's campus is entitled for major research space.
Jan 2023	**Ground broken.** Moffitt breaks ground on Speros, its 775-acre Pasco campus.
May 2023	**A farm.** Metro announces a 2.5-acre working farm, the first residential farm amenity in Tampa Bay.
Aug 2023	**A school.** Angeline Academy of Innovation opens on August 10.

LEFT: SABAL PALMS AND NATIVE PLANTINGS IN ANGELINE

From first homes *to Speros*

Mar 2024	**A club opens.** Lennar opens the Medley Club at Angeline Active Adult.
Aug 2024	**Farm to table.** Wild Thyme Café opens at the Welcome Center, beside the farm.
Jan 2025	**County services.** Pasco's tax collector announces a full-service office in Angeline.
Aug 2025	**A second school.** Angeline Country Day, a private elementary school, opens.
Jan 2026	**Speros opens.** The Moffitt Speros Outpatient Center treats its first patients on January 26.
Jul 2026	**Proton therapy.** The Schulze Family Foundation Proton Center opens at Speros.
Oct 2026	**Science arrives.** The Moffitt Discovery and Innovation Center opens its labs.



Family land for generations, a new town for today.

ANGELINE, 2015 TO TODAY

Florida modern, *brand new*

Nearly every home in Angeline was built from 2022 on, so buyers choose between brand-new construction and nearly new resales.



A SINGLE-STORY LENNAR HOME WITH A COLUMNED PORCH



A LENNAR PLAN WITH A SECOND-STORY BONUS SUITE

The look. Angeline's architecture is coastal and farmhouse modern rather than Mediterranean: light stucco, board-and-batten gables, concrete tile and standing-seam metal roofs, dark window trim and carriage-style garage doors. Builders describe contemporary exteriors with wood-look accents and metal headers.

The inside. Expect open great rooms, quartz counters, stainless appliances, covered lanais and smart-home technology. D.R. Horton notes concrete block construction on both stories of its two-story homes, a detail worth asking about with any builder.

Range of sizes. Plans run from about 1,400-square-foot villas to single-family homes of more than 3,500 square feet with five bedrooms and three-car garages.



PAIRED VILLAS IN ANGELINE ACTIVE ADULT



A SINGLE-STORY D.R. HORTON HOME

Active adult. Lennar's Angeline Active Adult offers single-family homes and villas exclusively for buyers 55 and older, with three collections, the Manors, the Estates and the Villas, plus access to the Medley Club. Villa plans such as the Sunrise II, Dayspring II and Aurora II start around 1,400 to 1,600 square feet.

All ages. Families and first-time buyers can choose from Lennar's Manors, Estates, Villas and Grand collections, D.R. Horton's Express Series single-family homes and townhomes in neighborhoods such as Sage Park and Shaded Glen, and larger single-family homes by Dream Finders Homes in Canopy Oaks.

Neighborhood names. Published neighborhood names include Oak Glade, Sawgrass Ridge, Sylvan Hollow, Woodland Trail, Sage Park, Shaded Glen, Stonebridge Cove and Canopy Oaks, with more planned.

Street names. Angeline's streets read like a walk in the woods: Gentle Rain Drive, Wishing Cloud Road, Acorn Drop Road, Crescent Deer Drive, Crisp Apple Lane and Banyan Breeze Boulevard among them.

Who is *building Angeline*



A TWO-STORY D.R. HORTON HOME UNDER A CLEAR FLORIDA SKY

Metro Development Group is the master developer. Founded in Tampa in 2003, it plans the roads, amenities and land, and sells homesites to builders. Its MetroLagoons brand opened the first Crystal Lagoon in the United States at Epperson in 2018.

Lennar, founded in Miami in 1954, is the lead homebuilder, with all-ages collections and Angeline Active Adult. **D.R. Horton**, building since 1978 and the nation's largest builder by volume since 2002, offers Express Series homes and townhomes. **Dream Finders Homes** builds larger single-family homes along Valleywood Parkway.

BUILDER PRICING, NOV 2026

- Lennar: from the $200s
- Lennar Active Adult: from the low $300s
- D.R. Horton townhomes: from $264,990
- D.R. Horton single-family: from $345,990
- Dream Finders: about $565,000 to $635,000

Builder-published starting prices; subject to change.



11 · SCHOOLS AND LEARNING

A STEM school *at the front door*

Angeline Academy of Innovation opened on August 10, 2023, a $52.7 million public magnet school for grades 6 through 12 at 8916 Angeline School Way, about a mile east of the Ridge Road exit. Its pathways include applied cybersecurity, bio-design, engineering and robotics, and artificial intelligence. The school promotes a 2026 A rating and a Magnet Schools of America National Award of Merit.

Enrollment runs through Pasco County's school choice program, and students in the Central STEM zone are eligible to apply. Angeline Country Day, a private elementary school, opened in August 2025. Zoned public schools vary by address, so confirm assignments with Pasco County Schools.

6 to 12

STEM MAGNET GRADES

Home of the Archers, with its own stadium and courts.



12 · OUTDOORS

A QUIET BENCH FACING THE CYPRESS PRESERVE

Trails, preserves *and green space*

More than half of Angeline is planned as open space, and two of Pasco's great preserves sit just up the road.

Water, woods *and wildlife*



LAKEFRONT HOMES IN ANGELINE FROM ABOVE

Inside Angeline. Ponds, preserved cypress wetlands and pine flatwoods separate the neighborhoods, and many homes back to water or woods. The plan calls for up to 100 miles of trails. Sandhill cranes are a common sight on the lawns.

Starkey Wilderness Preserve. West across the parkway on State Road 52, the Serenova Tract alone covers about 6,500 acres of hiking, biking and equestrian trails. Jay B. Starkey Wilderness Park adds a paved trail that connects to the 42-mile Suncoast Trail.

Conner Preserve. East on State Road 52, the Southwest Florida Water Management District's Conner Preserve spans about 3,500 acres, part of a wildlife corridor reaching toward Cypress Creek Preserve.

Water safety. As anywhere in Florida, treat every pond as alligator habitat, and keep pets leashed near the water.

Will Angeline *become a city?*

The rumor. A story making the rounds says Angeline will incorporate as its own city, stretching from State Road 54 to State Road 52 and from the Suncoast Parkway all the way to U.S. 41.

What the record shows. As of November 2026, I found no incorporation effort, no feasibility study and no legislative bill to create a City of Angeline. Angeline remains part of unincorporated Pasco County, and Pasco County created the Angeline Community Development District by ordinance to finance its infrastructure, a structure used in unincorporated master plans.

Where the idea comes from. Metro Development Group markets Angeline as "a city in the making," and news coverage has repeated the phrase, sometimes with "city" in quotation marks. It describes the scale and the mix of uses, not a legal status.

The real footprint. Reporting places Angeline east of the Suncoast Parkway, running from State Road 52 south toward Ridge Road and west of U.S. 41. It does not reach State Road 54. In Florida, a new city requires a special act of the Legislature, usually after a feasibility study and approval by local voters.



A city in scale and ambition. A community, not a municipality, under the law.

STATUS AS OF NOVEMBER 2026

Dining, errands, *health care and getting around*

Dining. The neighborhood gathering spot is Wild Thyme Café and Market at the Welcome Center, which opened in August 2024 and serves breakfast, lunch and light bites made with produce from The Farm at Angeline just outside its doors. Until the City Center opens, most restaurants and shopping are along State Road 54, U.S. 41 and in Wesley Chapel.

The Farm. The 2.5-acre farm, managed by Agmenity, grows seasonal produce such as basil, zucchini, mint, sweet potatoes and okra, and hosts tours, classes and events.

Health care. Moffitt's Speros campus is a few minutes away for cancer care. For hospitals and everyday care, residents look to Land O' Lakes, Trinity and Wesley Chapel.

Getting around. Most residents drive. The Suncoast Parkway is the fastest route to Tampa, with the airport about 28 road miles and downtown about 32 miles from the Ridge Road exit.



THE ANGELINE WELCOME CENTER, HOME OF WILD THYME CAFÉ

ROADS TO WATCH

Pasco County pushed the second phase of the Ridge Road extension, from Sunlake Boulevard to U.S. 41, to early summer 2027. When it opens, it will give Angeline's south end a direct east to west link to U.S. 41 and Connerton.

Widening plans for State Roads 52 and 54 are also part of the region's growth. Check current construction before you commit to a daily route.

What Angeline *homes sell for*

Angeline is one of the busiest new-home markets in Pasco, which means resale sellers compete with builders every day.

$395K

MEDIAN SALE PRICE

255 closed sales, 12 months ending August 2, 2026, up 12.1% year over year.

$181

PER SQUARE FOOT

Median sold price per square foot, same 12 months.

38

DAYS ON MARKET

Median for closed sales, same 12 months, Stellar MLS data.

NEW CONSTRUCTION STARTING PRICES

BUILDER	PRICE
Lennar, all ages	From the $200s
Lennar Active Adult	From the low $300s
D.R. Horton townhomes	From $264,990
D.R. Horton single-family	From $345,990
Dream Finders Homes	$564,990 to $634,990

Source: Lennar, D.R. Horton and published Dream Finders listings, November 2026. Prices change often and exclude options and lot premiums.

MARKET SNAPSHOT, NOVEMBER 2026

MEASURE	VALUE
Homes for sale	40
Pending sales	17
Median asking price	$316,000
Asking price range	$250K to $626K
Months of supply	1.7

Source: Momentum Realty analysis of Stellar MLS data, November 2026. Inventory counts move daily.

Closed sales over the past two years ranged from about $219,000 to $670,000, with a two-year median near $395,000, according to published MLS data. Townhomes and villas anchor the lower end, while larger single-family homes and Dream Finders plans set the top.

The median asking price today sits below the trailing sold median because many new listings are townhomes and villas. For pricing a specific home, I compare by builder, plan, lot, age and incentives rather than relying on any single median.

Choose the builder, *then the house*

Angeline rewards buyers who understand how it is put together: one master developer, several builders, all-ages and 55+ neighborhoods, and a development district behind it all.

Bring your agent on the first visit

Builders set their own rules for buyer representation, and Lennar notes that not every community offers a broker co-op. Register your agent before you tour so you keep independent advice.

Know the full monthly cost

Ask for the HOA dues, the CDD assessment and any special assessment. Together they shape the real monthly number.

New or nearly new

Compare builder incentives on new homes with the finished landscaping, window treatments and lower price of a resale.

Read the lot

Water, preserve and corner lots carry premiums. Confirm what sits behind the home and what is planned nearby.

Choose the age profile

Angeline Active Adult is restricted to 55 and older; the rest of Angeline is open to all ages.



CDDs, HOAs *and insurance*

New construction helps with insurance and maintenance, but every Angeline purchase deserves a careful look at fees and the fine print.

The CDD. Pasco County created the Angeline Community Development District, a special taxing district that finances roads, utilities and amenities. Its assessment appears on the annual property tax bill. Published listing data shows a median of about $2,770 a year, and Lennar estimates a special assessment of about $2,499 a year for its villas. Ask for the figure for any specific address.

The HOA. Listing data shows median HOA dues of about $170 to $180 a month, while some collections run higher. Lennar estimates about $352 a month for its Active Adult villas. Read the documents for leasing rules, architectural approvals and what the dues cover.

Taxes. Lennar estimates a property tax rate of about 1.38% for its villas. New construction is taxed on land alone until the home is assessed, so the first full bill can be much higher than the year you buy.

Insurance and flood. Newer homes built to current Florida code often insure more favorably. Many lots border ponds and wetlands, so confirm the FEMA flood zone and get written insurance quotes before you sign.

BEFORE YOU WRITE AN OFFER, REQUEST

- CDD and property tax figures for the address
- HOA dues, rules and any age restriction
- Any pending special assessments
- Builder warranty terms and contract
- Flood zone and survey
- Insurance quotes in writing
- An independent inspection, even when new
- Plans for the land next to the lot

The real monthly number is the full picture: mortgage, insurance, HOA and CDD together.



Compete with the builders, *and win*

Every Angeline resale competes with model homes, builder incentives and brand-new inventory a few streets away. The advantage a resale offers is real: finished landscaping, window treatments, upgrades already installed and a move-in date measured in weeks, not months. Marketing should make that case clearly, with editorial photography, aerials of the lake or preserve, and a clear side-by-side against new construction.

The story of the place sells too. Moffitt's Speros campus, Angeline Academy of Innovation and the master plan's future lagoon and City Center give buyers reasons to choose Angeline over other new-home communities.

Then the facts close the sale. Have the CDD and HOA figures, builder warranty documents, permits for any additions and insurance details ready before the first showing.

A SELLER'S FILE

- CDD and HOA statements
- Builder warranty documents
- Upgrade list with receipts
- Permits for pools or additions
- Survey and HOA approvals
- Wind mitigation report
- Insurance and flood details

Angeline, *answered*

Where is Angeline?

Angeline is a master-planned community in central Pasco County with Land O' Lakes addresses, east of the Suncoast Parkway and south of State Road 52, running south toward Ridge Road.

Is Angeline its own city?

No. As of November 2026 it is part of unincorporated Pasco County. "A city in the making" is the developer's marketing phrase, and no incorporation effort has been made public.

Who builds homes in Angeline?

Metro Development Group is the master developer. Lennar is the lead homebuilder, joined by D.R. Horton and Dream Finders Homes.

Is there a 55+ section?

Yes. Lennar's Angeline Active Adult is for buyers 55 and older and includes the Medley Club, with a pool, clubhouse, fitness center, pickleball and bocce.

What is Speros?

Moffitt Cancer Center's 775-acre life sciences campus at Angeline's south end, with an outpatient center, a proton therapy center and a research building already open.

What do homes cost?

The median sale price was about $395,000 over the 12 months ending August 2026. Builder prices start in the $200s for townhomes and villas.

Is there a CDD?

Yes, the Angeline Community Development District. Confirm the exact assessment for any address on its Pasco County tax bill.

How far is Tampa?

About 28 road miles to Tampa International Airport and 32 to downtown from the Ridge Road exit, typically 40 to 50 minutes by the Suncoast Parkway.

Is there a lagoon?

A MetroLagoon and a City Center with shops and dining are planned. As of 2026 neither has opened, so ask about current timelines.

Where can I eat in Angeline?

Wild Thyme Café and Market at the Welcome Center serves breakfast and lunch using produce from The Farm at Angeline.

Is Ridge Road open to U.S. 41?

Not yet. Pasco County expects the extension from Sunlake Boulevard to U.S. 41 to open in early summer 2027.

Which schools serve Angeline?

Angeline Academy of Innovation is a 6 to 12 STEM magnet on site, by school choice. Zoned schools vary by address, so verify with Pasco County Schools.



ABOUT MARK

Mark Middleton

Mark Middleton is a Realtor® Broker Associate with Compass and leads Middleton Tampa Bay, advising buyers and sellers across Pinellas, Hillsborough and Pasco. He specializes in historic, character and waterfront homes, and helps clients weigh new-construction communities like Angeline builder by builder and lot by lot. He holds a degree in history from the University of South Florida, has lived in Dunedin since 2013, and serves on the Florida Realtors® and National Association of Realtors® Boards of Directors and as Vice President of the Suncoast Tampa Association of Realtors®.

He hosts the YouTube channel *Living and Buying in Tampa Bay* and produced the documentary *Delightful Dunedin*. His team's philosophy: **People. Planet. Purpose.**

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Where this guide's *facts come from*

- Wikipedia, Angeline, Florida, and Angeline Academy of Innovation (accessed November 2026)
- Builder Magazine, Betting the Ranch (Bexley family); Tampa Bay Times reporting on Lennar's Angeline Corp. purchase
- GlobeSt, Avison Young lists Angeline (November 2015)
- Metro Development Group, Angeline community pages, fact sheet and brochure; company history
- Patch, ABC Action News and The Laker/Lutz News coverage of Angeline (2021 to 2025)
- Lennar newsroom, Medley Club grand opening (March 2024); Lennar Angeline and Angeline Active Adult pages
- D.R. Horton, Angeline and Angeline Townhomes pages; Dream Finders listings via NewHomeSource
- Pasco County Ordinance 24-54, Angeline Community Development District
- Moffitt Cancer Center news releases: Speros Outpatient Center (January 2026), Proton Center (July 2026), Discovery and Innovation Center (October 2026)
- WUSF, Business Observer and CoStar coverage of Speros (2026)
- Tampa Bay Beacons, Ridge Road extension delayed till mid-2027 (June 2026)
- Momentum Realty, Angeline market data from Stellar MLS (August and November 2026); Horizon Palm Realty sold data
- Angeline Academy of Innovation and Pasco County Schools; SchoolDigger
- Southwest Florida Water Management District, Conner Preserve and Starkey Wilderness Preserve
- Metro Development Group and Patch, Wild Thyme Café and The Farm at Angeline (2023 to 2024)
- OpenStreetMap routing for approximate drive distances

Information is deemed reliable but not guaranteed and should be independently verified. Neighborhood names, builder offerings, prices, school assignments, amenities, fees, timelines, flood zones and market figures change and vary by source. Planned amenities are subject to change by the developer. Drive distances are approximate. This guide is for general information and is not legal, tax, insurance, engineering or financial advice. Photographs by Mark Middleton, straightened and cropped, with skies replaced using Mark Middleton's own Angeline sky photography and seasonal decorations removed; no color filters applied. If your property is currently listed with another real estate broker, please disregard this material. It is not our intention to solicit the offerings of other real estate brokers. Compass is a licensed real estate broker in Florida and abides by Equal Housing Opportunity laws. Mark Middleton, Broker Associate, Compass Florida, LLC.

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Thinking about Angeline?
Let's walk it together.

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