MIDDLETON
TAMPA BAY

A NEIGHBORHOOD GUIDE · 2026 EDITION

LAND O' LAKES / PASCO COUNTY / 34638

Living in *Lakeshore Ranch*



Lakes, preserve and a guard gate north of Tampa.
Everything you would want to know before you call it home.

COMPASS

BY MARK MIDDLETON, BROKER ASSOCIATE · COVER: LAKESHORE RANCH AND ITS LAKES FROM ABOVE



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A TWO-STORY HOME WITH A DRAMATIC ARCHED ENTRY.



A LETTER FROM MARK

A quiet gate, *and a lot of water*

Turn off Land O' Lakes Boulevard onto Sundance Lake Boulevard and the traffic of U.S. 41 is gone within a few hundred feet. A guard waves you through, a roundabout slows you down, and the road begins to wind past ponds, pines and cypress toward a ranch-style clubhouse.

Lakeshore Ranch is not a historic district, and it does not pretend to be one. It is something many buyers are looking for right now: a guard-gated community of single-family homes, most of them built since 2007, with real open space, a lake you can launch a kayak on, and a clubhouse that functions as the community's living room.

I wrote this guide for two readers. One is deciding whether Lakeshore Ranch is the right place to live. The other already lives here and is thinking about what comes next. Both deserve the full picture: how this corner of Pasco came to be, what the homes are, what the fees pay for, which schools serve the address, and what homes have actually sold for.

If a street or a house in these pages catches your eye, call me. Walking a community with someone who is seeing it for the first time never gets old.



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02 · AT A GLANCE

Lakeshore Ranch *in brief*

34638

ZIP CODE

Land O' Lakes, central Pasco County, on the west side of U.S. 41.

2007

FIRST HOMES

Development began in 2007, and building continued for more than a decade.

672

HOMESITES

Single-family lots listed in the community development district's assessment schedule.

24/7

GUARD GATE

A staffed gatehouse at the Sundance Lake Boulevard entrance.

12,000

SQUARE-FOOT CLUBHOUSE

A ranch-style clubhouse with three pools, fitness and event space.

$506K

TYPICAL HOME VALUE

Zillow Home Value Index, October 2026, down 4.0% year over year.

Central Pasco, *on the lakes*

Lakeshore Ranch sits on the west side of Land O' Lakes Boulevard, U.S. 41, roughly six miles north of State Road 54, where suburban Pasco gives way to ponds, pine flatwoods and cypress.

The main entrance is Sundance Lake Boulevard, which leads from U.S. 41 to the guard gate and on to the clubhouse at 19730 Sundance Lake Boulevard. Homes carry Land O' Lakes addresses in the 34638 ZIP code, and the community is in unincorporated Pasco County, so county government provides services rather than a city.

The location splits the difference between two ways of living. To the south, State Road 54 and the Suncoast Parkway connect to Tampa, Odessa and Wesley Chapel. To the north and east, large public preserves keep the landscape open, including Conner Preserve and Cypress Creek Preserve.

Within Lakeshore Ranch the plan is organized around water: Lake Muriel, a chain of ponds, and wooded conservation edges behind many homesites. Most streets end in cul-de-sacs, which keeps through traffic to a minimum.



THE MAIN BOULEVARD, FRAMED BY PONDS AND PRESERVE

APPROXIMATE DISTANCES

State Road 54, by road	about 6 mi
Dupree Gardens historical marker	3 mi
Tampa International Airport	21 mi
Downtown Tampa	23 mi
Clearwater Beach	29 mi
Downtown St. Petersburg	36 mi

Measured in a straight line from the amenity center unless noted. Driving distances are longer and times vary with traffic.



04 · HISTORY

HOMES AND WOODLAND ON THE COMMUNITY'S WEST SIDE

Lakes, pines *and Old Florida*

Long before the guard gate, this was a landscape of lakes, pine flatwoods and small farm settlements with names most residents have never heard.

Denham, Drexel, *Ehren and a garden*

The first chapter. The land that is now Land O' Lakes was taken from its Native American inhabitants in the 1830s, during the Second Seminole War. By the 1840s a stagecoach line ran through the center of what is now the community, and over the following decades the area filled in slowly with homesteads and small farm settlements.

Small settlements. For most of its history this part of central Pasco was not one place but several. Communities called Denham, Drexel, Myrtle and Ehren each had their own identity, and the post office that served the area carried the Ehren name. The Ehren Cutoff, the county road just east of Lakeshore Ranch, still carries it today.

Dupree Gardens. On December 1, 1940, Tampa attorney J. William Dupree opened Dupree Gardens to the public on what is now Ehren Cutoff, about three miles from today's Lakeshore Ranch clubhouse. It was one of Florida's early roadside attractions, known for flowering trees, a lodge and tearoom, and electric glass-bottomed boats on Dupree Lake. Gasoline rationing closed it in 1943, and in 1944 an auction of its camellia blooms in New York raised $250,000 for the War Bond effort.

Visiting. A historical marker for Dupree Gardens stands on Ehren Cutoff, and it is a short drive from the Lakeshore Ranch gate.



SHADE TREES LINE THE ROAD TO THE TENNIS COURTS

1940

DUPREE GARDENS OPENS

One of the state's original roadside attractions bloomed three miles from today's clubhouse.



05 · HOW LAND O′ LAKES GOT ITS NAME

A civic vote, a butter box *and a new post office*

On June 13, 1949, members of the Denham-Drexel Civic Association voted to call their area Land O' Lakes. The name described the place well: dozens of lakes are scattered across this part of Pasco County, and many of today's neighborhoods are built around them.

Who actually thought of the name is a local debate. Many people have taken credit for it. One popular story holds that a man from Wisconsin entered a 1949 naming contest and simply borrowed the name of a butter brand he knew from home. The contest story and the civic vote are both part of local lore, and historians agree on the year.

The name became official on maps the following year. On September 1, 1950, the Ehren post office was renamed Land O' Lakes, which is why the Pasco County historical marker uses 1950. Over the next decades Land O' Lakes grew into a bedroom community for Tampa commuters. Land O' Lakes High School opened in 1975.

The modern era arrived with the Suncoast Parkway, which opened in 2001 west of Land O' Lakes, along with the paved Suncoast Trail beside it. Master-planned communities followed, and in 2007 work began on Lakeshore Ranch.

A plan built *around water*

Lakeshore Ranch began development in 2007 and kept growing through the following decade, with homes completed from the late 2000s into the early 2020s. The largest share were built by Homes by WestBay, a Tampa Bay builder whose plan names, including the Biscayne, Gasparilla, Longboat and Key Largo, still turn up in listings today. William Ryan Homes also built here.

The community is served by the Lakeshore Ranch Community Development District, a local special district under Florida law that owns and maintains common infrastructure and the recreation facilities. Its board of supervisors meets at the clubhouse, and in April 2026 it scheduled a public hearing on updated recreation policies, access fob fees and rental rates.

The district's assessment schedule describes the plan in numbers: 672 single-family homesites, on lots 55, 65, 70 and 75 feet wide. The mix explains the variety you see on the street, from compact single-story homes to large two-story designs with three-car garages.

A homeowners association works alongside the district. Dues vary by home and by what is included, and brokerage summaries say they have covered items such as the guard service, grounds, cable and internet, and trash. Confirm the current figures for any address.



A CUL-DE-SAC OF HOMES WRAPPED IN MATURE TREES

BY THE NUMBERS

- **672** homesites in the district's assessment schedule
- **4** standard lot widths, from 55 to 75 feet
- **3** community pools, including a heated lap pool
- **12,000** square feet of clubhouse
- **24/7** staffed guard gate on Sundance Lake Boulevard
- **250+** acres of open space, per listing materials
- **1** resident dock and pavilion on Lake Muriel

A gated plan where the water sets the layout.

A ranch-style clubhouse *at the center*



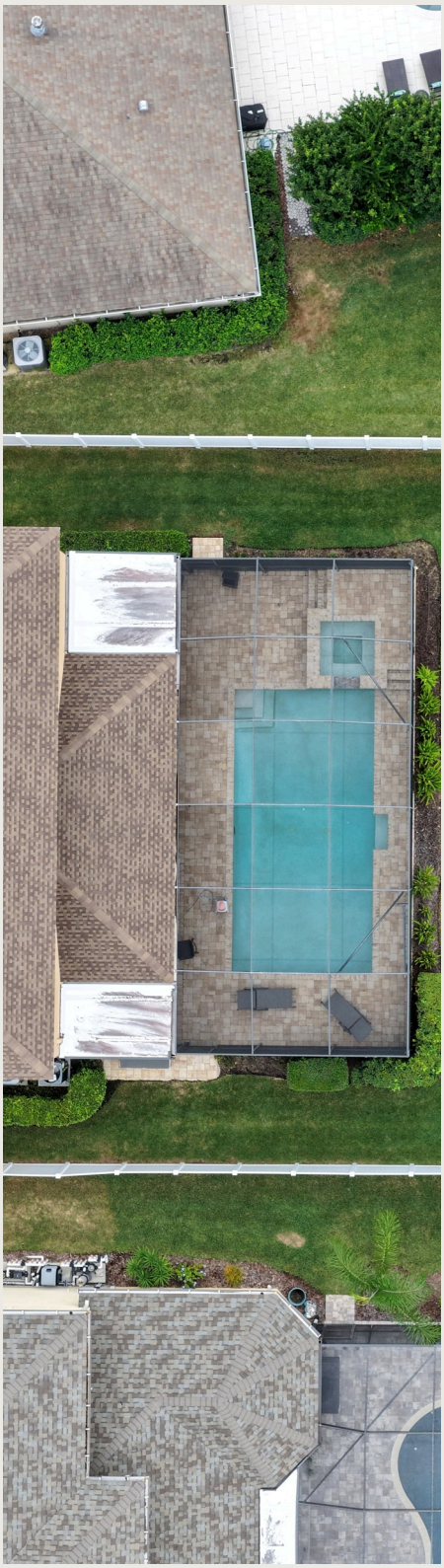
THE LIGHTED TENNIS AND PICKLEBALL COURTS, WITH THE BASKETBALL COURTS BEYOND

The heart of the community is a clubhouse of about 12,000 square feet, designed in a Florida ranch style. Listing descriptions consistently describe a catering kitchen, private event space, a business center and conference room, a fitness center with a yoga room, and a mailbox room.

Outside are three pools: a resort pool, a heated lap pool and a children's pool with a splash area. Beyond the pool deck are lighted tennis and pickleball courts, full basketball courts, a covered playground, a fenced dog park, sports fields and an amphitheater.

The water is part of the amenity package too. A dock and covered pavilion on Lake Muriel offer shore fishing and a launch for kayaks and canoes, and walking routes connect the clubhouse to the surrounding streets.

A full calendar of resident events, from holiday gatherings to food truck nights, keeps the clubhouse busy. Facility rules, access fobs and rental rates are set by the community development district, so ask for the current policies if you plan to host a private event.



A Lakeshore Ranch *timeline*

1830s	**Seminole War era.** Native American inhabitants are forced from the land during the Second Seminole War.
1840s	**The stagecoach.** A stage line runs through the center of what is now Land O' Lakes.
1940	**Dupree Gardens opens.** The roadside attraction welcomes visitors on December 1 on today's Ehren Cutoff.
1944	**Camellias for the war.** A New York auction of Dupree Gardens blooms raises $250,000 for War Bonds.
1949	**A new name.** On June 13 the Denham-Drexel Civic Association votes for Land O' Lakes.
1950	**Official.** On September 1 the Ehren post office becomes the Land O' Lakes post office.
1975	**Land O' Lakes High.** The high school that serves Lakeshore Ranch today opens its doors.
2001	**The Suncoast Parkway.** The toll road and its paved Suncoast Trail open west of Land O' Lakes.

From the preserve *to today*

2003	**Conner Preserve.** The Southwest Florida Water Management District acquires the preserve north of the community.
2007	**Lakeshore Ranch begins.** Development of the gated community gets underway off U.S. 41.
2009	**The preserve opens.** Conner Preserve celebrates its public grand opening on State Road 52.
2010s	**Building out.** Homes by WestBay and other builders fill in cul-de-sacs and lakefront sites.
2015	**Heritage Park.** A $2.4 million renovation of the Land O' Lakes community park on U.S. 41 nears completion.
2017	**The full plan.** The district's budget schedule lists 672 single-family homesites.
2026	**Today.** Zillow puts the typical home value near $506,000, and the district takes up updated recreation policies.

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Old Florida roots, a newer way of living.

LAND O' LAKES, 1949 TO TODAY

Block, stucco and *Florida light*

Nearly every home in Lakeshore Ranch is a single-family house of concrete block and stucco under a shingle roof, built since 2007. The variety comes from scale, lot and detail rather than era.



AN ARCHED PORTICO AND A THREE-CAR GARAGE



A TWO-STORY HOME BEHIND A PAIR OF PALMS

Single-story homes. The most common type is a one-story plan of roughly 1,700 to 3,000 square feet under air, often with a split bedroom layout, a covered lanai and a two- or three-car garage. Hipped roofs, white trim and arched or columned entries give the streets a consistent Florida character.

Two-story homes. Larger lots carry two-story designs, some approaching 5,000 square feet under air with five bedrooms, bonus rooms and lofts. Listings describe many of them in a Craftsman style, with stone accents, gable details and paneled garage doors.

Builder plans. Because so much of the community was built by Homes by WestBay, the same plan names recur. Knowing the model helps you compare two similar homes quickly and spot what has been upgraded.



SHUTTERS, CARRIAGE-STYLE GARAGE DOORS AND A DOUBLE FRONT ENTRY



A SINGLE-STORY PLAN WITH AN ARCHED FRONT WINDOW

Pools and lanais. Roughly a quarter of homes have a private pool, according to one brokerage analysis of community sales, usually inside a screened enclosure. Homes on ponds and conservation land are oriented to put the lanai on the view.

Lots and views. Interior lots, pond lots, lakefront lots on Lake Muriel and conservation lots that back onto woods all exist here, and the difference shows in price. Several of the larger cul-de-sac homesites approach half an acre.

Newer, but not new. The oldest homes are now nearly two decades old. Original roofs, air conditioning systems and water heaters from the late 2000s are reaching the end of typical service lives, which matters for insurance and for price.

What it means for buyers. Two homes that look alike from the street can differ sharply in value because of the lot, the age of major systems and the quality of updates. Comparing like with like, model to model and view to view, is the best way to price a home here.

New construction nearby. Lakeshore Ranch is essentially built out. Buyers who want a brand new home often compare it with newer master-planned communities along State Road 52 and State Road 54, where fees, lot sizes and amenities differ.

Streets, cul-de-sacs *and the gate*



MATURE OAKS, SIDEWALKS AND A MANICURED LAWN ALONG A TYPICAL LAKESHORE RANCH STREET

Lakeshore Ranch reads like a western novel. The street names, from Lonesome Pine Drive and Sunset Bay Drive to Red Sky Court and Ranchview Court, lean into the ranch theme, and most of them end in quiet cul-de-sacs rather than connecting through.

Everything begins at the gate. Sundance Lake Boulevard carries residents and guests from U.S. 41 past the staffed gatehouse to a roundabout, where Falcon Crest Boulevard and the other collector streets branch off toward the neighborhoods.

Sidewalks line the streets, and the layout makes walking to the clubhouse practical from much of the community. Golf carts are permitted on community streets, according to multiple listings. Confirm current rules with the association.

STREET NAMES TO KNOW

- Sundance Lake Boulevard
- Falcon Crest Boulevard
- Sunset Bay Drive
- Lonesome Pine Drive
- Eagle Brook Drive
- Water Color Drive
- Crystal Creek Court
- Hidden Glen Drive
- Ranchview Court



CYPRESS WETLAND AND A POND ALONG THE MAIN BOULEVARD

11 · OPEN SPACE

Ponds, preserve *and open space*

Drive the entry boulevard and the first thing you notice is what is not there. Ponds, cypress and wooded wetlands line the road, and much of the land inside the gate was set aside as open space rather than developed. Listing materials describe more than 250 acres of it.

Those ponds and woods do real work. They are part of the stormwater system that drains the community, and wetland edges are typically protected. For a homeowner that means a view that is unlikely to be built on, along with the wading birds and other wildlife that follow water in central Florida.

Conservation and pond lots are among the most requested in the community. Ask how a lot drains, where the protected boundary sits and what you can build behind the house before you buy.

250+

ACRES OF OPEN SPACE

As described in community listing materials. Confirm boundaries with district maps.



12 · OUTDOORS

LAKEFRONT HOMES AND A LAKE ON THE WEST SIDE

The lakes *and the parks*

Lake Muriel at home, and thousands of acres of public preserve a short drive away.

Lake Muriel *and the dock*

Lake Muriel is the community's signature body of water. Lakefront homes on streets such as Crystal Creek Court face it directly, and listings for those homes note lake privileges along with the view.

Residents share a dock and covered pavilion on the lake, with a launch for kayaks and canoes and room for shore fishing. It is the quiet counterpart to the busy pool deck at the clubhouse, and early morning is the best time to be there.

The ponds. Beyond the lake, a network of ponds threads through the community. Many homes back onto them, and the water, fountains and wading birds become part of daily life on those streets.

Rules on the water. Lakes and ponds inside the community are managed for stormwater as well as recreation. Ask the district or association for current rules on fishing, launching and dock use.

ON THE WATER

A dock, a pavilion and a quiet launch for kayaks and canoes.

- Shore fishing from the dock and banks
- Covered lakeside pavilion
- Kayak and canoe launch
- Lakefront homesites with lake privileges

THE LAKE, IN BRIEF

- Lake Muriel is inside the gate, and its dock is for residents and their guests.
- Lakefront and pond homes often sell at a premium to interior lots.
- Check each lot's flood zone and elevation, especially on the water.

Preserves and parks, *minutes away*



THE COMMUNITY BASKETBALL COURTS, A SHORT WALK FROM THE CLUBHOUSE

Conner Preserve. Managed by the Southwest Florida Water Management District, this preserve of roughly 3,500 acres has about six miles of multiuse trails. The entrance is on State Road 52, about three and a half miles east of U.S. 41. Wetlands make up more than half of the land, and prescribed fire keeps the flatwoods healthy.

Cypress Creek Preserve. About 7,400 acres of cypress, hardwoods and pine flatwoods east of Land O' Lakes, with access from Pump Station Road off Ehren Cutoff and a campground on Parkway Boulevard.

Land O' Lakes Heritage Park. The renamed community center and park at 5401 Land O' Lakes Boulevard hosts ball fields, a playground and local traditions organized by the Heritage Park Foundation.

The Suncoast Trail and Starkey. The paved Suncoast Trail runs 42 miles beside the Suncoast Parkway, and the paved trail through Jay B. Starkey Wilderness Park connects to it for longer rides.

Dining, errands, *schools and getting around*

Dining. The closest cluster of sit-down restaurants is to the south near State Road 54 and the Suncoast Parkway, where the Bexley community's restaurants include BellaBrava Bexley for Italian and Stillwaters Tavern Bexley for Southern-leaning American plates. Along U.S. 41, In the Loop Brewing is a popular stop, and Wesley Chapel's restaurants, including Cooper's Hawk, are east along State Road 54.

Errands. Groceries, pharmacies and everyday shopping line U.S. 41 and State Road 54. Larger retail, including the Shops at Wiregrass and Tampa Premium Outlets, is in Wesley Chapel and Lutz.

Getting around. U.S. 41 is the main north-south artery and leads south toward Lutz and Tampa. State Road 52 and State Road 54 run east-west, and the Suncoast Parkway connects to the Veterans Expressway and Tampa International Airport, about 21 miles away as the crow flies.



AMENITY SIGNAGE AT THE COURTS AND DOG PARK

SCHOOLS

Pasco County Schools assigns students by address. Listings for Lakeshore Ranch homes are zoned to **Connerton Elementary** on Flourish Drive, **Pine View Middle** on Parkway Boulevard and **Land O' Lakes High** on Gator Lane, which opened in 1975 and offers an International Baccalaureate program.

Pasco also offers magnet programs, charter schools and school choice options. Confirm the zoned schools for any specific address with the district's boundary locator, since boundaries can change.

What Lakeshore Ranch *homes sell for*

With several hundred homes and a few dozen sales a year, Lakeshore Ranch has a real market of its own, and a wide one.

$506K

TYPICAL HOME VALUE

Zillow Home Value Index, October 31, 2026, down 4.0% year over year.

$584K

AVERAGE SALE PRICE

Forty MLS sales in the year through November 2026, at 98% of asking.

74

DAYS ON MARKET

Average for those sales. Zillow counted 16 homes for sale at the end of October.

RECENT CLOSED SALES, PAST TWO YEARS

STREET	SALE PRICE	BEDS / BATHS	APPROX. SQ. FT.
Lone Creek Court	$830,000	5 / 4	3,418
Hayden Lake Court	$825,000	5 / 5	4,828
Crystal Creek Court	$787,500	4 / 3	3,345
Eagle Brook Drive	$660,000	4 / 3	2,628
Hidden Glen Drive	$520,000	5 / 3	2,424
Summer Brook Court	$515,000	4 / 3	2,035
Sunset Bay Drive	$490,000	5 / 4	2,931
Red Sky Court	$305,000	3 / 2	1,663

Sales over the past two years reported by one brokerage analysis ranged from $305,000 to $835,000. The spread reflects the community's mix: a compact single-story home on an interior lot and a five-bedroom lakefront home can sit a few streets apart.

Quarterly averages for the community's first phase moved between about $462,000 and $644,000 during 2026, at roughly $199 to $212 per square foot, depending on which homes happened to sell. Read any single quarter with care.

For context, Zillow puts the typical home value across Land O' Lakes at about $411,000, down 2.2% from a year earlier. For pricing a specific home, I build a comparison set by hand, matching model, lot, view and condition.

Buy the house, *and the lot*

Lakeshore Ranch rewards buyers who know what to compare. The same model can sell for very different prices depending on where it sits and how it has been kept.

Know the lot

Interior, pond, lakefront and conservation lots each have a different price level. Walk the backyard, look at what is behind it and ask whether the view is protected.

Know the model

Many homes share Homes by WestBay plans. Identify the model, then compare it with recent sales of the same plan to see what upgrades are really worth.

Check the big systems

Homes from the late 2000s may still have original roofs, air conditioners and water heaters. Their age affects insurance quotes and your budget in the first few years.

Add up every fee

Combine the homeowners association dues, any community development district assessment on the tax bill and the property taxes themselves to see the true monthly cost.

Expect a process at the gate

Guest access, contractor access and move-in logistics run through the gatehouse. Ask the association how passes and fobs work before closing.



Fees, insurance *and flood*

A gated community with its own district comes with more than one bill. Understanding each one is part of buying well.

The association. Homeowners association dues have been reported at about $225 to $300 per quarter in some listings and higher in others, and brokerage summaries describe coverage that can include the guard service, grounds, cable and internet, and trash. Ask for the current budget and what the dues include for the specific home.

The district. The Lakeshore Ranch Community Development District levies assessments to operate and maintain common facilities, and in Florida these are commonly collected on the county property tax bill. One brokerage analysis puts average annual taxes near $6,600, while some larger homes have carried bills above $10,000. Review the actual tax bill, not an estimate.

Insurance. Lenders require homeowners insurance, and roof age, wind mitigation features and the age of other systems drive premiums. Get quotes before you write an offer, not after.

Flood. Lakeshore Ranch is inland, but it is built around lakes, ponds and wetlands. Flood zones vary by lot. Request the elevation certificate where one exists, check the FEMA flood zone and ask the seller about any history of water intrusion or claims.

BEFORE YOU WRITE AN OFFER, REQUEST

- Association dues, budget and what they include
- The most recent property tax bill, including district assessments
- Wind mitigation and four-point inspections
- Roof, HVAC and water heater ages
- Elevation certificate and flood zone
- Insurance quotes in writing



STORMWATER PONDS AND CONSERVATION LAND INSIDE THE COMMUNITY



Sell the lifestyle, *document the details*

Buyers come to Lakeshore Ranch for the gate, the clubhouse and the water, and the right marketing shows all three. A home here deserves editorial photography, aerial views that show the lot and its setting, and copy that explains the plan, the upgrades and what lies behind the backyard.

Then the facts close the sale. Buyers and their insurers will ask about the roof, the air conditioning, the water heater and wind mitigation. Sellers who have those answers ready, along with association and district details, remove doubt and protect their price.

Pricing takes judgment. With a few dozen sales a year and many shared floor plans, the best comparisons are matched by model, lot type and condition. The averages on the previous pages describe the community, not your home.

A SELLER'S FILE

- Builder, model and year built
- Roof, HVAC and water heater ages
- Wind mitigation and four-point reports
- Permits for additions and pools
- Association dues and what they cover
- Latest tax bill with district assessments
- Elevation certificate if available
- Gate access instructions for showings

Lakeshore Ranch, *answered*

Where is Lakeshore Ranch?

It is a gated community in Land O' Lakes, Florida, in central Pasco County and the 34638 ZIP code. The entrance is on Sundance Lake Boulevard off U.S. 41, about six miles north of State Road 54.

Is Lakeshore Ranch gated?

Yes. The community has a staffed guard gate that operates 24 hours a day.

Is it a 55+ community?

No. Lakeshore Ranch is an all-ages community, and listings record it as not a senior community.

What amenities are there?

A 12,000-square-foot clubhouse, three pools including a heated lap pool, a fitness center, tennis, pickleball and basketball courts, a dog park, playgrounds, an amphitheater and a dock on Lake Muriel.

What do homes cost?

Recent sales have ranged from about $305,000 to $835,000, and Zillow put the typical value near $506,000 in October 2026. A custom comparison is the best guide for any one home.

Is there a CDD and an HOA?

Yes, both. The Lakeshore Ranch Community Development District maintains common facilities, and a homeowners association works alongside it. Confirm current dues and assessments for each address.

Which schools serve it?

Listings show Connerton Elementary, Pine View Middle and Land O' Lakes High. Verify with the Pasco County Schools boundary locator.

Can I kayak or fish on the lake?

Residents can fish and launch kayaks and canoes from the dock and pavilion on Lake Muriel. Check current rules with the district.

Are golf carts allowed?

Golf carts are permitted on community streets, according to multiple listings. Check current association rules for registration and use.

How far is Tampa?

Downtown Tampa is about 23 miles away in a straight line, and Tampa International Airport about 21. Drive times depend on traffic and route.



ABOUT MARK

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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. 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*

- Laker/Lutz News, "Where lakes got their names," on the 1949 Denham-Drexel Civic Association vote and the 1950 post office
- Land O' Lakes, Florida, Wikipedia, on the Seminole War era, the stagecoach line and the 1950 renaming
- Historical Marker Database and Pasco County historical marker, Dupree Gardens (opened December 1, 1940)
- West Pasco Historical Society, Land O' Lakes history and Land O' Lakes High School (1975)
- Florida's Turnpike and Suncoast Parkway histories (opened 2001)
- Southwest Florida Water Management District, Conner Preserve, Cypress Creek Preserve and Starkey Wilderness Preserve
- Business Observer legal notices, Lakeshore Ranch Community Development District budget (FY 2017/2018) and April 2026 hearing
- Florida Auditor General, Lakeshore Ranch CDD financial statements
- Zillow Home Value Index, Lakeshore Ranch and Land O' Lakes, data through October 31, 2026
- Bex Realty, Lakeshore Ranch market activity from MLS data, as of November 2026
- Horizon Palm Realty, Lakeshore Ranch and Lakeshore Ranch Ph I sales and quarterly trends, 2025 to 2026
- Stellar MLS listing remarks as published on public brokerage sites, 2025 and 2026, for amenities, builders, schools and fees
- Pasco County Schools, school directory and feeder patterns
- Laker/Lutz News, Land O' Lakes Heritage Park (2015 renovation and renaming)
- OpenTable restaurant listings, Land O' Lakes area

Information is deemed reliable but not guaranteed and should be independently verified. Community boundaries, school assignments, amenities, fees, flood zones and market figures change and vary by source. Distances are approximate. This guide is for general information and is not legal, tax, insurance or financial advice. Photographs are Mark Middleton's own, taken in November 2026, with skies enhanced. 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 Lakeshore Ranch? Let's walk it together.

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