



ANGELINE

A City in the Making

Community Guide

A New Standard for Living Well

At Angeline, we believe that where you live is just as important as how you live. The newest Metro Development Group community spans 6,200 acres in Central Pasco County in what will be the region's center for healthy living. Thoughtful planning was given to create an environment for lifelong learning with smart, innovative technologies, world-class amenities, wonderfully wide-open spaces, and one-of-a-kind experiences for future residents. It's a progressive vision for reimagining the definition of better, total health that simply can't be found in Florida – or beyond – until now.



Innovative by Design

Our world is constantly changing, and new technologies are developed every day to anticipate the needs of tomorrow. Angeline is leading the way for a more efficient, more connected, more healthy community with proprietary technology like 2GB of fiber that allows information to be shared at lightning-fast speeds. Streetleaf solar-powered streetlights harness the power of the Florida sun to optimize brightness, reduce excess light and protect wildlife from light pollution. As the community grows, Angeline will harness advances in technology that will enhance our residents' quality of life for generations to come.



Driving Influence

Our visionary development team was entrusted as the next stewards of this pristine landscape, carefully shaping every aspect of Angeline as it matures to introduce tomorrow's standard of living.



HEALTH & WELLNESS

Providing multiple opportunities for leading a healthy and fulfilling life is part of Angeline's commitment to total wellness. Our extensive list of offerings includes a next generation health and wellness campus, community farm and miles and acres of outdoor recreation – and that's just the beginning of what you'll experience living here, and living well.



FUN & ADVENTURE

Staying active is part of staying healthy, and living at Angeline means defining a new adventure every day. You won't find this same collection of activity elsewhere – from sports and recreation to the perfect places to unwind and enjoy the moment. Find what appeals to you.



CONSERVATION & STEWARDSHIP

Celebrating this land's legacy is a tall order, but we're committed to preserving more than 60% of the land to support an abundance of natural Florida right in your backyard. Unlike any community in the Tampa Bay area, 78% of the homes in the first five phases feature preserve or water backyard views.



EDUCATION & TECHNOLOGY

Imagine a nucleus of learning that draws the best and brightest minds right to your back door. Where innovative technologies and resources will improve your quality of life, and world-class schools, trailheads and parks help support a shared vision for lifelong learning.



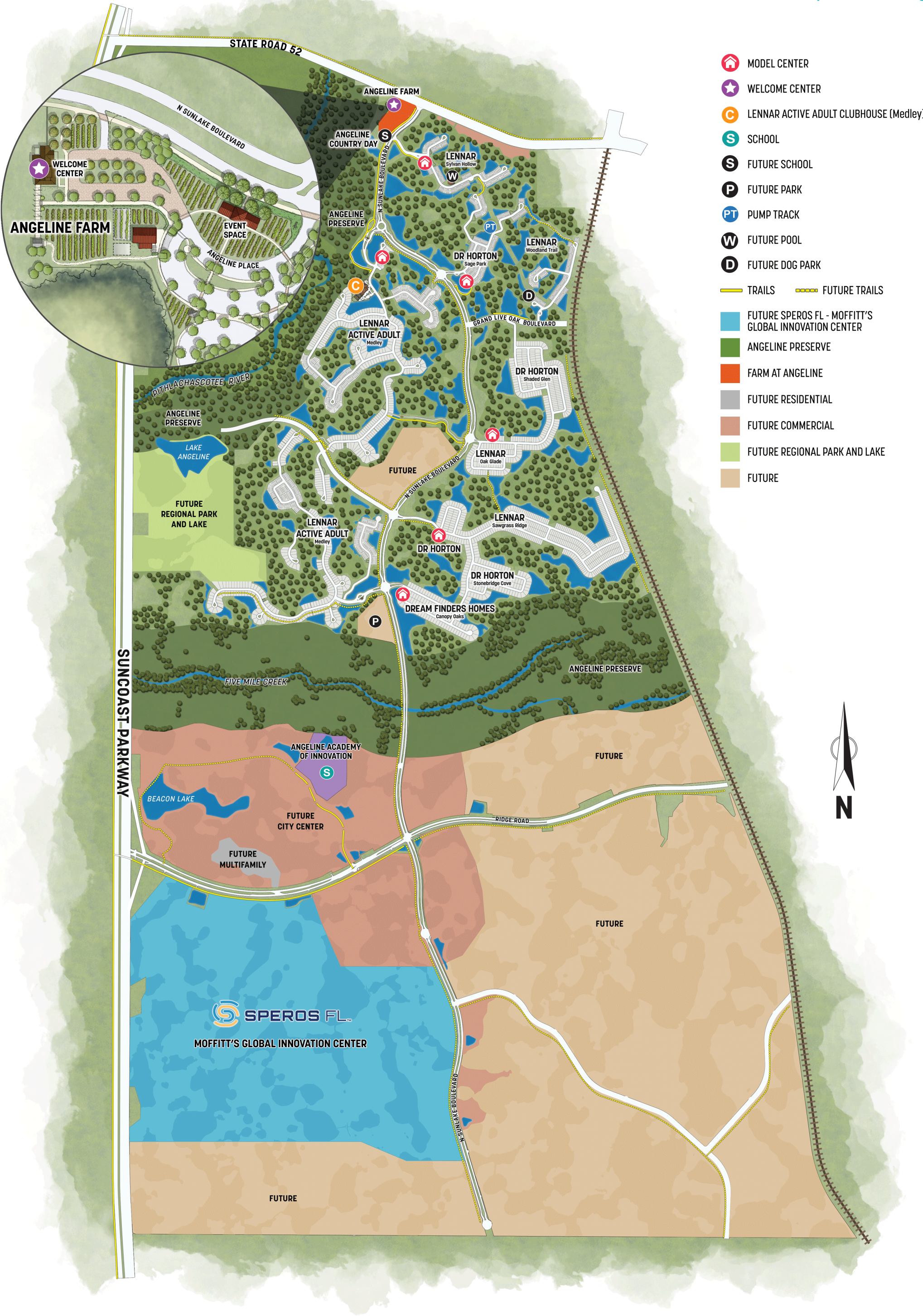
ENERGY SAVINGS & ADVANCING TECHNOLOGIES

Realize the benefits of living in an energy-efficient and responsible community. Here, it's about thinking smarter and harnessing technology to reduce our carbon footprint and make Angeline the healthiest place in the region to live and do business.



TRANSPORTATION & CONNECTIVITY

Getting here and getting around will be easy thanks to key infrastructure improvements already underway. And with the fastest Internet and WiFi speeds in the nation, everything at Angeline is just a click away, setting a new standard for digital communications like never before.



The Power of Community

Angeline is set to become the new heartbeat of Pasco County when the master plan is realized. No other community will have this mass of activity, attracting smart minds, businesses, visitors and those eager to live well, be inspired, learn, and celebrate the power of community. And it's all conveniently connected to the greater Tampa Bay region.

Moffitt's Global Innovation Center – Speros, FL, an anchor with global recognition and recognized prowess, will be one of the largest hubs for high tech-research and world-class medical facilities in the country. Endless opportunities for adventure can be found in our future City Center and along miles of trails woven intricately throughout the community. Smart, innovative technologies will deliver real-time data and information anytime, anywhere. A sustainable farming operation, a crystalline Lagoon amenity, multi-modal transit options and a variety of shopping, dining and entertainment options will all be part of this city in the making.

A Vibrant Address to Call Home

Angeline is poised to become the premier living destination in Pasco County, featuring 7,500 high-tech, energy-efficient homes. Built by the nation's top builders, Angeline offers a diverse range of homes, including options for active adults, single families, villas, townhomes, and multifamily residences. Lennar, D.R. Horton, and Dream Finders Homes are bringing thoughtfully designed single-family homes for families of all ages, expanding the community's appeal. Lennar's Active Adult Collection features villas and single-family homes for 55+ residents, complemented by a dedicated clubhouse, resort-style swimming pool, and sports courts for tennis, pickleball, and bocce ball.

With top builders shaping its future, Angeline is more than a community—it's a new way of life, blending modern living with natural beauty. **Notably, 78% of currently planned homes are designed to feature stunning backyard views, creating a serene retreat in the heart of Pasco County.**





SPEROS FL

Moffitt's Global Innovation Center's 775-acre expansion development

16-million sf of lab, office, manufacturing and clinical spaces

Magnet for biotech companies and world-renowned medical professionals



SCHOOLS

Angeline Academy of Innovation STEM (Science, Technology, Engineering, and Math) Middle & High School
Now Open

Future K-5 School

Future Pre-K School



NEW ROAD CONNECTIONS

Completed Ridge Road extension and access ramps from the Suncoast Parkway

Planned expansions of State Roads 52 and 54, and US-41

Multi-modal paths allow for EV carts, bicycles and more



FARM

Professionally managed farm

Fresh, local produce

Educational and family-friendly events

Wild Thyme Café & Market



TRAILS

Miles of trails and scenic pathways planned throughout the community

Connects to area's regional trail system and nature preserves

Includes variety of safe, multi-modal distances, loops and surfaces



FUTURE REGIONAL PARK & LAKE

130+ acre Pasco County regional lakefront park

Planned sports fields, winding trails, boardwalks, campsites, picnic areas and forest overlooks



FUTURE TOWN CENTER

A Town Center at the heart of Angeline has the potential for 4 million SF of office, dining, and entertainment

An additional 2 million SF of future commercial space means that Angeline is truly a City in the Making



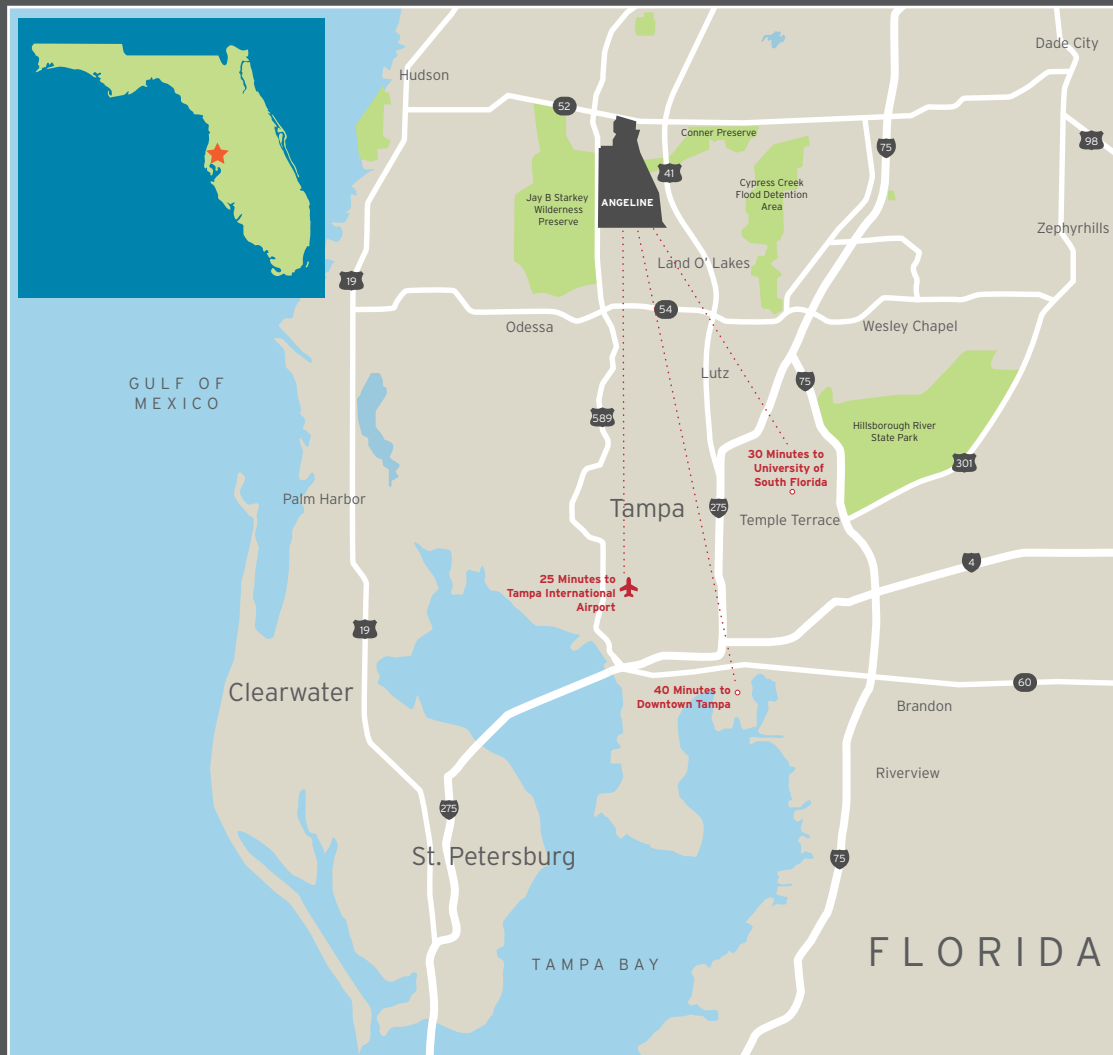
FUTURE LAGOON

Acres of clear blue water, palm trees and white sandy beaches

Swim-up bar, floating obstacle course, paddleboards and more

Family-friendly events and programming

Convenient. Connected.



A Metro Development Group Community

Metro Development Group, one of the largest privately held residential developers in Florida. Metro Development Group is a leader in master plan innovation, shaping communities like no other, with activities and incredible experiences that offer all the elements for a great life™.

ANGELINE

Welcome Center

Sunday - Saturday 9am - 5pm

11725 Angeline Blvd | Angeline, FL 34638

AngelineFL.com



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