MIDDLETON
TAMPA BAY

A NEIGHBORHOOD GUIDE · 2026 EDITION

TAMPA / HILLSBOROUGH COUNTY / 33606

Living in *Hyde Park*



Bayshore's balustrade, Plant's minarets, Hyde Park Village and 140 years of homes beneath the oaks. Everything you would want to know before you call it home.

COMPASS

BY MARK MIDDLETON, BROKER ASSOCIATE · COVER: A DOUBLE-GALLERY HOME IN HYDE PARK



INSIDE THIS GUIDE

Contents

01	A letter from Mark	03
02	Hyde Park at a glance	04
03	Where it is	05
04	Platt's Hyde Park	06
05	Plant's hotel and the bridges	08
06	Bayshore Boulevard	09
07	Streets and the canopy	10
08	A Hyde Park timeline	11
09	The homes	13
10	The historic district	15
11	Hyde Park Village	16
12	Gasparilla and the outdoors	17
13	Daily life, schools and getting around	20
14	The real estate market	21
15	Buying in Hyde Park	22
16	Flood, insurance and older homes	23
17	Selling in Hyde Park	24
18	Questions people ask	25

Downtown Tampa's skyline at night, a bridge away from Hyde Park.



A LETTER FROM MARK

Tampa's first *great neighborhood*

Hyde Park is the neighborhood that taught Tampa how to live well. It began in 1886 as twenty acres across the river from a frontier town, and it grew into a place of porches, brick streets, live oaks and the long white balustrade of Bayshore Boulevard.

I specialize in historic and character homes, and Hyde Park is one of the great historic neighborhoods in Florida. Few places pair this much architecture with this much daily convenience. You can walk to dinner in Hyde Park Village, run the bay at sunrise and be downtown in five minutes.

I wrote this guide for two readers. One is wondering whether Hyde Park is the right place to call home. The other already lives here and is thinking about what comes next. Both deserve the full story, so the history of Plant's hotel and Platt's subdivision sits beside the practical questions: design review, flood zones, insurance, schools and what homes actually sell for.

If a street or a house in these pages catches your eye, call me. A walk down Bayshore with someone seeing it for the first time never gets old.



Mark Middleton

Broker Associate
Middleton Tampa Bay | Compass
727-871-7653
mark@middletontampabay.com

MIDDLETON
TAMPA BAY

02 · AT A GLANCE

Hyde Park *in brief*

1886

THE FOUNDING

O.H. Platt subdivides twenty acres west of the Hillsborough River and names them for his hometown.

4.5

MILES OF BAYSHORE

A ten-foot sidewalk along Hillsborough Bay, listed by Guinness as the longest continuous walkway.

1891

THE TAMPA BAY HOTEL

Henry B. Plant's 511-room resort opens on February 5 at the neighborhood's northern edge.

835

CONTRIBUTING BUILDINGS

In the local Hyde Park Historic District, designated by the City of Tampa in 1988.

1985

A BANNER YEAR

National Register listing on March 4, and the opening of Hyde Park Village.

$1.9M

SINGLE FAMILY MEDIAN

Hyde Park single family sales over the trailing twelve months, per Homes.com.

Across the river, *along the bay*

Hyde Park sits just southwest of downtown Tampa, across the Hillsborough River, with Hillsborough Bay along its eastern edge.

The National Register describes the historic district as roughly bounded by the Hillsborough River and Hillsborough Bay on the east, Howard Avenue on the west and Kennedy Boulevard on the north. In everyday use the name reaches a little further, taking in North Hyde Park above Kennedy, the SoHo corridor along South Howard Avenue and the grand homes of Bayshore Boulevard.

The neighborhood shares the 33606 ZIP code with Davis Islands, Hyde Park West and parts of the surrounding blocks. Bridges at Kennedy Boulevard and Platt Street put downtown a few minutes away by car, bike or on foot.

If a precise boundary matters for a purchase, ask me to confirm the subdivision, the historic district map and the neighborhood association for that address.



DOWNTOWN AND THE HILLSBOROUGH RIVER, WITH HYDE PARK'S BRIDGES AT RIGHT

APPROXIMATE DRIVE DISTANCES

Downtown Tampa and the Riverwalk	1 to 2 mi
University of Tampa	1 mi
Ybor City	4 mi
Raymond James Stadium	5 mi
Tampa International Airport	6 to 7 mi
MacDill Air Force Base	7 mi
St. Petersburg	23 mi
Clearwater Beach	25 mi

Road miles are approximate and depend on where in the neighborhood you start. Drive times vary with traffic and route.



04 · HISTORY

THE MINARETS OF THE FORMER TAMPA BAY HOTEL

Platt, Plant *and the river*

From a twenty-acre farm to Tampa's first great residential neighborhood, in the shadow of a railroad baron's palace.

Twenty acres *across the river*

Before there was a Hyde Park there was farmland and water. A historical marker erected by the Tampa Historical Society notes that the first settlement here was Spanishtown Creek, a small fishing village of palmetto huts dating to the Second Spanish Period, 1783 to 1821.

In 1886 O.H. Platt of Hyde Park, Illinois, a winter visitor from the Chicago area, bought about twenty acres of the Jackson family farm on the west side of the Hillsborough River. He bought in anticipation of a bridge, laid out Tampa's first subdivision west of the river, and named it for his hometown.

Other developers followed and left their names on the street signs. Alfred Swann, William Morrison, James Watrous, Lee Dekle and Matthew Jetton all gave names to Hyde Park streets. In the early 1900s, nearly 100 acres of surrounding citrus groves were divided into lots, and the neighborhood spread south toward the bay.



HYDE PARK AVENUE ON A 1905 DETROIT PUBLISHING COMPANY POSTCARD



BUNGALOWS AND PALMS ON A HYDE PARK STREET IN AN EARLY PHOTOGRAPH

THE STREETS REMEMBER

Hyde Park's founders and early developers live on in its street signs.

Platt	Swann	Morrison	Watrous	Dekle	Jetton
O.H. Platt, founder	Alfred Swann	William Morrison	James Watrous	Lee Dekle	Matthew Jetton



05 · PLANT'S HOTEL AND THE BRIDGES

A palace, *and a bridge to reach it*

Platt's bet on a bridge paid off because of Henry B. Plant. The railroad and steamship magnate wanted a palace at the end of his line, and he asked the city for two things: extend Lafayette Street half a mile west, and bridge the river. In 1888 the Lafayette Street Bridge became the first crossing of the Hillsborough, linking downtown with Hyde Park and Plant's hotel site.

The Tampa Bay Hotel opened on February 5, 1891, with 511 rooms beneath a skyline of Moorish Revival minarets, cupolas and domes. Its roofline still holds thirteen of them. The city bought the property in 1905, and since 1933 it has been home to the University of Tampa and the Henry B. Plant Museum. It is a National Historic Landmark.

The bridge was rebuilt in 1913 and renamed for President John F. Kennedy in the 1960s, along with Lafayette Street itself. Streetcars carried residents across it to Hyde Park until the 1940s. The Platt Street Bridge followed in the mid-1920s to relieve congestion, and New Deal era projects joined Bayshore Boulevard to Platt Street, completing the route residents still drive every day.

ABOVE: TAMPA'S MODERN STREETCAR RECALLS THE LINES THAT ONCE CARRIED RESIDENTS ACROSS THE RIVER TO HYDE PARK.

1888
The Lafayette Street Bridge, the first across the river

511
Rooms when the Tampa Bay Hotel opened in 1891

13
Minarets, cupolas and domes on the roofline

1933
The University of Tampa and Plant Museum move in

Four and a half miles *of balustrade*

Bayshore Boulevard is Hyde Park's front porch. The Cultural Landscape Foundation traces the boulevard to the early 1890s, when Chester W. Chapin acquired 110 acres south of the city limits. Hillsborough County built the seawall and balustrade from Howard Avenue to Gandy Boulevard in 1926, and the white balustrade became one of the most recognizable sights in Florida.

Today the sidewalk runs about 4.5 miles from Columbus Statue Park at Platt Street to Gandy Boulevard. It is ten feet wide, uninterrupted and lined with benches, fitness stations and bay views. Guinness World Records lists it as the longest continuous pedestrian walkway, though Galveston's seawall makes a competing claim. It has been part of Tampa's greenway network since 1989.

On any given morning you will see runners, walkers, cyclists and strollers sharing the view of Davis Islands, the downtown skyline and the occasional dolphin. On Gasparilla day, the same stretch becomes the parade route for hundreds of thousands of spectators.

THE SIDEWALK

10 ft

wide and 4.5 miles long, from Platt Street to Gandy Boulevard, uninterrupted along the bay.

A ROYAL DRIVE

On May 20, 1991, Queen Elizabeth II's motorcade traveled down Bayshore Boulevard from the University of Tampa to MacDill Air Force Base. Hillsborough County's history of the Bayshore seawall records the moment, along with the county's 1912 and 1926 expansions of the wall.



RACE MORNING ON BAYSHORE BOULEVARD NEAR THE PLATT STREET BRIDGE

Brick, oaks *and porches*



LIVE OAKS ARCHING OVER A HYDE PARK STREET

Hyde Park's streets are part of its architecture. Brick pavers survive on many blocks, granite curbs line the corners, and live oaks planted generations ago now meet overhead. The city's Hyde Park design guidelines note that large trees and planting strips give the neighborhood its visual continuity.

The scale is human. Homes sit close to the sidewalk behind porches, low walls and gardens, and alleys keep many garages out of sight. Walking a few blocks takes you past a century of building, from Victorian cottages to Craftsman bungalows, brick Colonial Revivals and carefully designed new homes.

Tree removal is regulated citywide, and the design guidelines address landscaping, walls and parking within the district. If a particular tree or street surface matters to you, ask about it before you buy.

LOOK FOR

- Brick streets and granite curbs
- Live oak canopies
- Rear alleys and detached garages
- Porches close to the sidewalk
- Low walls, gardens and fences



A Hyde Park *timeline*

1783	**Spanishtown Creek.** A small fishing village is the first known settlement in the area, through 1821.
1886	**Hyde Park is born.** O.H. Platt buys twenty acres and names them for his Illinois hometown.
1888	**The first bridge.** The Lafayette Street Bridge links downtown and Hyde Park.
1889	**Hyde Park Grammar School** opens on September 3.
1891	**The Tampa Bay Hotel** opens on February 5 with 511 rooms.
1904	**Gasparilla begins.** Costumed krewe members ride into Tampa's May Day parade on horseback.
1905	**The city buys** the Tampa Bay Hotel.
1913	**A new bridge.** Today's Lafayette Street Bridge is completed, the third on the site.
1926	**The balustrade.** The county builds the seawall and balustrade from Howard Avenue to Gandy Boulevard.
1933	**A university and a museum.** The University of Tampa and the Plant Museum move into the hotel.
1954	**The pirate ship.** The José Gasparilla is built for the annual invasion.

From the Village *to today*

1960s	**Kennedy Boulevard.** Lafayette Street and its bridge are renamed for President Kennedy.
1974	**Hyde Park Preservation, Inc.** forms to advocate for the neighborhood's historic fabric.
1985	**Two milestones.** National Register listing on March 4, and Hyde Park Village opens.
1988	**Local designation.** The City of Tampa creates the local Hyde Park Historic District.
1989	**Bayshore joins** Tampa's greenway trail network.
2002	**Design guidelines.** The city adopts today's Hyde Park design guidelines.
2013	**New owners.** WS Development buys Hyde Park Village.
2019	**Snow Avenue.** A new building anchors the Village's revival.
2024	**Hurricane Helene** pushes storm surge over Bayshore Boulevard.
Today	**Still Tampa's address,** and still one of Florida's great historic neighborhoods.

MIDDLETON
TAMPA BAY

Fourteen decades of history, still being written.

HYDE PARK, 1886 TO TODAY

Victorian to Craftsman *and beyond*

Hyde Park's homes span the period the National Register calls its era of significance, 1886 to 1933, and a great deal of what came after.



A TWO-STORY CRAFTSMAN BUNGALOW ON A HYDE PARK CORNER



A PAINTED BRICK PORCH PIER AND LEADED GLASS DOORS

The oldest blocks near the river hold Queen Anne and Victorian homes with turned porch posts, steep roofs and decorative shingles. Colonial Revival homes followed, many with full-width porches and classical columns, and some of the grandest face Bayshore Boulevard.

The bungalow defines much of the neighborhood. Craftsman homes with deep eaves, exposed rafter tails, tapered porch piers and wide front porches line street after street, along with Prairie-influenced four-squares and the occasional Mediterranean Revival home from the 1920s boom.



A ROW OF PORCHES ON A HYDE PARK BLOCK

New construction is part of Hyde Park's story too. Within the historic district, new homes are reviewed for compatibility with their neighbors in scale, setback, roof form and materials, which is why so many recent homes echo the porches and proportions of their older neighbors.

Many of the finest homes have been restored with original floors, windows and millwork kept beside new kitchens, baths and systems. Others are still waiting for that work. The difference between the two is where a good inspection, a design-review plan and a realistic budget matter most.

Garage apartments and accessory units appear on some lots, and townhomes and condominiums offer a lower-maintenance way into the neighborhood, especially near Bayshore and in North Hyde Park. Confirm the permitted use of any accessory unit before you count on it.

Protected character, *reviewed design*

Much of Hyde Park is a locally designated historic district. That protects the character you are buying, and it shapes what you can change.

The Hyde Park Historic District was listed on the National Register of Historic Places on March 4, 1985, and the City of Tampa designated a local historic district in 1988. City records count about 1,223 buildings in the local district, 835 of them contributing to its historic character.

In the local district, exterior changes visible from the street, additions, new construction, demolition and many site improvements require a Certificate of Appropriateness from the city's Architectural Review Commission. The commission reviews applications against the Hyde Park design guidelines, adopted in their current form in 2002, and the Secretary of the Interior's Standards.

Review is not a barrier to good work. The commission regularly approves well-designed additions and new homes. It does mean more time, more drawings and sometimes conditions on materials and details, so build that into your plans and your budget.

WHAT APPLIES WHERE

NATIONAL REGISTER, 1985
Recognition of the district's history. Listing alone adds no rules for private owners using private funds.

LOCAL DISTRICT, 1988
Exterior work, additions, new construction and demolition need a Certificate of Appropriateness.

DESIGN GUIDELINES
Cover porches, windows, siding, fences, walls, landscaping and new construction. Artificial siding is discouraged.

TAX INCENTIVES
The city offers a historic property ad valorem tax exemption program for qualifying rehabilitation.

1985
Hyde Park joins the National Register on March 4

1988
The City of Tampa designates the local district

2002
Today's Hyde Park design guidelines are adopted

Before you buy, I can help confirm whether an address is contributing to the district, and what approvals and permits are on file for it and its neighbors.



11 · HYDE PARK VILLAGE

A town center *under the oaks*

Hyde Park Village is the neighborhood's town center. The streets around Snow Avenue, once called Cork Avenue, were an established commercial area by the 1920s, and the building that now houses the Wine Exchange dates to 1905. The Village opened as an upscale open-air shopping district in 1985.

After quieter years, Boston-based WS Development bought the Village in 2013 and began a long revival. The Snow Avenue building opened in 2019, national names chose the Village for their first Tampa Bay stores, and in 2026 Ralph Lauren returned to the Village it had helped open four decades earlier.

IN THE VILLAGE

- Boutiques and national brands
- Chef-driven restaurants and cafés
- Fitness studios and wellness
- A shaded plaza for gathering
- Seasonal markets and events

ABOVE: THE SHADED PLAZA AT THE HEART OF HYDE PARK VILLAGE



12 · OUTDOORS

DAVIS ISLANDS FROM ABOVE, ACROSS THE CHANNEL FROM BAYSHORE

Pirates, parks *and the bay*

A boulevard built for walking, a festival built for Bayshore, and the whole of Tampa Bay at your door.

The pirates *come to Bayshore*



THE JOSÉ GASPARILLA MOORED ON THE DOWNTOWN WATERFRONT

Every January, Hyde Park becomes the front row of Tampa's biggest party. Gasparilla began in 1904, when a small band of civic leaders in rented pirate costumes rode into the city's May Day parade on horseback. Ye Mystic Krewe of Gasparilla has staged the invasion most years since.

Today the krewe sails the José Gasparilla, built in 1954, into the harbor, demands the key to the city and leads a victory parade of more than 100 floats down Bayshore Boulevard. The festival's organizers count more than 300,000 spectators on parade day, the last Saturday in January.

For Hyde Park residents, Gasparilla brings closed streets, packed sidewalks and a family-friendly Children's Parade along Bayshore about a week earlier. Many homes along the route host parties of their own, and parking plans are a neighborhood tradition.

GASPARILLA, IN BRIEF

- Celebrated since 1904
- Parade of Pirates, last Saturday in January
- More than 100 floats on Bayshore
- Children's Parade about a week earlier
- Ship built in 1954

Parks nearby, *downtown across the river*



FOUNTAINS AND TOWERS IN DOWNTOWN TAMPA, A SHORT RIDE ACROSS THE RIVER

Hyde Park has green space close at hand. Kate Jackson Park at 821 South Rome Avenue covers about five acres with a community center, tennis and basketball courts and a splash pad. It sits on land that belonged to Kate Jackson, a civic leader who helped build Tampa's parks and recreation system. Swann Park, officially named Hyde Park, sits along South Albany Avenue.

Downtown is across the river. The Tampa Riverwalk, Curtis Hixon Waterfront Park, the Straz Center and the Tampa Museum of Art are a short bike ride away, and Plant Park on the University of Tampa campus sits at the foot of the Kennedy Boulevard bridge. Davis Islands, with its marina and waterfront parks, is just across the channel from Bayshore.

The Village, SoHo *and schools*

Hyde Park is one of the most walkable neighborhoods in Tampa. Hyde Park Village covers dinner, coffee and shopping, and SoHo, the South Howard Avenue corridor between Kennedy Boulevard and Bayshore, adds restaurants, bars and nightlife.

Downtown offices, the Riverwalk and the University of Tampa are minutes away, and Tampa International Airport is a short drive up the Lee Roy Selmon Expressway or Dale Mabry Highway. Many residents bike or walk for daily errands.

The neighborhood has a strong civic life. Hyde Park Preservation, Inc. has advocated for the area since 1974, and residents take an active interest in the design review process and in what is built next door.



SHOPPING ON A HYDE PARK VILLAGE STREET

SCHOOLS

Hyde Park is served by Hillsborough County Public Schools, and assignments depend on the exact address. Many Hyde Park homes are zoned for Gorrie Elementary or Mitchell Elementary, Wilson Middle and Plant High School. Private options nearby include Tampa Preparatory School and St. John's Episcopal Parish Day School.

Always confirm the assigned schools with the district's school locator before you buy.

What Hyde Park *homes sell for*

Hyde Park is one of the most valuable addresses in Tampa, and it trades across a wide range, from condominiums to restored estates on Bayshore.

$1.9M
SINGLE FAMILY MEDIAN
Hyde Park single family sales, trailing 12 months, per Homes.com

$799K
ALL HOME TYPES MEDIAN
Including condos and townhomes, per Homes.com

4.2
MONTHS OF SUPPLY
A balanced market, per Homes.com

MEDIANS IN CONTEXT

MARKET	MEDIAN SALE PRICE	BASIS
Hyde Park, single family	$1,899,000	Homes.com, trailing 12 months
Hyde Park, townhome	$610,000	Homes.com, trailing 12 months
Hyde Park, all types	$798,500	98 sales, $535 per sq. ft.
ZIP 33606, all types	$800,000	189 sales, six months to Sept. 2026, per Resideline
Hillsborough County, single family	$419,450	September 2026, per Florida Realtors

Sources: Homes.com, accessed November 2026. Resideline, September 14, 2026. Florida Realtors, September 2026.

The numbers show how wide the market is. A single family home in Hyde Park has recently sold for a median near $1.9 million, while townhomes and condominiums bring the all-property median closer to $800,000. Prices per square foot vary just as widely with location, condition and lot.

For context, the Hillsborough County single family median was $419,450 in September 2026, according to Florida Realtors, down 1.3 percent from a year earlier. Hyde Park single family homes trade at roughly four times the county median.

Medians across a small number of very different homes can move sharply from month to month. For a specific home, a current comparative market analysis built from street-level sales is the only reliable guide. I prepare those at no cost.

Buy the house, *and the block*

Buying in Hyde Park rewards preparation. The best restored homes and well-placed lots still draw strong interest, so have financing approved, insurance quotes started and your priorities clear before you tour.

Location within the neighborhood matters. Bayshore frontage brings the view and the Gasparilla parade to your door. Blocks near the Village and SoHo trade quiet for convenience. Interior streets toward the river and Kate Jackson Park tend to be calmer.

Read every house twice: once for its character and once for its systems. Original floors, windows and millwork are part of the value. Older wiring, cast iron drains, roofs and foundations deserve specialist inspections. Ask what has been updated, when, and with which permits.

If you plan to renovate or build, learn the design review process before you write an offer. I can help you check whether a home is contributing to the historic district and what past approvals are on file.



Flood, insurance *and older homes*

Hyde Park sits on some of Tampa's higher ground, but the blocks nearest the bay tell a different story. Flood risk varies street by street.

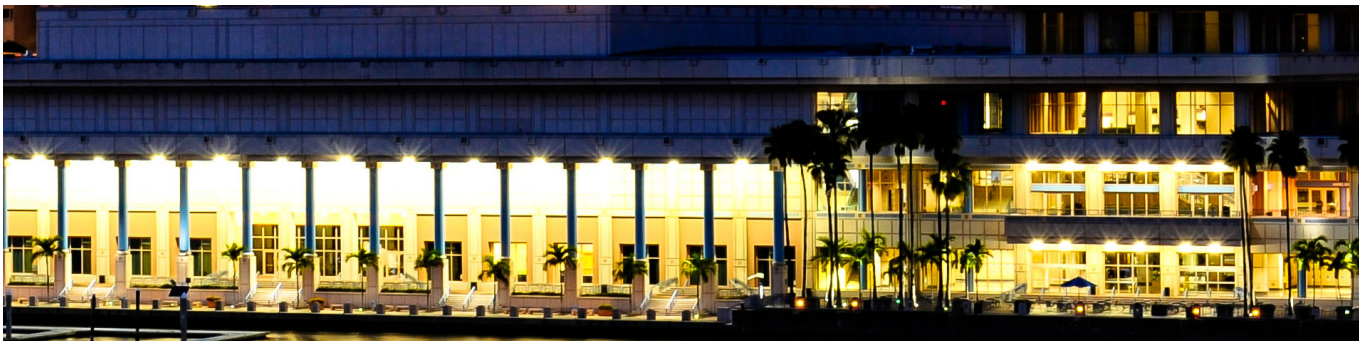
A City of Tampa vulnerability assessment notes that historic neighborhoods such as Hyde Park sit above an elevation of fifteen feet. Bayshore Boulevard and the low-lying blocks near the water are another matter. In September 2024, Hurricane Helene drove a record storm surge over Bayshore, leaving mud and debris for residents to clear. Hurricane Milton followed two weeks later with record rainfall.

Check the FEMA flood zone and the elevation certificate for each home rather than relying on the neighborhood's reputation. Ask any seller directly about storm history, insurance claims and repairs, and verify the answers with permits.

For older homes, insurance follows condition. Insurers look closely at roof age, electrical systems, plumbing and wind mitigation features. A four-point inspection and a wind mitigation report are standard requests, and they can make a meaningful difference in premiums.

BEFORE YOU WRITE AN OFFER, REQUEST

- FEMA flood zone and elevation certificate
- Insurance quotes and claims history
- Seller's storm and flood disclosures
- Four-point inspection report
- Wind mitigation report
- Roof age, material and permit
- Electrical panel and wiring type
- Sewer line camera inspection
- Historic district status and past approvals
- Permits, zoning and any accessory unit status



THE TAMPA CONVENTION CENTER ON THE DOWNTOWN WATERFRONT AT DUSK



Sell the story, *document the facts*

Selling in Hyde Park is about telling the story of the house and backing it with facts. Buyers here are drawn by architecture, walkability and Bayshore, and they are careful about condition and design review.

Start with the story. The year built, the style and the details that make your home rare, from heart pine floors to a wraparound porch, deserve professional photography and copy that names them. Show the street and the canopy, because buyers are choosing the neighborhood as much as the house.

Then prepare the file. Updated systems, permits, past design approvals, roof and insurance documents, an elevation certificate and recent inspections remove uncertainty, and uncertainty is what costs sellers money at the negotiating table.

A SELLER'S FILE

- Year built and architectural style
- Contributing status in the district
- Certificates of Appropriateness on file
- Permits for major updates
- Roof age and documentation
- Wind mitigation and four-point reports
- Elevation certificate
- Storm history and insurance details

Hyde Park, *answered*

Where exactly is Hyde Park?

Just southwest of downtown Tampa across the Hillsborough River, roughly between the river and bay on the east, Howard Avenue on the west and Kennedy Boulevard on the north, in ZIP code 33606.

Why is it called Hyde Park?

O.H. Platt, who founded the neighborhood in 1886, named it for his hometown of Hyde Park, Illinois, near Chicago.

Is Hyde Park a historic district?

Yes. It joined the National Register in 1985 and became a local historic district in 1988. Exterior changes in the local district need city design review.

How long is Bayshore Boulevard?

The sidewalk runs about 4.5 miles from Platt Street to Gandy Boulevard and is ten feet wide.

What is Hyde Park Village?

An open-air shopping and dining district at the heart of the neighborhood, opened in 1985 and revitalized by WS Development since 2013.

What about Gasparilla?

The parade runs down Bayshore Boulevard on the last Saturday in January, with a Children's Parade about a week earlier. Expect closed streets and crowds.

Does Hyde Park flood?

The interior sits on higher ground, but blocks near Bayshore saw surge during Hurricane Helene. Review the flood zone, elevation certificate and insurance quotes for each home.

Which schools serve the area?

Hillsborough County Public Schools. Many addresses are zoned for Gorrie or Mitchell Elementary, Wilson Middle and Plant High. Confirm with the district's locator.



ABOUT MARK

Mark Middleton

Mark Middleton is a Realtor® Broker Associate with Compass and leads Middleton Tampa Bay, advising buyers and sellers across Hillsborough, Pinellas and Pasco. He specializes in historic, character and waterfront homes, and works from the Compass office in Tampa. He has lived in Dunedin since 2013, serves on the Florida Realtors® and National Association of Realtors® Boards of Directors, and is 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.**

GRI · CIPS · CRB · SRS · PSA · ABR · RSPS · SFR

TALK WITH MARK

727-871-7653

mark@middletontampabay.com

middletontampabay.com

Compass · 3615 Bromley Grand Ave.,
Suite 230
Tampa, FL 33607
Office visits by appointment

Where this guide's *facts come from*

- City of Tampa, Historic Districts and Landmarks designation records, 2018 to 2023
- City of Tampa, Hyde Park Design Guidelines, Ord. 2002-230
- City of Tampa Architectural Review Commission, submission requirements and 2025 hearing records
- National Park Service, National Register nomination, Hyde Park Historic District, NRIS 85000454
- City of Tampa Archives, Lafayette Street and Platt Street bridge photographs
- City of Tampa, Old Hyde Park Centennial proclamation, 2014
- Tampa Magazines, South Tampa bridges and founding figures
- WTSP and the Tampa Bay History Center, the naming of Hyde Park
- Historical Marker Database, Old Hyde Park and Bayshore Boulevard markers
- Henry B. Plant Museum and the University of Tampa, Tampa Bay Hotel history
- The Cultural Landscape Foundation, Bayshore Boulevard
- Hillsborough County, Bayshore seawall historical marker and timeline
- Guinness World Records, longest walkway
- City of Tampa Parks and Recreation, Bayshore Boulevard Greenway and Kate Jackson Park
- Tampa Bay History Center, Kate Jackson biography
- Hyde Park Village, Our Story, and Business Observer, Ralph Lauren returns, 2026
- 83 Degrees Media and Tampa Bay Times reporting on Hyde Park Village
- Gasparilla Pirate Festival and Ye Mystic Krewe of Gasparilla histories, and WUSF
- Hillsborough County Public Schools, Wilson Middle School history
- SchoolDigger and GreatSchools, Gorrie Elementary and Wilson Middle profiles
- Homes.com, Hyde Park neighborhood market trends
- Resideline, ZIP 33606 market snapshot, September 2026
- Florida Realtors, Hillsborough County single family market report, September 2026
- City of Tampa, citywide vulnerability assessment
- ABC Action News and FOX 13, Hurricanes Helene and Milton on Bayshore, 2024

Information is deemed reliable but not guaranteed and should be independently verified. Neighborhood boundaries, historic designations, school assignments, park facilities, flood zones and market figures change and vary by source. Drive distances are approximate road miles from Hyde Park Village. Market figures are medians drawn from third-party sources and are not appraisals. Early settlement history is drawn from historical markers and local accounts and may vary between sources. This guide is for general information and is not legal, tax, insurance, engineering or financial advice. Photographs from Mark Middleton's collection, straightened and cropped, with no filters applied. Historic postcard views are from the early twentieth century. 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.

MIDDLETON
TAMPA BAY

COMPASS

MIDDLETON
TAMPA BAY

Thinking about Hyde Park? Let's walk it together.

MARK MIDDLETON · BROKER ASSOCIATE · COMPASS

727-871-7653
mark@middletontampabay.com
middletontampabay.com

COMPASS

PEOPLE. PLANET. PURPOSE.