MIDDLETON
TAMPA BAY

A NEIGHBORHOOD GUIDE · 2026 EDITION

SOUTH TAMPA / BAY TO BAY / 33629

Living in *Palma Ceia & Virginia Park*



Brick streets, grand oaks and a century of Tampa history between the bay and Dale Mabry. Everything you would want to know before you call it home.

COMPASS

BY MARK MIDDLETON, REALTOR® BROKER ASSOCIATE · COVER: A GEORGIAN REVIVAL HOME BENEATH THE OAKS OF SOUTH TAMPA



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A lantern-lit front porch under the oaks at dusk.



A LETTER FROM MARK

The heart of *South Tampa*

Drive south from Hyde Park and the streets start to sound like a map of Havana: San Miguel, San Pedro, Santiago, San Jose. The oaks close overhead, the brick pavers hum under your tires, and somewhere behind the hedges a sprinkler ticks across a lawn that has been tended for a hundred years.

Palma Ceia and its neighbor to the west, Virginia Park, sit at the heart of South Tampa. Between them you will find Tampa's oldest private golf club, where the LPGA played its very first official tournament, a public high school that has filled Friday nights since 1927, a church that has stood across from that school for nearly a century, and a spring that drew swimmers here before the streets were paved.

I wrote this guide for two readers. One is deciding whether this corner of Tampa is the right place to live. The other already lives here and is thinking about what comes next. Both deserve the full picture, so the history sits beside the practical questions: flood zones, insurance, older homes, schools and what homes have actually sold for.

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

"Tampa's oldest private golf club, a high school nearing its centennial and a church that has stood beside it for a hundred years."

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02 · AT A GLANCE

Palma Ceia & Virginia Park *in brief*

33629

ZIP CODE

Both neighborhoods sit in the heart of South Tampa, with parts of Virginia Park in 33611.

1903

FIRST PLAT

Attorney Thomas Palmer platted the land that became Palma Ceia, first called Madrid.

1916

THE CLUB

Palma Ceia Golf & Country Club, Tampa's oldest private golf club, opened its course.

1927

PLANT HIGH

Henry B. Plant High School opened on South Himes Avenue as Tampa's second high school.

1950

LPGA HISTORY

The first official LPGA Tour event was played at Palma Ceia that January.

$1.0M

PALMA CEIA MEDIAN

Redfin's median sale price for August 2026, with 34 homes sold that month.

The center of *the peninsula*

Palma Ceia and Virginia Park fill the center of the South Tampa peninsula, a short walk or bike ride from Bayshore Boulevard and a short drive from everything else.

Palma Ceia runs roughly from San Miguel and Neptune Streets on the north to Bay to Bay Boulevard and El Prado on the south, and from Dale Mabry Highway and Himes Avenue east toward the Selmon Expressway. Its commercial heart is the intersection of MacDill Avenue and Bay to Bay Boulevard. Palma Ceia West and the private Golfview enclave sit alongside.

Virginia Park lies just to the west. It is generally described as running from Dale Mabry Highway and Himes Avenue west to Manhattan Avenue, and from Palmira Avenue and Bay to Bay Boulevard south to Euclid Avenue. It is quieter and almost entirely residential, with tree-lined streets that carry the same Havana names east to west.

Neighborhood boundaries vary between sources, and real estate websites draw them differently. If a precise boundary matters for a purchase, I will confirm the subdivision, school zones and civic association map for that address.



PAINTED BRICK AND BLACK SHUTTERS BEHIND A BRICK WALK

APPROXIMATE DRIVE DISTANCES

Bayshore Boulevard	0.5 mi
Hyde Park Village	2 mi
Downtown Tampa	4 mi
MacDill Air Force Base	5 mi
International Plaza	5 mi
Tampa International Airport	6 mi
Downtown St. Petersburg	22 mi

Road miles are approximate and measured from MacDill Avenue at Bay to Bay Boulevard. Drive times vary with traffic and route.



04 · HISTORY

THE PALMA CEIA CREST, BAYSHORE BOULEVARD

A century of *South Tampa*

Before the brick streets and the fairways, there was a freshwater spring, a lawyer with a Havana map and a subdivision called Madrid.

How Madrid became *Palma Ceia*

Thomas Palmer's Madrid. Palma Ceia began in 1903, when Tampa attorney Thomas Palmer platted a subdivision south of Hyde Park and called it, and the freshwater spring within it, Madrid. He later filed plans as Palmera Spring, and by 1910 he had settled on Palma Ceia. A plaque at the spring suggests he had chosen the name as early as 1906.

Where the name came from is still debated. One theory blends Palmer's own surname with nearby Terra Ceia. Another reads it as a Spanish phrase for the seat or base of the palm. The 2025 historical marker at the spring credits the Palmers with the name.

The spring. Thomas and Ruby Palmer welcomed visitors to Palmera Spring around 1903. A streetcar along Bayshore Boulevard carried swimmers about three miles from downtown, and in 1928 a large pool was built to hold the spring's constant 72 degree water, which some believed had healing powers. The pool drew crowds for decades before it closed and was filled in. In the mid-1940s, County Commissioner Fred William Ball persuaded the county to buy the land for $15,000, and the City of Tampa took over Fred Ball Park in 1955.

Streets from Havana. Palma Ceia's street names come from the old section of Havana. Historians say the likeliest explanation is that Angel Cuesta, president of Cuesta-Rey cigars, shared a Havana map with Palmer as the plat was drawn. When Virginia Park was platted to the west, beginning in 1912, its developers carried most of the same east-west names across.



WHITEWASHED BRICK AND A STEEP SLATE ROOF, A CLASSIC OF THE BOOM YEARS

"Spring water still flows."

From the Hillsborough County history of Palma Ceia Spring, Fred Ball Park, 2621 Bayshore Boulevard



05 · THE CLUB

Palma Ceia Golf & Country Club, *since 1916*

In 1915, James F. Taylor's Tampa Bay Land Company began promoting a new subdivision called Palma Ceia Park. To give buyers a reason to come, Taylor offered 100 acres to a group of Tampa businessmen for a golf course, leased for $1 a year plus taxes, with an option to buy. Lots sold for $500 to $800.

Palma Ceia Golf & Country Club opened in 1916 with a course by Scottish designer Tom Bendelow, remembered today by Bendelow Trail beside the second fairway. Donald Ross rerouted it in the early 1920s into the layout members still play. In 1925 the members bought bonds to raise the $150,000 needed to complete the land purchase, and the club came through the Depression and two world wars intact.

The roll of names is remarkable. Walter Hagen won his last individual title on the men's tour here. The Gasparilla Open, a PGA event, was played at the club from 1932 to 1935. On January 19, 1950, the Tampa Women's Open at Palma Ceia became the first official tournament of the LPGA Tour, and Babe Zaharias won the event three times. Since 1956 the club has hosted the Gasparilla Invitational, one of the country's premier amateur championships, each February.

The white columned clubhouse on Bayshore dates to 1962. A course restoration by Bobby Weed was named Renovation of the Year by Golf Inc. in 2012. The club is private, and its presence shapes the neighborhood around it: open fairways, mature trees and a sense of permanence that few city neighborhoods can match.

Strength through unity, *since 1927*



HENRY B. PLANT HIGH SCHOOL, 2415 SOUTH HIMES AVENUE

Henry B. Plant High School opened in 1927 as Tampa's second high school, built for 1,500 students at a cost of $450,000 raised through a 1925 bond issue. It stands on South Himes Avenue, between Himes and Dale Mabry Highway, and its brick and cast stone front, with arched entries and a row of arched windows, is still the face of the campus.

The school is named for Henry Bradley Plant, the railroad and hotel builder who brought the railroad to Tampa in the 1880s and built the Tampa Bay Hotel, now the University of Tampa. A bronze statue of Plant was placed on campus in 1987.

Plant enrolls more than 2,500 students. Its motto is Strength Through Unity and its mascot is the Panther. U.S. News & World Report ranked it the 36th best high school in Florida in 2024. On fall Fridays the neighborhood gathers at Dad's Stadium, beneath a water tower that reads Home of State Champions, a reference to the football titles of 2006, 2008, 2009 and 2011.

For many families, Plant is the reason they look here. Attendance zones can change, so confirm the zoned school for any specific address with Hillsborough County Public Schools.

A steeple on San Jose Street, *since 1927*

Across the street from Plant High, the white steeple of Palma Ceia Presbyterian Church rises above San Jose Street. The congregation was founded at this location in 1927, the same year the school opened, and the church describes itself as having witnessed to the love of God in this neighborhood for 100 years.

The sanctuary is a classic of American church design: red brick, a white columned portico beneath a pediment lettered with the church's name, tall arched windows of stained glass, and a brick tower topped by a white belfry and a slender green spire. It is one of the most photographed buildings in South Tampa, and a landmark for anyone giving directions.

The church grew with the neighborhood and keeps a close relationship with the high school across the street. Its weekday preschool has served families for about 35 years, and the campus hosts concerts, Wednesday night dinners and seasonal traditions that draw neighbors well beyond its membership.

A few blocks south, Palma Ceia United Methodist Church has stood at Bay to Bay Boulevard and Dale Mabry Highway since the early 1950s, its rose window installed in 1953.



STAINED GLASS IN THE SANCTUARY

The steeple on San Jose Street has guided directions in South Tampa for generations.

VISITING

Palma Ceia Presbyterian Church is at 3501 West San Jose Street, across from Plant High School. Sunday services are open to visitors, and the courtyard comes alive for seasonal traditions, including the flower cross on Easter morning. Check palmaceia.org for current service times and events.

A Palma Ceia *timeline*



PALMA CEIA PRESBYTERIAN CHURCH

1903	**Madrid is platted.** Thomas Palmer files the subdivision that becomes Palma Ceia. Palmera Spring opens to visitors.
1910	**Palma Ceia.** By this year Palmer has renamed the project Palma Ceia.
1912	**Virginia Park.** The first plat of Virginia Park is filed west of Palma Ceia.
1915	**Palma Ceia Park.** The Tampa Bay Land Company offers 100 acres for a golf course.
1916	**The club opens.** Palma Ceia Golf & Country Club debuts with a Tom Bendelow course.
1922	**Donald Ross.** The great course architect reroutes the layout into its present form.
1926	**Roosevelt Elementary.** The school, first called the Palma Ceia School, opens to students.
1927	**Plant High and the church.** Plant High School opens. Palma Ceia Presbyterian is founded across the street.
1928	**The spring pool.** A large pool is built to hold the spring's 72 degree water.



A COLONIAL REVIVAL ENTRY WITH A BALCONY ABOVE THE DOOR

From the spring *to today*

1932	**The Gasparilla Open.** A PGA event begins at Palma Ceia and runs through 1935.
1940s	**Fred Ball Park.** The county buys the spring land for $15,000. The city takes it over in 1955.
1950	**The LPGA begins.** The Tampa Women's Open at Palma Ceia is the tour's first official event.
1956	**Gasparilla Invitational.** The club's tournament returns as an elite amateur championship.
1962	**A new clubhouse.** The club's current main clubhouse is built.
2010	**The Design District.** A sculpture by Marc DeWaele marks MacDill Avenue and Bay to Bay Boulevard.
2024	**Hurricane Helene.** Record storm surge reaches about 7.2 feet in Tampa, flooding low streets near the bay.
2025	**A marker at the spring.** A county historical marker is dedicated at Fred Ball Park.

In January 1950, the gallery at Palma Ceia for the first official LPGA event was reported as the largest ever to watch a tournament on Florida's west coast.

As noted by Golf World magazine in 1950

A century of architecture *on shaded streets*

Palma Ceia and Virginia Park were built over more than a century, so almost every chapter of Tampa residential design appears within a few blocks.



TUDOR REVIVAL HALF-TIMBERING AND BRICK



A DUTCH COLONIAL WITH A GAMBREL ROOF AND RED DOOR

Boom-era revival styles. The 1920s brought Colonial Revival, Tudor Revival and Mediterranean Revival homes to the oak-lined streets nearest the club and Bayshore. Look for half-timbered gables, steep slate-colored roofs, brick chimneys, arched windows and wrought iron. The finest restored examples are among the most sought-after homes in Tampa.

Dutch Colonials and bungalows. Gambrel roofs, shed dormers, deep front porches and wood siding mark the early 20th century homes that survive throughout Palma Ceia. Many sit behind picket fences and brick walks that are as much a part of the streetscape as the oaks.

Georgian and Federal brick. Symmetrical red brick facades, columned porticos, fanlights and black shutters give many streets their formal, timeless look, especially near the golf course.



MEDITERRANEAN SYMMETRY: ARCHED WINDOWS AND A STONE ENTRY



A MID-CENTURY RANCH WITH A BRICK HERRINGBONE WALK



A BUNGALOW PORCH BEHIND A WHITE PICKET FENCE



CONTEMPORARY STUCCO NEW CONSTRUCTION

Mid-century homes. After World War II, single-story ranch homes filled the remaining lots, particularly in Virginia Park, where several subdivisions date to the late 1940s and 1950s. Brick walks, low rooflines and generous lots make them popular as starter homes and as renovation projects.

New construction. Neither neighborhood is a local historic district, so new homes have steadily replaced older ones. Today's builds range from coastal farmhouse and transitional styles to contemporary stucco, many built at higher elevations to current flood and wind codes.

What it means for buyers. A 1920s Tudor, a 1950s ranch and a 2024 custom home can share the same block and trade at very different prices. Lot size, elevation, condition and street location often matter more than the neighborhood median.

The two-tier market. Older cottages and ranches often sell partly on land value, while new and near-new homes set the top of the price range. Understanding which side of that line a house falls on is the key to valuing it.

Brick streets and *Havana names*



A TWO-STORY PORCH HOME BEHIND A CURVED DRIVE UNDER THE OAKS

Palma Ceia is known for its red brick streets, shaded by live oaks whose limbs meet over the pavement. The bricks slow traffic, they glow in the evening light, and they are part of the neighborhood's identity. The City of Tampa describes the area as one of antique red brick roads shaded by enormous oaks.

The east-west street names come from the old section of Havana: San Miguel, San Pedro, San Rafael, Santiago, San Jose, El Prado and more. Virginia Park continues many of them west of Dale Mabry. Bay to Bay Boulevard, which links Hillsborough Bay to Old Tampa Bay, was originally called Covadonga before its name was changed.

Bayshore Boulevard forms the eastern edge of the area, and MacDill Avenue and Bay to Bay Boulevard are the everyday crossroads. Dale Mabry Highway, the main north-south artery, divides Palma Ceia from Virginia Park.

STREET NAMES TO KNOW

- San Miguel Street
- San Pedro Street
- San Rafael Street
- Santiago Street
- San Jose Street
- El Prado Boulevard
- Bay to Bay Boulevard (once Covadonga)
- Bendelow Trail



11 · VIRGINIA PARK

West of Dale Mabry, *a quieter rhythm*

Virginia Park was first platted in 1912 and grew in waves. Developer William McNevin was part of a second group that built here in the 1920s, and one of his Mediterranean homes, built around 1925 on Bay to Bay Boulevard, still stands. Most of the neighborhood filled in after World War II, in subdivisions such as Virginia Terrace, Maryland Manor and Bel Mar.

Today it is a quiet, family-oriented neighborhood of oak-shaded streets, with original ranch homes beside new two-story builds. It sits close to Bay to Bay, Dale Mabry and the Palma Ceia shops, and within the attendance pattern many families seek for Coleman Middle and Plant High. The Virginia Park Residential Neighborhood Association represents residents.



BRICK AND PAINTED STUCCO WITH A WINDING BRICK WALK

1912

Year of Virginia Park's first plat



12 · OUTDOORS

A TREE SWING AND A BRICK WALK BENEATH A LIVE OAK

Bayshore *and the parks*

Shade overhead, the bay a half mile east and the longest sidewalk in the country at the end of the street.

Bayshore Boulevard *and the spring*

Bayshore Boulevard is South Tampa's front porch. Its sidewalk runs about 4.5 miles along Hillsborough Bay, ten feet wide, from Gandy Boulevard to downtown. Guinness once listed it as the longest continuous pedestrian walkway, and it remains one of the longest in the country. Runners, cyclists and walkers share it from dawn until well after dark, with dolphins, pelicans and sailboats for company. A balustrade from the 1920s lines the water, and the Palma Ceia blocks sit about a half mile inland.

Fred Ball Park and Palma Ceia Spring. At 2621 Bayshore Boulevard, the old spring still flows. The Rose Circle of the Tampa Garden Club restored the park with a fountain, walkways, benches and plantings, and volunteers maintain it today. A county historical marker, dedicated in 2025, tells the story of the Palmers and the pool, with a 1926 photograph of swimmers on its reverse.

Most of the spring water is now piped under Bayshore Boulevard to the bay, but the small walled pool and the shade of the park make it a peaceful place to sit, a short walk from the Bay to Bay shops.

BAYSHORE BOULEVARD

4.5

miles of sidewalk on the bay

72°

the constant temperature of Palma Ceia Spring

BAYSHORE, IN BRIEF

- About 4.5 miles from Gandy Boulevard to downtown Tampa
- A ten foot wide sidewalk along Hillsborough Bay
- Listed by Guinness in 1970 as the longest continuous walkway
- Part of Tampa's greenway trail system since 1989
- The route of the annual Gasparilla parade

Green space, *near and far*



A CRISP WHITE COLONIAL WITH AN OVAL WINDOW AND A SECOND-FLOOR BALCONY

Palma Ceia Golf & Country Club. The private club offers golf, clay tennis courts, a pool, fitness and a full social calendar for members. Even for non-members, its open fairways and mature trees give the surrounding streets a parklike setting.

Neighborhood parks. Small parks and green spaces are scattered through South Tampa. Friendship Park in Virginia Park is a favorite for lunch under the trees, and the playing fields at Plant High and Coleman Middle anchor community sports.

On the water. Ballast Point Park, at the south end of Bayshore, has a long fishing pier and a playground. Paddleboarders and kayakers launch along the bay, and the Hillsborough River, Davis Islands and Harbour Island are a short ride north.

Riverwalk and beyond. Downtown's Tampa Riverwalk, Curtis Hixon Park and the Julian B. Lane Riverfront Park are about four miles away. The Gulf beaches of Pinellas County are roughly a 30 to 45 minute drive across the bay, depending on traffic.

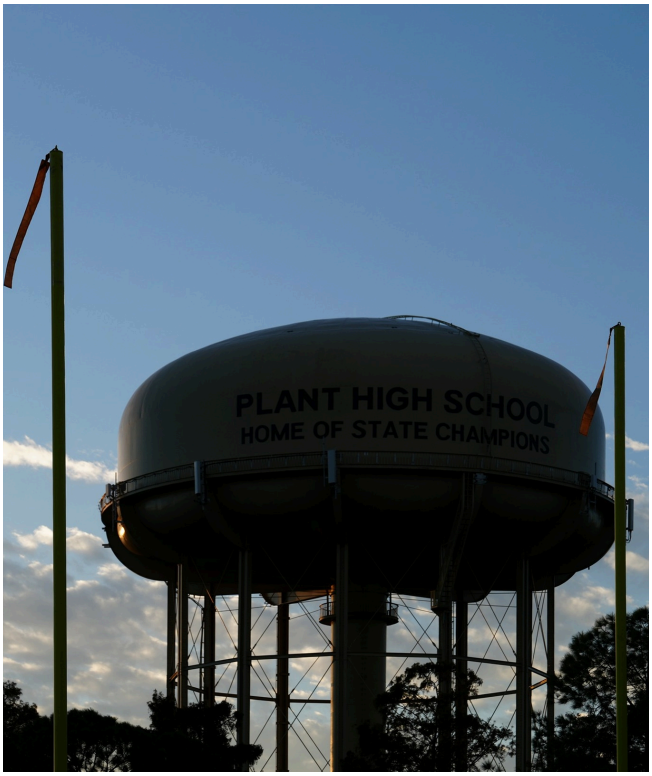
Neighborhood life. Civic associations in both neighborhoods track zoning, traffic and preservation issues and host neighborhood events. Gasparilla in January, Friday nights at Dad's Stadium and evenings on Bayshore are shared traditions.

Dining, errands, *schools and getting around*

Dining. The Palma Ceia Design District, centered on MacDill Avenue and Bay to Bay Boulevard, is the neighborhood's gathering place. Cru Cellars on MacDill is one of Tampa's most awarded wine bars, and Datz, which opened its original MacDill location in 2009, anchors the casual end. Mad Dogs & Englishmen, a South Tampa pub since 1991, reopened in a larger space on South MacDill in 2026. Hyde Park Village and SoHo are about two miles north.

Shopping. Boutiques, salons, antiques and design studios line Bay to Bay and MacDill, with grocery stores and everyday errands along Dale Mabry Highway and Henderson Boulevard.

Getting around. Most residents drive, but the area is unusually bikeable and walkable for Tampa. Downtown is about four miles north, Tampa International Airport about six miles, and MacDill Air Force Base about five miles south. The Selmon Expressway provides a fast route downtown and east, and the Gandy Bridge leads to St. Petersburg.



THE PLANT HIGH WATER TOWER ABOVE DAD'S STADIUM AT SUNSET

SCHOOLS

Public schools in the area are among the most highly rated in Hillsborough County. Roosevelt Elementary, Mabry Elementary and Grady Elementary serve the area, and their students usually continue to Coleman Middle School and Plant High School. Assignment is based on address and zones can change, so confirm the zoned schools for any home with Hillsborough County Public Schools.

Private options nearby include St. Mary's Episcopal Day School, Christ the King Catholic School, the Academy of the Holy Names and Jesuit High School. Palma Ceia Presbyterian and Palma Ceia United Methodist both operate preschools.

What homes here *sell for*

Prices here are set block by block. A renovated original home and a new custom build can sit side by side and sell a million dollars apart.

$1.0M

PALMA CEIA MEDIAN

Redfin median sale price, August 2026, down 18.8% from a year earlier. 34 homes sold that month.

$543

PER SQUARE FOOT

Palma Ceia median sale price per square foot, Redfin. Homes sold in a median 32 days at 97.2% of list.

$1.16M

VIRGINIA PARK MEDIAN

Median sale price for the 12 months ending August 2026, up 32.6%, from 24 closed sales.

VIRGINIA PARK CLOSED SALES BY SIZE, 2024 TO MID-2026

LIVING AREA (SQ. FT.)	MEDIAN SALE	PER SQ. FT.	SALES
1,161 to 1,787	$760,000	$524	23
1,959 to 2,799	$995,000	$434	23
2,913 to 5,060	$1,574,500	$471	24

Redfin rates Palma Ceia somewhat competitive. In August 2026, 30.2% of homes sold above list price, while typical homes sold about 3% below list and went pending in about 36 days. The best-presented homes went pending in about 19 days at about 1% above list.

Virginia Park recorded 70 closings from 2024 through mid-2026, from $550,000 to $3.25 million. Cash buyers accounted for 38% of recent sales.

Because so few homes sell in any month, a single large sale can move a neighborhood median sharply. For pricing a specific home, I build a comparison set by hand, matching era, condition, lot, elevation and street.

VIRGINIA PARK CLOSINGS BY PRICE, 2024 TO MID-2026

PRICE RANGE	SHARE OF SALES	SALES
Under $650,000	6%	4
$650,000 to $1.1 million	47%	33
$1.1 million to $1.55 million	26%	18
$1.55 million to $2 million	13%	9
Over $2 million	9%	6

Buy the house, *and the setting*

Palma Ceia and Virginia Park reward buyers who know what they are looking at. The same qualities that make them special, old trees, older homes and the nearby bay, also call for careful due diligence.

Know the micro-location

Blocks closer to Bayshore and lower-lying streets behave differently on price, insurance and flood exposure than higher ground to the west. Two homes a few blocks apart can carry very different elevation certificates.

Land or house?

Decide early whether you are buying a home to keep or a lot to build on. Neither neighborhood is a local historic district, which allows renovation and new construction but also means your neighbors may rebuild.

Budget for the canopy

Grand oaks are part of the value. They also need professional care, and removing protected trees in Tampa requires a city permit.

Price the whole picture

Get insurance quotes before you write an offer. Roof age, wind mitigation features and elevation can change premiums meaningfully.

Expect no mandatory HOA

Most single-family homes here are not in a mandatory homeowners association. Voluntary civic associations represent each neighborhood. Confirm for any specific property.



Flood, insurance *and older homes*

These neighborhoods sit a short distance from Hillsborough Bay. Flood risk varies street by street, and it deserves a clear-eyed look before any purchase.

What the data says. First Street's climate model, as reported by Redfin, rates Palma Ceia's overall flood risk as moderate while estimating that a large share of properties could be severely affected by flooding over the next 30 years. It rates wind risk as extreme for every property, which is true across coastal Tampa.

What Helene showed. In September 2024, Hurricane Helene drove record storm surge into Tampa Bay, about 7.2 feet at the East Bay gauge and 6.8 feet at Old Port Tampa. Low-lying South Tampa streets flooded. Ask every seller directly whether a home took on water in 2024 and what was repaired.

Elevation and the 50% rule. Request the elevation certificate and FEMA flood zone for any home you consider. Older homes below required elevations can face limits on how much renovation is allowed before the whole structure must be brought up to current flood standards. If you plan a major renovation, talk with the City of Tampa early.

Insurance. Lenders require flood insurance in high-risk zones, and many buyers carry it elsewhere. Wind mitigation inspections, four-point inspections and roof age all shape homeowners premiums.

Older homes. A thorough inspection should cover electrical, plumbing and sewer lines, foundation, termites and roof, plus the condition of mature trees near the house.

BEFORE YOU WRITE AN OFFER, REQUEST

- Elevation certificate and flood zone
- Flood and storm claim history
- Wind mitigation report
- Four-point inspection for older homes
- Roof age and permit records
- Tree health near the structure
- Sewer line camera inspection
- Insurance quotes in writing



A TWO-STORY HOME TUCKED BENEATH A SPRAWLING LIVE OAK



17 · SELLING HERE

Sell the setting, *document the facts*

Buyers come to Palma Ceia and Virginia Park for the setting as much as the house: the oaks, the brick streets, the walk to Bayshore, the club and the schools. The right marketing tells that story with editorial photography and copy that place a home within its neighborhood.

Then the facts close the sale. Buyers and their insurers will ask about elevation, flood history, roof age and storm hardening. Sellers who have those answers ready before the first showing remove doubt and protect their price.

Pricing takes judgment. Builders, renovators and end buyers all compete here, and each values a property differently. A home that could appeal to more than one of them deserves a strategy that reaches all three. Well-prepared, well-priced homes routinely outperform the averages.

A SELLER'S FILE

- Elevation certificate
- Wind mitigation and four-point reports
- Permits and renovation history
- Roof, HVAC and water heater ages
- 2024 storm history and repairs
- Survey and lot dimensions
- The house's own history and photos

Palma Ceia & Virginia Park, *answered*

Where are Palma Ceia and Virginia Park?

Both are in South Tampa, Florida, mostly in ZIP code 33629. Palma Ceia sits between Bayshore Boulevard and Dale Mabry Highway around MacDill Avenue and Bay to Bay Boulevard. Virginia Park lies just west of Dale Mabry.

Where does the name Palma Ceia come from?

Attorney Thomas Palmer named the area by about 1910. A common explanation combines his surname with nearby Terra Ceia. Another reads it as Spanish for the seat of the palm.

Can anyone play Palma Ceia Golf & Country Club?

No. It is a private club founded in 1916. The public can watch the Gasparilla Invitational, held there each February.

Which schools serve the area?

Roosevelt, Mabry and Grady Elementary, Coleman Middle and Plant High commonly serve these neighborhoods. Confirm the zoned schools for any address with Hillsborough County Public Schools.

What do homes cost?

Redfin reported a Palma Ceia median sale price of about $1.0 million in August 2026. Virginia Park's median was about $1.16 million for the 12 months ending August 2026. New construction often sells well above those figures.

Are these historic districts?

No. Neither is a local historic district, so renovation and new construction are common. Some individual properties may carry other restrictions.

Is there an HOA?

Most single-family homes are not in a mandatory HOA. Voluntary civic associations represent the neighborhoods. Confirm for any specific property.

Is the area in a flood zone?

Some properties are in FEMA special flood hazard areas, especially closer to the bay and on lower ground. Ask for the elevation certificate and flood history for any home.

How far is downtown Tampa?

About four miles north, typically 10 to 15 minutes by car. Tampa International Airport is about six miles away.

Is Palma Ceia walkable?

Yes, by Tampa standards. The MacDill and Bay to Bay shops, Bayshore Boulevard and Plant High are all within walking or biking distance of many homes.



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, the qualities that define South Tampa's classic neighborhoods. He 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.**

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

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Where this guide's *facts come from*

- Hillsborough County, Historical Markers of Hillsborough: Palma Ceia Spring (marker erected 2025), hcfl.gov
- Tampa Magazines, Founding Figures in South Tampa History (McKenna Kelley, 2019) and The Rise of Seminole Heights (Rodney Kite-Powell, 2022)
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- Creative Loafing Tampa Bay, Virginia Park home with ties to historic local figures (2021), with comments from Rodney Kite-Powell
- Palma Ceia Golf & Country Club history, as published by GolfClubAtlas (2021) and golf course histories
- PGA.com and LPGA history on the 1950 Tampa Women's Open at Palma Ceia
- Gasparilla Invitational history, gasparillainvitational.com
- Hillsborough County Public Schools, Plant High and Roosevelt Elementary school histories
- Old Tampa Photos (Chip Weiner), Henry B. Plant High School and Palma Ceia United Methodist Church
- Florida Gridiron Preps and Sports Illustrated High School, Plant football and Dad's Stadium
- Palma Ceia Presbyterian Church, About, palmaceia.org
- Bayshore Boulevard: City of Tampa Parks and Recreation, Hillsborough County, and Guinness World Records (1970)
- Axios Tampa Bay and National Weather Service, Hurricane Helene storm surge (September 2024)
- Redfin, Palma Ceia housing market, data through August 2026, including First Street climate risk data
- Momentum Realty, Virginia Park market report from Stellar MLS closed sales, 12 months ending August 2, 2026
- SchoolDigger and GreatSchools, South Tampa public school feeder patterns
- Wikipedia, Palma Ceia and Virginia Park (Tampa), for boundary descriptions

Information is deemed reliable but not guaranteed and should be independently verified. Neighborhood boundaries, school assignments, park facilities, flood zones and market figures change and vary by source. Drive distances are approximate. This guide is for general information and is not legal, tax, insurance, engineering or financial advice. Photographs from Mark Middleton's collection, presented without filters. 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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