SOUTH TAMPA NEIGHBORHOOD GUIDE

Palma Ceia

Brick streets, 1920s bungalows and the heart of the Plant district

ZIP 33629 · BAY TO BAY TO NEPTUNE · DALE MABRY TO THE SELMON

Palma Ceia sits right in the middle of South Tampa. It was built mostly in the 1920s, around two things that still define it: H.B. Plant High School and Palma Ceia Golf & Country Club.

Oak trees, brick streets and front porches. Original bungalows next to new two-story homes on almost every block. You can walk to Plant on a Friday night, to Bay to Bay for ice cream and to Bayshore for a run.

At a Glance

MEDIAN SOLD PRICE	**$1,012,000**
AVERAGE SOLD PRICE	**$1,112,547**
MEDIAN $ / SQ FT	**$492**
HOMES SOLD (12 MO.)	**53**
SCHOOLS	**Roosevelt · Coleman · Plant**
FLOOD ZONE	**Mostly FEMA Zone X**
NEARBY	**Hyde Park · Bayshore · Beach Park**

Stellar MLS, single-family sales Oct. 15, 2025 – Oct. 15, 2026.

Two Kinds of House

$880K
ORIGINALS, PRE-1950

$1.43M
BUILT 1994 AND LATER

Over the past year, every single-family sale on a full lot was either an original home or new construction. Nothing in between.

The well-priced originals go fast. More than half went under contract within a week.

Homes in Palma Ceia

Most lots are about 50 by 100 feet. You get a porch and a yard, not acreage. If you own an original, builders will call. Expect a build site on your street at some point.



A classic Palma Ceia bungalow, with a second-story addition set back from the street.



1928 bungalow on W. San Jose Street. My listing, sold before it hit the market.

Original Bungalows | Bungalows with Additions | New Custom Construction

THE STORY

How Palma Ceia Became Palma Ceia

It started with a spring, a streetcar and a golf course in the pines.

c. 1903
Thomas and Ruby Palmer open the natural spring on their Bayshore property. People ride the streetcar out from downtown to swim in 72-degree water.

1916
Palma Ceia Golf & Country Club opens as Tampa's first private club, with a course routed through the pines by Tom Bendelow.

1923
Donald Ross is hired to redesign the course.

1927
H.B. Plant High School opens between Himes Avenue and Dale Mabry.

1928
A larger pool is built at the spring.

1940s
Commissioner Fred Ball gets the county to buy the spring site for $15,000. It becomes Fred Ball Park.

1948
The club hosts the Tampa Women's Open, where the talks began that led to the LPGA.

1962
The club's colonial-style clubhouse opens. It's the one you see today.

2010
The Palma Ceia Design District is dedicated around MacDill and Bay to Bay.

2025
A county historical marker goes up at the spring. The water still flows.

Where the Name Comes From

No one knows for sure, and even local historians say so. The most likely answer: "Palma" for the Palmers, "Ceia" from nearby Terra Ceia.

The street names tell the rest. Almost every one is Spanish, with a match in Old Havana.

San Pedro · San Jose · Santiago
Granada · Barcelona · Palmira · Estrella



"What stood out to me wasn't how fast it sold. It was how many buyers were still looking after it was gone."

KELLY BURCHILL · W. SAN JOSE STREET, 2026

In May, I listed a 1928 bungalow on W. San Jose Street. It went under contract before it ever hit the market. All cash, at full asking price. The buyers now have a family member looking nearby, and several buyers who missed out are still waiting for the next one.

ELEMENTARY	MIDDLE	HIGH	GOOD TO KNOW
Roosevelt	**Coleman**	**H.B. Plant**	Plant sits in the middle of the neighborhood. Boundaries can change, so confirm any address with the Hillsborough County school locator.

LOCAL FAVORITES

My Palma Ceia Picks

Where I actually go. Most of it is walkable from anywhere in the neighborhood.



Chill Bros. on Bay to Bay



CAMP on Palmira



Palma Ceia Golf & Country Club, since 1916



Bayshore Boulevard, a few blocks east

DINING

CounterCulture
CONTEMPORARY AMERICAN

In the Design District on Bay to Bay.

2909 W. Bay to Bay Blvd.

Restaurant BT
VIETNAMESE-FRENCH

Chef-driven, and in the Michelin Guide.

2507 S. MacDill Ave.

Byblos Cafe
LEBANESE & MEDITERRANEAN

A South Tampa standby.

2832 S. MacDill Ave.

Flames
INDIAN

Dishes from across India, with a good wine list.

2601 S. MacDill Ave.

1983
CASUAL AMERICAN

Easy weeknight spot on MacDill.

2616 S. MacDill Ave.

Toffee to Go
LOCAL SWEETS

Made Oprah's Favorite Things in 2013.

3251 W. Bay to Bay Blvd.

RECREATION & LIFESTYLE

Chill Bros. Scoop Shop
ICE CREAM

Made by a Tampa family, the Chillura siblings.

3302 W. Bay to Bay Blvd.

CAMP
FITNESS STUDIO

Pilates and circuit classes, a neighborhood fixture for almost 10 years.

3012 W. Palmira Ave.

Palma Ceia G&CC
PRIVATE CLUB · SINCE 1916

Golf, tennis and a full social calendar.

pcgc.org

The Honest Part

Flooding. I grew up in a South Tampa house that flooded four times, so I don't say this lightly: Palma Ceia isn't known for flooding. Most of it is Zone X. Still check the address. Flood zone and evacuation zone aren't the same thing.

Price of entry. There isn't much under $750,000 on a full lot.

Small lots. About 0.11 acres. A yard, not acreage.

Speed. The good ones don't wait. If you're buying, be ready before you find it.

Thinking About Palma Ceia?

I'm a third-generation South Tampa native and a Plant grad, and I've watched this neighborhood change block by block. Buying or selling, I'll tell you what I'd tell my own family.

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