

FREE GUIDE · 2026

Tampa Bay Lifestyle Guide

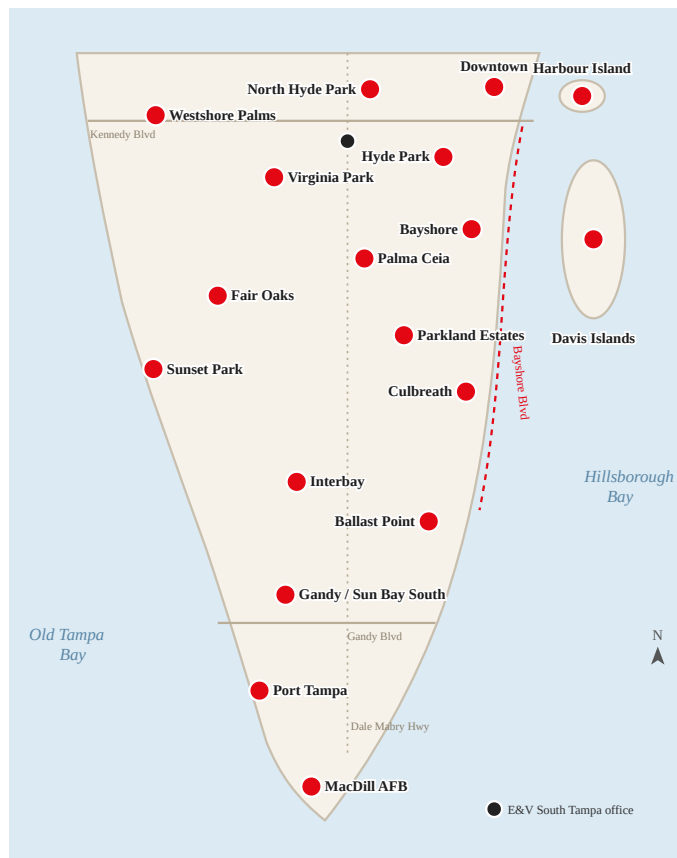
Where to live, eat and play in South Tampa and Tampa Bay

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Quick answers

- **Best place to live in Tampa:** South Tampa (Hyde Park, Palma Ceia, Davis Islands, Bayshore) for walkable, waterfront living; Westchase and New Tampa for newer suburban homes.
- **What a house costs:** the City of Tampa median sale price was about \$450,000 in September 2026 (Redfin); South Tampa runs higher.
- **Biggest annual event:** Gasparilla Pirate Fest, Saturday, January 30, 2027.
- **Hurricane prep:** look up your evacuation zone at [HCFL.gov/HEAT](https://www.hcfl.gov/HEAT). Season runs June 1 to November 30.

South Tampa neighborhoods



Illustrative map, not to scale. Tap a pin (in the digital version) to see homes for sale.

Hyde Park

Historic bungalows, brick streets and Hyde Park Village shopping and dining, a few blocks from Bayshore Boulevard.

HISTORIC SINGLE-FAMILY, TOWNHOMES, NEW CONSTRUCTION

Davis Islands

Island living minutes from downtown, with a walkable village, dog beach, yacht club and waterfront homes.

MEDITERRANEAN REVIVAL, WATERFRONT ESTATES, CONDOS

Bayshore & New Suburb Beautiful

Steps from the Bayshore Boulevard waterfront path and the SoHo (South Howard) restaurant row.

HIGH-RISE CONDOS, CLASSIC HOMES

Palma Ceia

Tree-lined streets around Palma Ceia Golf & Country Club, close to MacDill Avenue shops and cafes.

CLASSIC SOUTH TAMPA HOMES, RENOVATIONS, NEW BUILDS

Harbour Island & Downtown

Lock-and-leave living near the Riverwalk, arenas, offices and the Channel District.

CONDOS AND TOWNHOMES

- **Culbreath & Parkland Estates:** Established neighborhoods along the bay and bayou side of South Tampa. (*larger lots, waterfront and estate homes*)
- **Westshore, Virginia Park & Fair Oaks:** Close to the Westshore business district, International Plaza and Tampa International Airport. (*mid-century homes and newer infill*)
- **Sunset Park:** Quiet streets on the Old Tampa Bay side of South Tampa. (*waterfront and near-water homes*)
- **Ballast Point & Interbay:** Bayside neighborhoods north of Gandy Boulevard, near Ballast Point Park and its fishing pier. (*single-family homes and townhomes*)
- **Gandy, Sun Bay South & Port Tampa:** Newer townhomes and infill construction, often at more approachable price points, near MacDill AFB. (*townhomes, new construction*)

Schools

South Tampa is served by Hillsborough County Public Schools. Public schools located in South Tampa include:

- Plant High School (named best public high school in the Tampa Bay area by U.S. News & World Report)
- Robinson High School
- Wilson, Coleman and Madison middle schools
- Gorrie, Mitchell, Roosevelt, Grady, Dale Mabry and Ballast Point elementary schools

School zones change and don't follow ZIP codes. Confirm a home's assigned schools with the Hillsborough County Public Schools school locator, and compare grades on the Florida Department of Education site. Magnet and choice programs accept applications each winter.

Commute times from South Tampa

Downtown Tampa	10 min
Westshore business district	10 min
Tampa International Airport	15 min
MacDill AFB	15–20 min
Brandon	25–30 min
St. Petersburg	30 min
Clearwater Beach	40–45 min

Approximate off-peak times from the Engel & Völkers South Tampa office. Rush hour can add 15–30 minutes.

Where to eat

Favorites from Tampa Magazine's 2026 Readers' Choice awards and local readers' polls.

- **Bern's Steak House** (SoHo / Hyde Park): Fine dining and steakhouse; voted most uniquely Tampa
- **Oxford Exchange** (Kennedy Blvd): Best Brunch; restaurant, bookshop and tea room
- **SoHo Sushi** (South Howard (SoHo)): Best Sushi winner
- **Allelo** (Tampa): Fine dining, Best Bar and Best Brunch
- **Sola Bistro + Wine Bar** (Tampa): Fine dining with a strong wine program
- **Ulele** (Tampa Heights Riverwalk): Best waterfront dining, Florida-native menu
- **Columbia Restaurant** (Ybor City): Florida's oldest restaurant; Spanish and Cuban classics

- **Walter's Press Box** (S Dale Mabry Hwy): Neighborhood sports bar known for wings
- **Blind Goat** (Henderson Blvd): Baked wings with buffalo sauce

Pizza: Fabrica Pizza (No. 24 in the U.S. on the 2026 50 Top Pizza list), Eddie & Sam's N.Y. Pizza, Cappy's, Florish.

Wings: Hattricks Tavern, Walter's Press Box, Blind Goat, Wicked Oak.

Clubs, golf & boating

- **Golf (private):** Palma Ceia Golf & Country Club, Avila, Old Memorial, Tampa Palms, Hunter's Green, The Club at Cheval
- **Golf (public & resort):** Rocky Point, Westchase, TPC Tampa Bay, Innisbrook, Saddlebrook, Streamsong
- **Yacht & boat clubs:** Tampa Yacht & Country Club, Davis Island Yacht Club, Westshore Yacht Club; Freedom Boat Club (Hula Bay and Harbour Island) for boat-sharing
- **Social clubs:** The Tampa Club, Centre Club, and Ybor City's historic Italian Club, Cuban Club and Centro Asturiano

Dog parks

- Davis Islands Dog Park & Dog Beach (1002 Severn St)
- Gadsden Park (6901 S MacDill Ave)
- Julian B. Lane Riverfront Dog Park
- Curtis Hixon Waterfront Park
- Queenie's Dog Park at Waterworks Park

Events calendar

- **Jan 30, 2027:** Gasparilla Pirate Fest on Bayshore Boulevard
- **Mar 4–14, 2027:** Florida Strawberry Festival, Plant City
- **Nov–Jan:** holiday lights season (Busch Gardens Christmas Town, ZooTampa Christmas in the Wild)
- **Pro sports:** Buccaneers (Sept–Jan), Lightning (Oct–Apr), Rays (spring–fall)

Moving essentials

- **Electricity:** Tampa Electric (TECO); **gas:** TECO Peoples Gas
- **Water, sewer & trash:** City of Tampa or Hillsborough County utilities
- **Driver license & tags:** Hillsborough County Tax Collector; new residents need a Florida license within 30 days
- **Homestead exemption:** Hillsborough County Property Appraiser; apply by March 1
- **Emergency alerts:** sign up for HCFL Alert

Thinking about calling Tampa Bay home?

I'll help you find the neighborhood and the home that fit the life you want. Call or text (407) 881-2434 or visit brownportfoliogroup.com. — Avaymaria Brown

Rankings come from 2026 readers' polls (Tampa Magazine, That's So Tampa), the 2026 50 Top Pizza USA list and published local guides. Hours, membership terms and policies change; call ahead. Updated October 2026. Engel & Völkers shops are independently owned and operated.