



Special Use Application: SU-CH 26-0538

LUHO Meeting Date: June 15, 2026

Case Reviewer: Carolanne Peddle

1.0 APPLICATION SUMMARY

Applicant: Templo Filadelfia, Inc. / Pastor Neemias Velasquez
 Zoning: RSC-6
 FLU Category: OC-20
 Service Area: Urban
 Site Acreage: 2.25 Acres
 Community Plan Area: Wimauma
 Overlay: Wimauma Downtown Overlay
 Special District: None
 Request: Special Use Permit for a Church
 Location: 5730 SR 674, WIMAUMA, FL 33598
 79211.0000, 79213.0000, & 79213.1000



Request Details:

The proposed Special Use request is to allow the applicant to construct a new church building on the property of the Wimauma Church of the Nazarene which has been designated as a historic resource. The +/-2.25 acres property is located on the north side of State Road 674 between 4th Street and 5th Street. Due to the church exceeding 300 seats the applicant is requesting a Variance to LDC Sec. 6.11.25 C to allow access to be taken from 4th Street and 5th Street which are designated as local roads.

Setbacks:	Proposed Setbacks	Proposed Buffer/Screening
North	135'	10' Landscape Buffer
South	0'	Urban Scenic Roadways Buffer
East	193.59'	8' Landscape Buffer
West	20'	10' Landscape Buffer

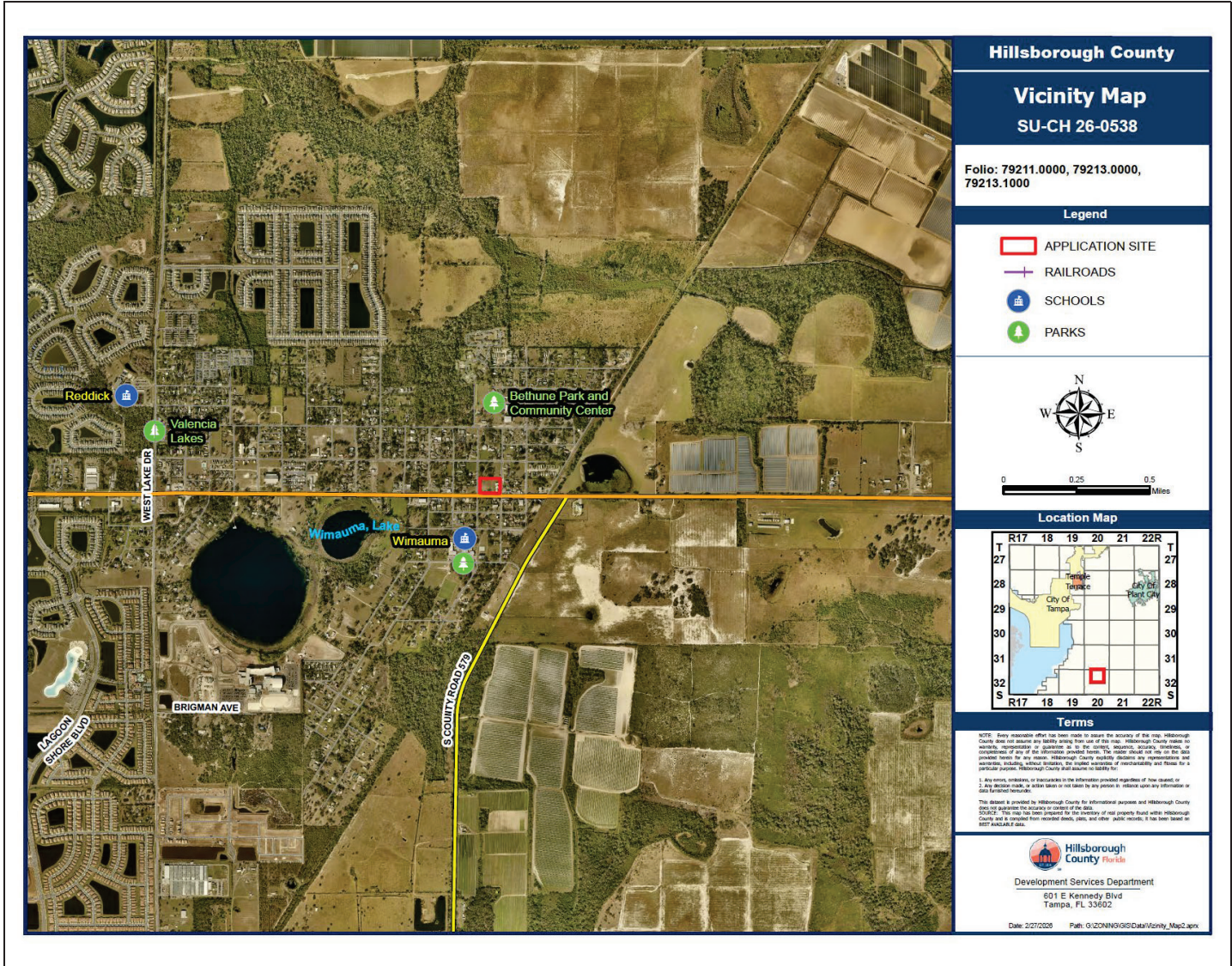
Additional Information:

Waiver(s) to the Land Development Code	None requested as part of this application.
Variations(s) to the Land Development Code	Yes

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, Subject to Conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

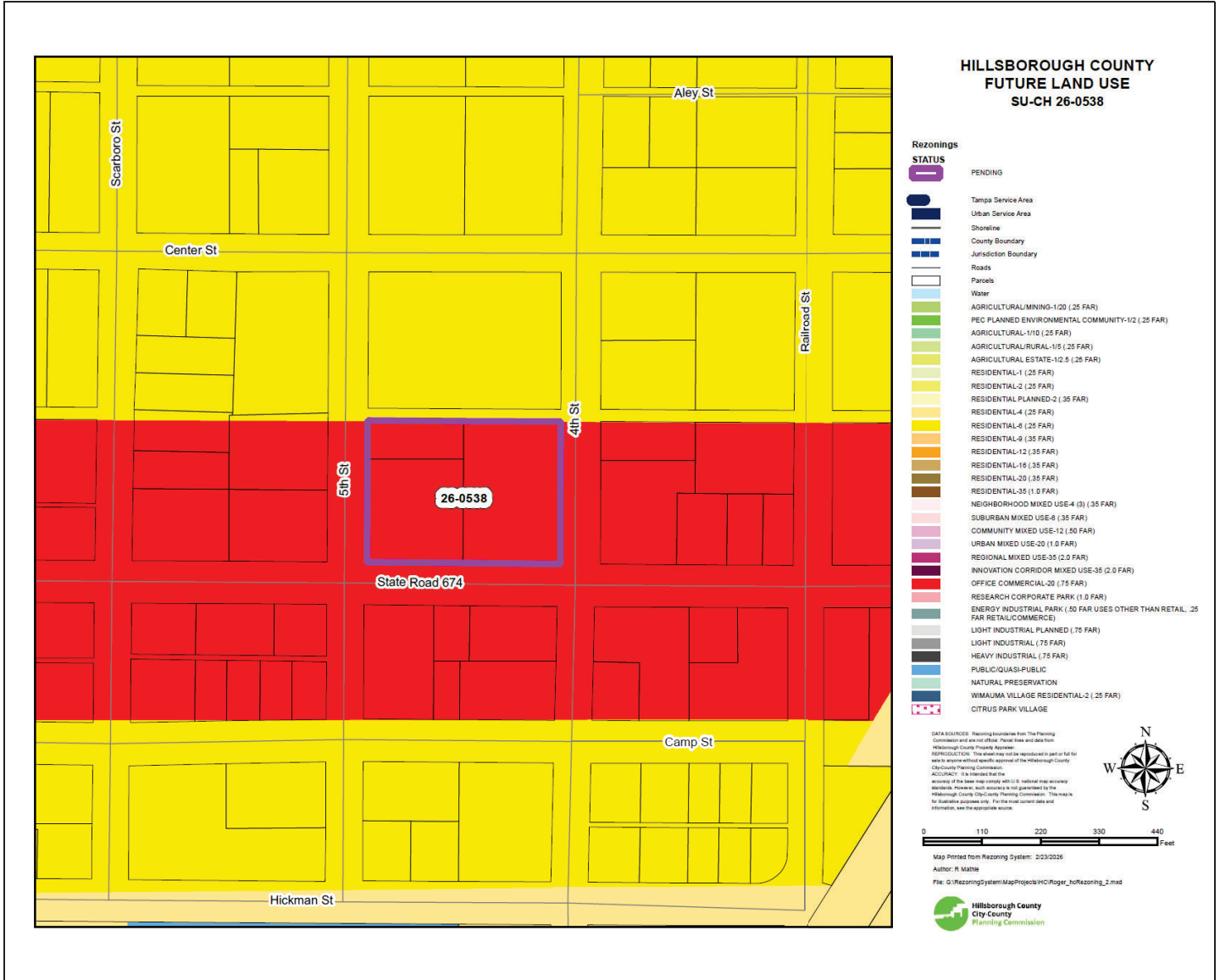


Context of Surrounding Area:

The parcels are located in the Downtown Wimauma area on the north side of State Road 674 between 4th Street and 5th Street. The area is primarily comprised of single-family residential uses at various lot sizes. Furthermore, there are many commercial uses to the east and west of the property along State Road 674. The majority of the surrounding residential properties are zoned RSC-6 while the commercial properties to the west and east are zoned CG and CN. While one property is zoned BPO providing retail services.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	OC - 20
Maximum Density/F.A.R.:	20 DU per Acre / 0.75 FAR up to a maximum of 600,000 square feet, however, the commercial component cannot exceed 350,000 square feet.
Typical Uses:	Agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

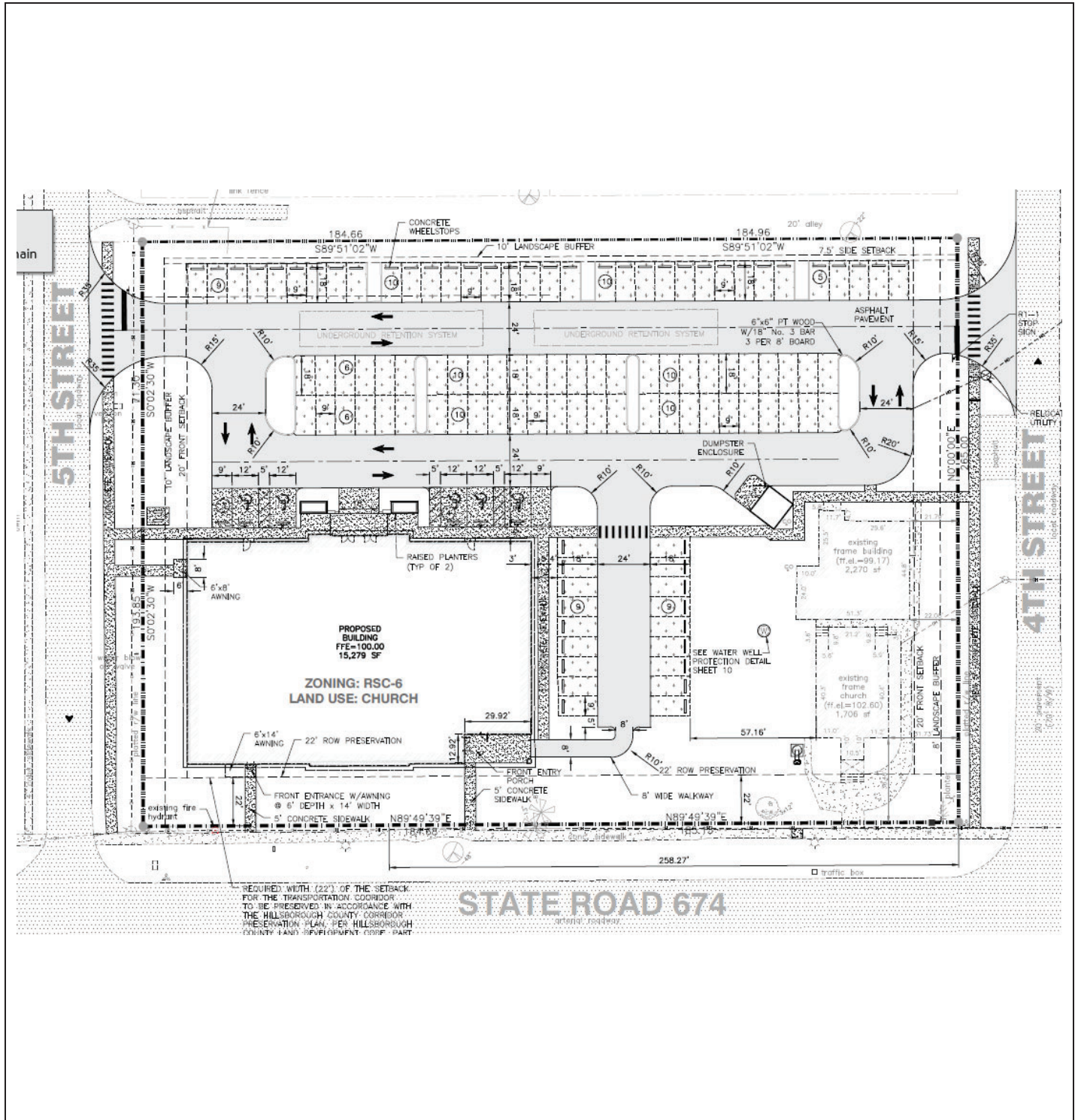


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC - 6	6 DU per Acre / NA	Residential, Single-Family Conventional	CHURCHES
South	CG, RSC - 6	NA / 0.27, DU per Acre / NA	Commercial, Neighborhood Residential, Single-Family Conventional	MIXED USE OFFICE, SINGLE FAMILY R
East	CG, BPO	NA / 0.27, NA / 0.20	Commercial, Neighborhood Business, Professional Office	Conv Store /Gas D, RETAIL SERVICES
West	RSC - 6	6 DU per Acre / NA	Residential, Single-Family Conventional	CHURCHES, MH

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



3.0 REQUESTED WAIVERS TO LDC SECTION 6.11.25 (IF APPLICABLE)

Requested Waiver: 6.11.25.C	Result
Waiver to the requirement that the site shall have direct access to an arterial or collector street, as shown on the Major Street map if the church or synagogue has a seating capacity of more than 300 persons.	Allow vehicular access from the local roads 4 th and 5 th Street.

Justification:

Due to FDOT requirements for driveway separation and corridor preservation for SR 674, along with the owner's desire to mitigate any potential impacts to the historic church building, there is no proposed curb cut to SR 674. Vehicle access is proposed to 4th and 5th Streets at the northern end of each of these frontages. Refer to accompanying Traffic Impact Analysis for details on access points and accessing substandard roadways. It is the intent of the Wimauma Overlay to place buildings at the front setback on all 3 street frontages for this site, which runs counter to providing ingress/egress to the site in the middle of this frontage, between the new building and the historic church building.

4.0 REQUESTED VARIANCES (IF APPLICABLE)

LDC Section:	LDC Requirement:	Variance:	Result:
None			

*The applicant has provided variance criteria responses with their application. The hearing officer will be required to make a separate decision on each variance in conjunction with the subject Special Use application.

5.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
State Road 674	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
5 th Street	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)
4 th Street	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	91	6	10
Proposed	312	25	35
Difference (+/-)	+221	+19	+25
	Average Sunday Trips*	Su19nday, Peak Hour of the Generator*	
Proposed	782	191	

*Information for Average Sunday Trips and Sunday, Peak Hour of the Generator is provided due to the requested church use.

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		

6.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY																
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No													
Check if Applicable: <table border="0" style="width:100%"> <tr> <td><input type="checkbox"/> Wetlands/Other Surface Waters</td> <td><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td><input type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td><input type="checkbox"/> Wellhead Protection Area</td> <td><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td><input type="checkbox"/> Surface Water Resource Protection Area</td> <td><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other _____</td> </tr> </table>					<input type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other _____
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	<input type="checkbox"/> Adjacent to ELAPP property															
	<input type="checkbox"/> Other _____															
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No													
Impact/Mobility Fees Not applicable at this time.																
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments												
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													

7.0 IMPLEMENTATION RECOMMENDATIONS

7.1 Compatibility

The parcels are located in the Downtown Wimauma area on the north side of State Road 674 between 4th Street and 5th Street. The area is primarily comprised of single-family residential uses with many commercial uses to the east and west of the property along State Road 674. Per the proposed elevations provided by the applicant, the design and location of the new building will meet the requirements of the Downtown Wimauma Overlay District. The proposal will help promote a mixed use, walkable, and pedestrian friendly downtown district which is in line with the intent of creating the small town feel of the Downtown Wimauma Overlay District.

The subject property is designated as a historic resource on the Hillsborough County Historic Resources Inventory. As such, the proposed new church sanctuary was reviewed by the Historic Resources Review Board (HRRB) at its May 19, 2026 meeting. The HRRB determined that the proposed new church sanctuary poses no effect on the historic resource.

7.2 Recommendation

Based on the above findings, staff find the Special Use request complies with LDC Section 6.11.26 Churches/ Synagogues, therefore recommends approval, subject to the recommended conditions.

8.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on May 27, 2026.

1. This Special Use Permit shall be limited to a Church/Synagogue with a maximum compacity of 354 seats.
2. Development shall be as generally depicted on the site plan submitted May 27, 2026.
 - Required setbacks shall be subject to any corridor preservation line.
3. Buffering and screening shall be provided in accordance with the requirements of LDC Section 6.06.06. unless otherwise depicted on the general site plan.
4. Development of the site shall be consistent with LDC Section 6.11.25; unless otherwise specified on the site plan.
5. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal on future plan submittals.
6. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals
7. The construction and location of any proposed environmental impacts are not approved by this Special Use, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
8. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
9. The project site shall be limited to one (1) full access connection to 5th St and one (1) full access connection to 4th St.
10. The project is subject to review and approval by FDOT. The developer shall construct all improvements required by FDOT to serve the project.
11. Construction access to the site shall be restricted to the vehicular access connections shown on the SU site plan and referenced in condition 9 above.
12. In accordance with the PD&E Study (Work Program Item Segment Number 422762 1), the developer shall preserve right of way along its State Road 674 frontage such that a minimum of 22 feet of right of way is preserved north of the existing property boundary. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
13. As 5th St is a substandard local roadway, the developer will be required to improve the roadway to current County's TS-3 typical section standard from the project access to State Road 674 unless otherwise approved

through the Sec. 6.04.02.B. Administrative Variance process. Deviations from Transportation Technical Manual (TTM) or Transportation Design Manual (TDM) standards may be considered through the Design Exception (DE) or Design Deviation Memorandum (DDM) process, as applicable.

14. As 4th St is a substandard local roadway, the developer will be required to improve the roadway to current County’s TS-3 typical section standard from the project access to State Road 674 unless otherwise approved through the Sec. 6.04.02.B. Administrative Variance process. Deviations from Transportation Technical Manual (TTM) or Transportation Design Manual (TDM) standards may be considered through the Design Exception (DE) or Design Deviation Memorandum (DDM) process, as applicable

15. Notwithstanding anything shown on the SU site plan or herein these conditions to the contrary, bicycle and pedestrian access shall be permitted anywhere along the Special Use boundaries.

Zoning Administrator Sign Off:

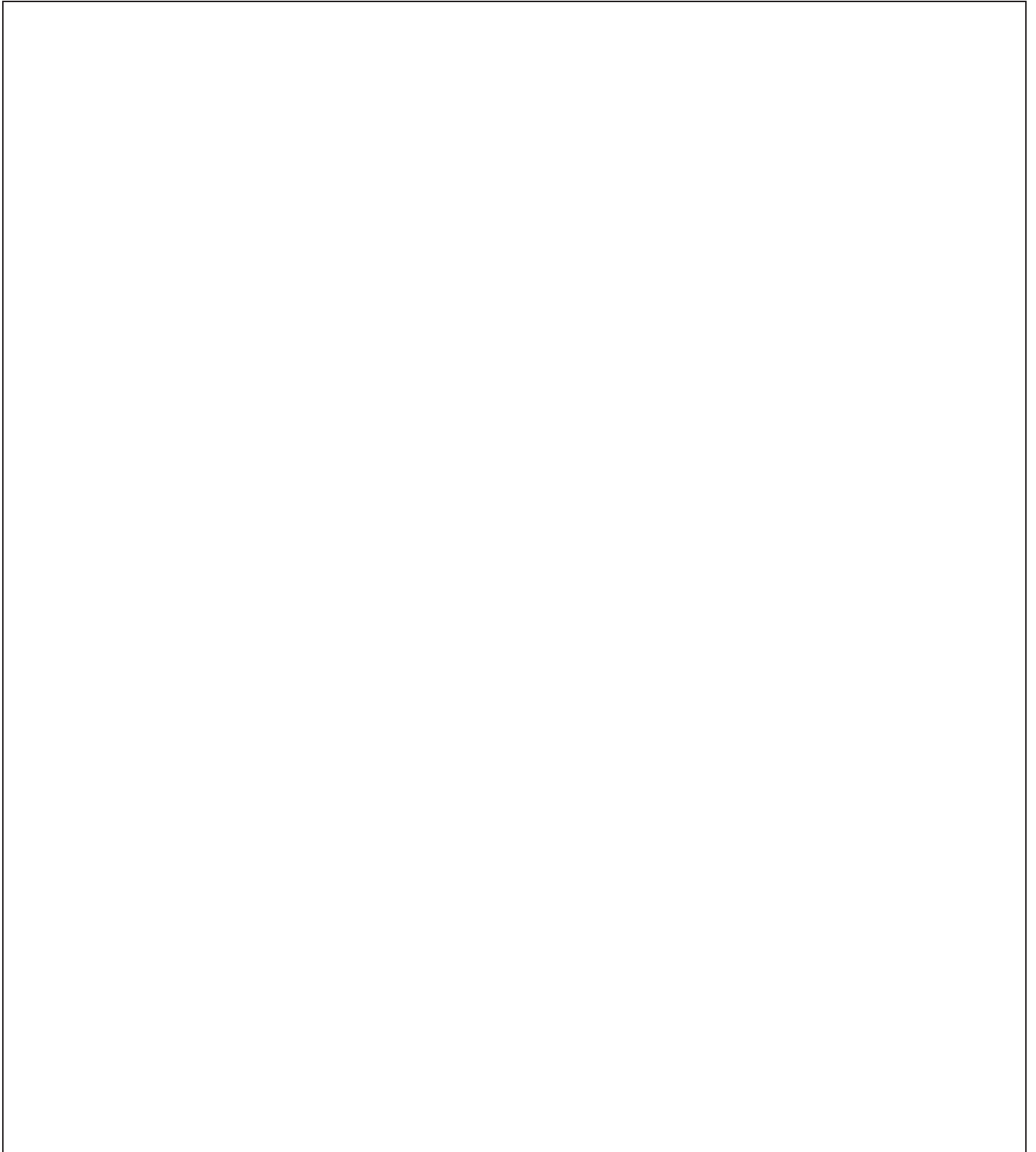


Colleen Marshall
Thu Jun 4 2026 14:57:48

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

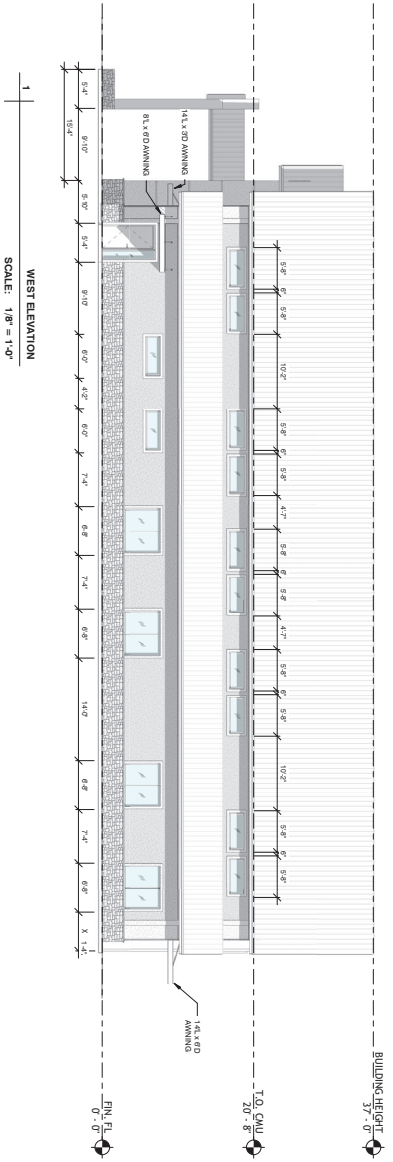
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary

9.0 PROPOSED SITE PLAN (FULL)

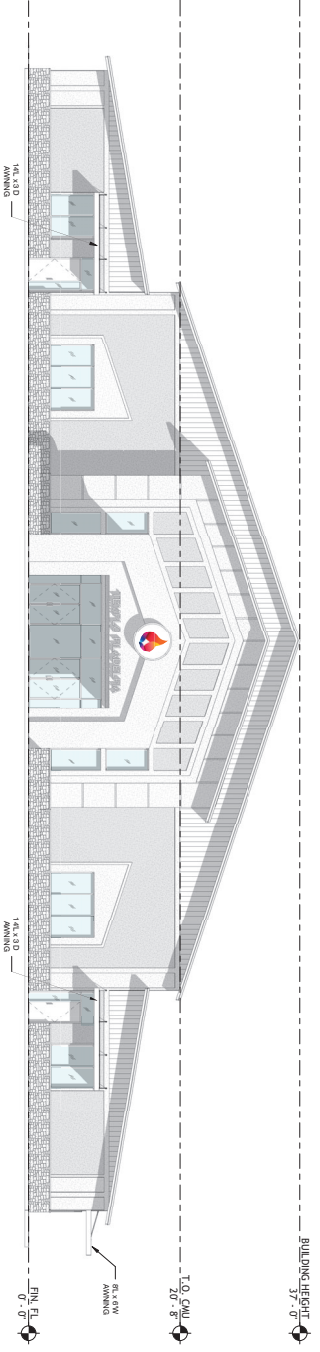


- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF STUD OR GULL.
 - UNLESS NOTED OTHERWISE, AND ROOF PAIN FOR
 - MAKE INFORMATION
 - ALL INFORMATION TO BE APPROVED BY OWNER
 - SEE EXTERIOR FINISH SCHEDULE FOR MORE INFORMATION

BDP
 BOSS DESIGN PARTNERS
 ARCHITECTURE + INTERIORS
 607 S. ALEXANDER ST.
 PLANO, CO 80653
 303.946.8444



WEST ELEVATION
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

TEMPLO FILADELFIA

ADDRESS

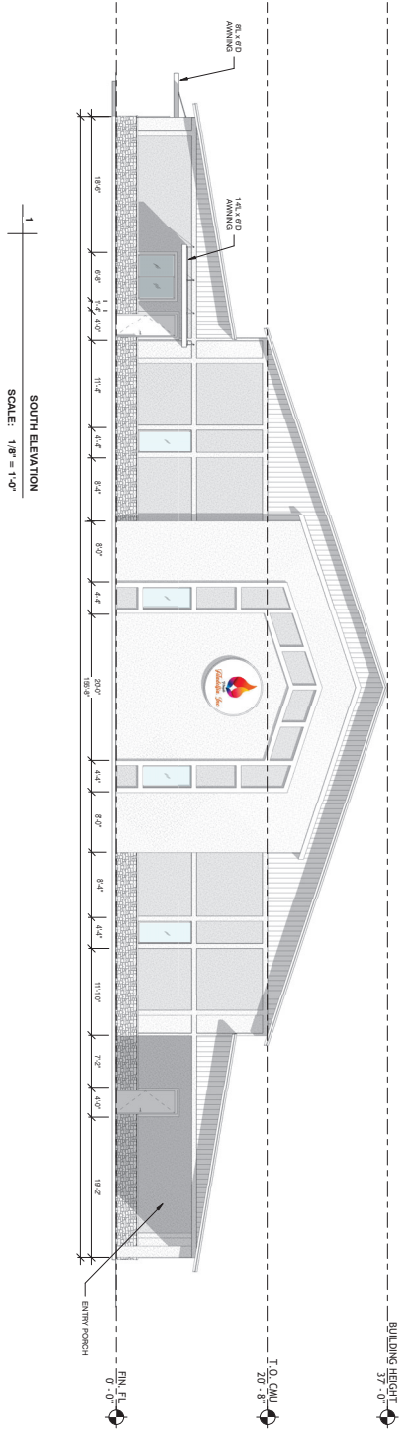
DRAFT
 NOT FOR
 CONSTRUCTION

TOTAL
 ERICA AZOVIN CHANG
 R. RILEY NO. ANTONIOS
 ARCHITECTURE + INTERIORS
 10000 E. WILSON AVENUE, SUITE 100
 DENVER, CO 80231
 303.755.8888

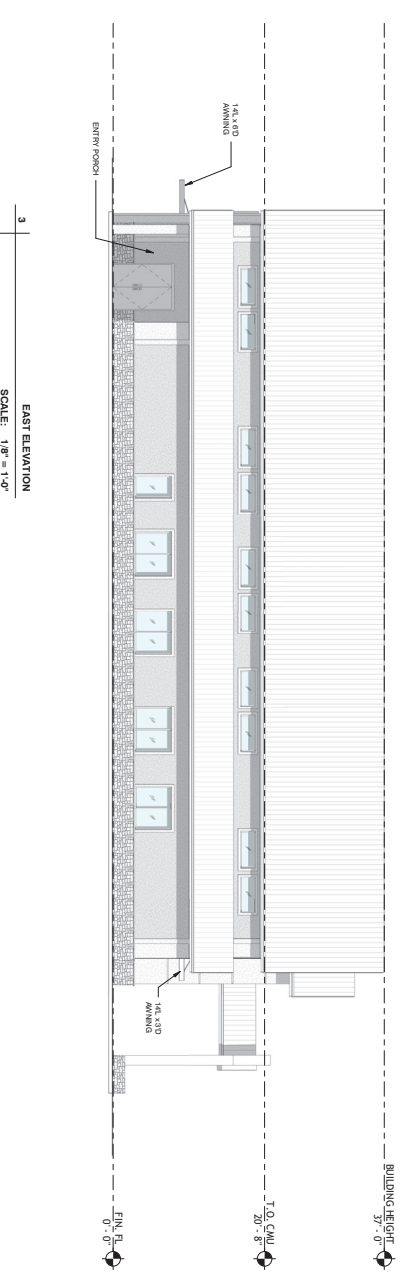
NO.	DATE	REVISION

PROJECT NO. 23006
 DATE: 04/20/20
 DRAWN BY: JLC
 CHECKED BY: JLC
 DRAWING TITLE: EXTERIOR ELEVATIONS

SHEET NO. A-201



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF STUD OR CUR.
 - UNLESS NOTED OTHERWISE, AND ROOF PLAN FOR
 - CONSTRUCTION INFORMATION.
 - ALL INFORMATION IS TO BE APPROVED BY OWNER
 - FOR CONSTRUCTION.
 - SEE EXTENSION SCHEDULE FOR MORE
 - INFORMATION.

BDDP
BOSS DESIGN PARTNERS
ARCHITECTS + INTERIORS
607 S. ALEXANDER ST.
PLANT COTE #1 3000
813 346 3444

Received May 27, 2020
Development Services

TEMPLO FILADELFIA

ADDRESS

DRAFT
NOT FOR
CONSTRUCTION

TO: ERICA AZOVIN CHANG
R. FIELD NO. AN101005
1000 N. GARDEN ST.
ANN ARBOR, MI 48106
TEL: 734.763.1100
WWW.BDDP.COM

NO.	DATE	REVISION

PROJECT NO. 23006
DATE: 05/20/20
DRAWN BY: JLD
CHECKED BY: SLC
DRAWING TITLE: EXTERIOR ELEVATIONS
SHEET NO. A-202

10.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/04/2025

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Wimauma

PETITION NO: SU-CH 26-0538

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

1. The project site shall be limited to one (1) full access connection to 5th St and one (1) full access connection to 4th St.
2. The project is subject to review and approval by FDOT. The developer shall construct all improvements required by FDOT to serve the project.
3. Construction access to the site shall be restricted to the vehicular access connections shown on the SU site plan and referenced in condition above.
4. In accordance with the PD&E Study (Work Program Item Segment Number 422762 1), the developer shall preserve right of way along its State Road 674 frontage such that a minimum of 22 feet of right of way is preserved north of the existing property boundary. The right of way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line.
5. As 5th St is a substandard local roadway, the developer will be required to improve the roadway to current County's TS-3 typical section standard from the project access to State Road 674 unless otherwise approved through the Sec. 6.04.02.B. Administrative Variance process. Deviations from Transportation Technical Manual (TTM) or Transportation Design Manual (TDM) standards may be considered through the Design Exception (DE) or Design Deviation Memorandum (DDM) process, as applicable.
6. As 4th St is a substandard local roadway, the developer will be required to improve the roadway to current County's TS-3 typical section standard from the project access to State Road 674 unless otherwise approved through the Sec. 6.04.02.B. Administrative Variance process. Deviations from Transportation Technical Manual (TTM) or Transportation Design Manual (TDM) standards may be considered through the Design Exception (DE) or Design Deviation Memorandum (DDM) process, as applicable.
7. Notwithstanding anything shown on the SU site plan or herein these conditions to the contrary, bicycle and pedestrian access shall be permitted anywhere along the Special Use boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Special Use (SU) approval for a 354-seat church on a +/- 2.25-acre site currently zoned Residential, Single-Family Conventional (RSC-6). The subject site is located on the north side of State Road 674, between 5th St and 4th St, and within the Main Street Core of the Wimauma Downtown Overlay District.

Trip Generation Analysis

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed Special Use. Staff prepared a comparison of the trips potentially generated under the existing zoning/use and the proposed Special Use, utilizing a generalized worst-case scenario. The data presented below is based on the applicant’s submitted information and the Institute of Transportation Engineer’s *Trip Generation Manual, 12th Edition*, unless otherwise noted.

Approved Zoning/Existing Use:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 7 Single-Family Detached Dwelling Units (LUC 210)	64	5	6
RSC-6, 3,975 SF Church (existing) (LUC 560)	27	1	4
Total	91	6	10

Proposed Special Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 354-Seat Church (LUC 560)	312	25	35
<i>Average Sunday Trips*</i>	<i>Sunday, Peak Hour of the Generator*</i>		
782	191		

**Information for Average Sunday Trips and Sunday, Peak Hour of the Generator is provided due to the requested church use.*

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Existing Zoning/Use	91	6	10
Proposed Special Use	312	25	35
Difference:	+221	+19	+25

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on State Road 674, 5th St, and 4th St.

State Road 674 is a 2-lane, undivided, FDOT principal arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes in average condition, +/- 4-foot-wide paved shoulders, +/- 5-foot-wide sidewalks on both sides of the roadway and within an +/- 80-foot-wide right of way.

Along the project’s frontage, State Road 674 is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. The Hillsborough County Transportation Technical Manual requires a minimum of 110 feet of right of way for a 4-lane, divided, urban arterial roadway (TS-6). However, the approved FDOT PD&E Study (Work Program Item Segment Number 422762 1) identifies a total of 102

feet of right of way needed along the segments of State Road 674 fronting the site. The PD&E will require the site to preserve +/- 22 feet of right of way measured from the current southern property boundary for the FDOT improvements to State Road 674. The right of way preservation areas shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line.

5th St is a 2-lane, undivided, substandard, rural, local roadway. The roadway is characterized by +/- 20 feet of pavement in fair condition, +/- 5-foot-wide sidewalks on the west side of the roadway, and within +/- 70 feet of right of way.

4th St is a 2-lane, undivided, substandard, rural, local roadway. The roadway is characterized by +/- 20 feet of pavement in fair condition, +/- 5-foot-wide sidewalks on the east side of the roadway, and within +/- 70 feet of right of way.

SITE ACCESS

The Special Use is proposing two (2) full access connections, one to 5th St and one to 4th St.

As State Road 674 is an FDOT roadway, the presence, location and design of any proposed connection will be subject to review and approval by FDOT. The applicant attended a Pre-Application Meeting with FDOT on February 3, 2026, to discuss the proposed project. Any off-site improvements to State Road 674 required by FDOT shall be provided by the developer. Although the project does not propose direct access to State Road 674, the developer will be required to obtain a permit from FDOT to address any project impacts on the state roadway.

SUBSTANDARD ROADS

5th St and 4th St are substandard roadways as they do not comply with the applicable TS-3 typical section.

According to the Hillsborough County Transportation Technical Manual (TTM) a TS-3 urban, local typical section (non-residential variant) has 12-foot-wide lanes with 5-foot-wide sidewalks on both sides within a minimum of 54 feet of right of way. The applicant intends addressing substandard roads at the time of site/construction/right of way use review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

5th St and 4th St are not listed on the Hillsborough County Level of Service Report, therefore level of service information for these roadways cannot be provided.

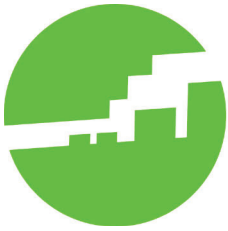
The roadway level of service (LOS) information for State Road 674 is provided below.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
State Road 674	US Highway 301	County Road 579	D	F

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

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**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Special Use Consistency Review	
Hearing Date: June 15, 2026 Report Prepared: June 2, 2026	Case Number: SU 26-0538 Folio(s): 79211.0000, 79213.0000 & 79213.1000 General Location: North of State Road 674, east of 5 th Street and west of 4 th Street
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Office Commercial-20 (20 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	SouthShore Areawide Systems + Wimauma Village
Special Use Request	Special Use (SU) to increase the number of students and building floor area
Parcel Size	2.24 ± acres
Street Functional Classification	State Road 674 – State Principal Arterial 5 th Street – Local 4 th Street – Local
Commercial Locational Criteria	N/A
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Office Commercial-20	RSC-6	Public/Quasi-Public/Institutions
North	Residential-6	RSC-6	Single Family Residential + Public/Quasi-Public/Institutions
South	Office Commercial-20 + Residential-6	RSC-6 + CG	Single Family Residential + Public/Quasi-Public/Institutions + Light Commercial
East	Office Commercial-20	BPO + CG + RSC-6 + CN	Single Family Residential + Light Commercial + Vacant Land + Mobile Home Park
West	Office Commercial-20	RSC-6 + CG + CI	Public/Quasi-Public/Institutions + Single Family Residential + Vacant Land + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The 2.24± acre subject property is located north of State Road 674, east of 5th Street and west of 4th Street. The site lies within the Urban Service Area (USA) and is located within the limits of the SouthShore Areawide Systems Plan and Wimauma Village Community Plan. The applicant is requesting a Special Use (SU) approval to construct a new 15,279 square foot church sanctuary on the existing 2.25-acre church site. According to the revised request, which was uploaded into Optix on May 27, 2026, the church use with the new building is planned for 354 seats. The site is currently developed with existing, historic church buildings, located at the southeast corner of the property. The historic church buildings will remain. The site was previously granted a special use permit to construct a new sanctuary in 2014 (SU 14-0762); however, that building was not constructed.

The subject property is located within the Urban Service Area, where, pursuant to Future Land Use Section (FLUS) Objective 1.1, approximately 80 percent of the County’s projected growth is intended to be accommodated. The proposed development advances this objective by locating within an area designated for concentrated growth and supported by existing public infrastructure and services. FLUS Policy 3.1.3

requires that new development be compatible with surrounding land uses and development patterns. The policy further clarifies that compatibility does not necessitate identical development, but rather that proposed projects demonstrate sensitivity to and respect for the character of the surrounding area. The subject site is currently developed with an existing church and is situated within a mixed-use context. Public/quasi-public/institutional uses are located to the north, south, and west, while single-family residential development surrounds the broader area. Light commercial uses are present to the south, east, and west, and vacant lands are located to the east and west of the site. Given the existing development pattern and the diverse mix of surrounding land uses, the proposed development is compatible with adjacent properties and consistent with the established character of the community. Therefore, the proposal is consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Goal 2, together with Objectives 2.1 and 2.2 and their implementing policies, establishes the Future Land Use Map (FLUM) and defines the allowable range of uses within each Future Land Use designation. These provisions are intended to guide growth and development in a manner consistent with the community's long-term vision. The character of each Future Land Use category is shaped by building type, residential density, functional use, and the physical composition and arrangement of development on the land. Collectively, these elements establish the overall development pattern, intensity, and atmosphere envisioned for each designation. While each category identifies a range of potentially permissible uses, those uses are illustrative rather than exhaustive, and are intended to reflect development types that are consistent with the stated intent and character of the designation. The subject property is designated Office Commercial (OC-20) on the Future Land Use Map (FLUM). The OC-20 category provides for consideration of agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses. The designation allows for a maximum Floor Area Ratio (FAR) of 0.75. Based on the site's total acreage of 2.24 acres, the maximum development potential under the OC-20 category would be approximately 73,180.8 square feet (2.24 acres × 43,560 square feet per acre × 0.75 FAR). According to the site plan uploaded into Optix on May 27, 2026, the total proposed FAR is 0.196. This total is significantly below the maximum development intensity permitted under the OC-20 designation. In addition, FLUS Objective 4.6 recognizes that neighborhood-serving uses, specifically residential support uses, are an allowable land use in any of the residential, commercial, or industrial land use plan categories. A church is classified as a residential support use. Accordingly, the proposed development is consistent with FLUS Objectives 2.1, 2.2, and 4.6, as well as their associated implementing policies, as it falls within the allowable range of uses and remains well within the maximum intensity contemplated by the OC-20 Future Land Use designation.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require that new development be compatible with the character and scale of the surrounding neighborhood. Compatibility is achieved through consideration of use, intensity, building form, and the relationship of the development to adjacent properties. In this instance, the surrounding land use pattern consists of public/quasi-public/institutional, single-family residential and light commercial uses. The proposed development is consistent with this established context, as it represents a continuation and enhancement of institutional and residential support uses already present in the area. The scale and intensity of the proposal remain appropriate to the surrounding neighborhood fabric, thereby reinforcing the existing development

pattern rather than introducing a use or intensity that would be out of character. The proposal meets the compatibility standards set forth in FLUS Objective 4.4 and Policy 4.4.1.

FLUS Objective 3.2 and Policy 3.2.4 require that community plans adopted throughout the County be consistent with and implement the goals, objectives, and policies of the Comprehensive Plan. The subject property is located within the boundaries of the SouthShore Areawide Systems Plan and the Wimauma Village Community Plan. Within the SouthShore Areawide Systems Plan, Goal 1 of the Cultural/Historic Objective promotes sustainable, well-planned, and clustered growth patterns that preserve environmental resources, maintain cultural identity, and enhance the overall livability of the community. The proposed development supports these objectives by reinvesting in an existing institutional site within an established community and utilizing existing infrastructure and services. The subject site is also located within the Wimauma Downtown Center Overlay District, a component of the Wimauma Village Community Plan. The Downtown Center is intended to accommodate a mix of residential, commercial, office, civic, and institutional uses in a compact, walkable development pattern characterized by both attached and detached buildings. The Overlay District encourages higher-density residential development integrated with supporting retail, service, and office uses, while serving as a transitional area between Downtown Residential neighborhoods, Main Street uses, and surrounding suburban residential areas. The proposed construction of a new 15,279-square-foot church sanctuary on the existing church campus is consistent with the role of the Downtown Center as a location for civic and institutional uses that contribute to the vitality and identity of the community. The proposal represents an expansion of an established community-serving use, reinforces the mixed-use character envisioned for the Overlay District, and supports the long-term planning objectives of the SouthShore Areawide Systems Plan and the Wimauma Village Community Plan. Accordingly, the proposal is consistent with FLUS Objective 3.2, FLUS Policy 3.2.4, and the applicable goals and policies of the Livable Communities Element.

Overall, staff finds that the proposed use is an allowable use in the OC-20 category, is compatible with the existing development pattern found within the surrounding area, and supports the vision of the SouthShore Areawide Systems Plan and Wimauma Village Community Plan. The proposed Special Use would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Special Use **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Compatibility

Policy 3.1.3: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.*

Policy 2.2.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Community Planning

Objective 3.2: *Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.*

Relationship to Land Development Regulations

Policy 3.2.4: *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element*

Relationship to Land Development Regulations

Objective 4.1: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and*

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 4.1.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 4.1.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 4.4.1: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Non-Residential Neighborhood and Community Serving Uses

Objective 4.6: Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible with the surrounding residential development pattern.

Policy 4.6.1: Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories. The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning.

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN

Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

The community desires to:

1. Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.

LIVABLE COMMUNITIES ELEMENT: WIMAUMA VILLAGE COMMUNITY PLAN

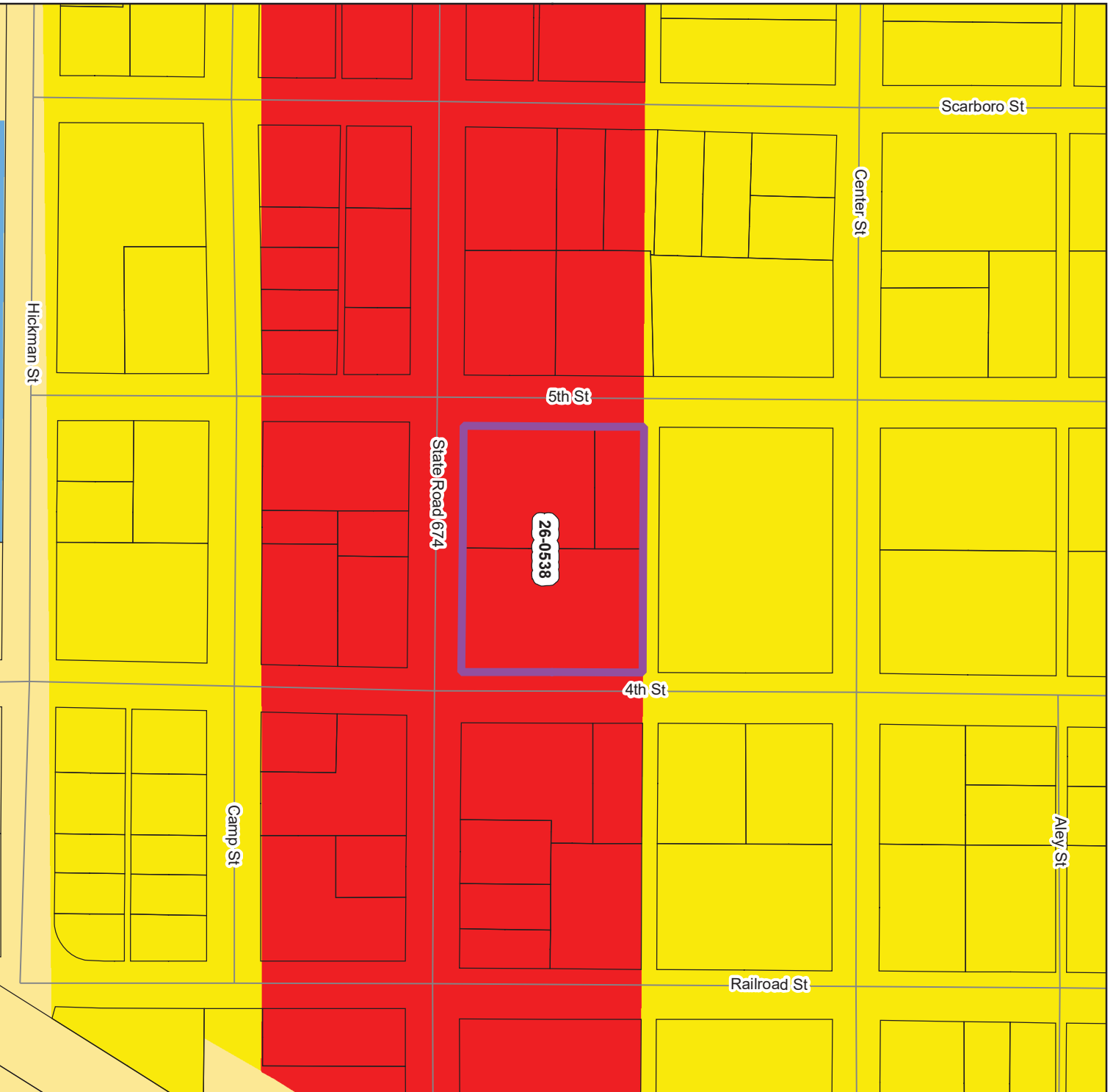
Wimauma Downtown Overlay Districts:

- **Downtown Center**

Context: The Downtown Center encourages a range of uses, which should be compact and contain both attached and detached buildings. The residential character hosts a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the Downtown Center zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. The Downtown Center encourages higher density residential with some retail services and office uses meeting locational criteria. This functions as a transition between Downtown Residential and suburban residential neighborhoods, and Main Street uses.

- *Live-work units and mixed-use buildings are encouraged*
- *Includes the Wimauma Downtown TDR Receiving Zone*

HILLSBOROUGH COUNTY FUTURE LAND USE SU-CH 26-0538



Rezoning STATUS

PENDING

Tampa Service Area
Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

Water

AGRICULTURAL/MINING-120 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-112 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-15 (.25 FAR)

AGRICULTURAL ESTATE-112.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR) USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASIPUBLIC

NATURAL PRESERVATION

WIMAWA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

DATA SOURCES: Rezoned boundaries from The Planning Commission and an aerial, fiscal lines and data from Hillsborough County Property Appraiser. Parcel boundaries from the 2018 parcel map and parcel data from Hillsborough County City/County Planning Commission. AGENCY: This map was prepared by the Hillsborough County City/County Planning Commission. SPECIAL INTEREST: This map was prepared by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 2/23/2026
Author: R. Malhe

File: G:\Rezoning\System\MapProjects\H\Ch\Reg\J\Rezoning_2.mxd





**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only		
Application Number: SU-CH 26-0538	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: SU-CH 26-0538 Applicant's Name: Templo Filadelfia, Inc.

Reviewing Planner's Name: Carolanne Peddle Date: _____

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): _____

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Signature

5/26/2026

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application SU-CH 26-0538

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: 
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1	<input checked="" type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input checked="" type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input checked="" type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input checked="" type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input checked="" type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; padding: 5px; min-height: 60px;">Revised Building Elevations</div>

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



607 S. Alexander Street
Plant City, FL 33563
(813) 747-9100
boggseing.com

Ms. Carolanne Peddle, Senior Planner
Hillsborough County Development Services Department
601 E. Kennedy Blvd.
Tampa, FL 33602

May 22, 2026
BBE Project No. 14021.001

Re: SU-CH 26-0538
Templo Filadelfia – 5722 State Road 674
Folio #'s: 079213-1000, 079213-0000, 079211-0000

Dear Ms. Peddle:

BBE-Boggs Engineering, LLC (BBE) received the staff comments and our responses are provided below:

DEVELOPMENT SERVICES, Carolanne Peddle

1. Historical Resource Review is required.
Response: *BBE attended and presented to the Historic Resources Board on May 19, 2026. The Board found no adverse effect. See attached letter.*
2. Submit a Variance Request form for each variance requested:
 - a. Remove variance for front yard setback along SR 674. Setback will be taken from the ROW preservation line.
Response: *No variance request included for this setback, as directed.*
 - b. Add a request for the front yard setback from 5th St.
Response: *No variance needed. The new building has been relocated to the 20' front setback on 5th St.*
 - c. Add a request for the building frontage on 5th St.
Response: *No variance needed. 100% of the building façade has been placed at the front setback on 5th.*
 - d. Add a request to allow parking between the building and 5th St.
Response: *No variance needed. Parking has been removed from this area.*
3. Can the dumpster be relocated further into the parking lot to better meet the requirement of LDC Sec. 3.23.17?
Response: *The dumpster has been moved to the interior of the site, approximately 60' to the West.*
4. Show/label proposed stormwater facility location and type.
Response: *The proposed stormwater system will be placed in an underground system as marked on the plan.*
5. Check and update (as needed) the elevation labels for direction (north, south, east, west).
Response: *The proposed elevations have been updated and are labeled correctly.*
6. Provide measurements for LDC Sec. 3.23.07 E.1.a. and E.1.d.
Response: *Measurements have been provided as required. Blank walls do not occupy more than 50% of the façade fronting 5th St or SR 674. There is no more than 20' horizontally between architectural features/relief. The façade fronting 5th St includes a 6' deep awning over the front entry door. The façade fronting SR 674 includes a 6' deep awning over the front entry door on the west end of the facade and an entry porch measuring 12.92' x 29.92' on the east end.*

FDOT, Lindsey Mineer

FDOT access and drainage permit will be required. Be advised that FDOT conducted a PD&E to consider widening of SR 674. Corridor preservation is required.

Response: 22' corridor preservation shown on the site plan, as required.

EPC, Shania Rodriguez

No wetlands are present.

Response: Acknowledged.

WATER RESOURCES SERVICES, Clay Walker, E.I.

8" water main adjacent to the site within northern side of SR 674.

4" wastewater forcemain located approximately 500' west of the site within the northern side of SR 674.

Response: It is anticipated that the site will connect to County water/wastewater.

NATURAL RESOURCES, Andria McMaugh

No objections. Avoid removal of any grand trees. Comply with County LDC at time of permitting.

Response: Acknowledged.

ENVIRONMENTAL SERVICES, Kim Cruz

Property not located within a Wellhead Resource Protection Area or within 500-feet of non-transient non-community and/or community water system wells. No objection.

Response: Acknowledged.

We believe we have answered your request for additional information. Should you have any questions please contact us.

Sincerely,

BBE – BOGGS ENGINEERING, LLC


Catherine Coyle



Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

Request variance to Sec. 6.11.25.C. requiring direct access to SR 674. Due to FDOT requirements for driveway separation and corridor preservation for SR 674, along with the owner's desire to mitigation any potential impacts to the historic church building, there is no proposed curbcut to SR 674. Vehicle access is proposed to 4th and 5th Streets at the northern end of each of these frontages. Refer to accompanying Traffic Impact Analysis for details on access points and accessing substandard roadways.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

Sec. 6.11.25.C.

Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
 No Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): SU-CH 26-0538
3. Is this a request for a wetland setback variance? No Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
 No Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



**SPECIAL USE APPLICATION – CHURCH
PROJECT NARRATIVE
~~January 2, 2026 v1~~
May 22, 2026 v2**

Project Location: 5722 Highway (SR) 674 and 610 5th St, Wimauma, FL 33598
Northeast Corner of Highway (SR) 674 and 5th St

Community Planning Area: Wimauma

Overlay District: Wimauma Downtown Subdistrict B – Downtown Center & Subdistrict E – Main Street Core

Applicant: Templo Filadelfia, Inc.

Agent: BBE-Boggs Engineering, LLC
Catherine Coyle, Director of Planning

Future Land Use: OC-20

Current Zoning: RSC-6

Proposed Special Use: Church

PROJECT DESCRIPTION

General Overview

The property owner is seeking approval of a special use permit to construct a new, 15,279 SF Church sanctuary on the existing 2.25-acre church site. The project site is located at the northeast corner of Highway (SR) 674 and 5th St, within the Wimauma Downtown Overlay District, and specifically within the Downtown Center and Main Street Overlays. The site is zoned RSC-6 with OC-20 Future Land Use.

The site is currently developed with an existing, historic church buildings located at the southeast corner of the property (Florida Master File #8HI01002, 8/31/1998). The historic church buildings will remain. The site was previously granted a special use permit to construct a new sanctuary in 2014 (SU 14-0762); however, that building was not constructed.

In total, the church use with the new building is planned for 354 seats, which equates to 107 required parking spaces. The proposed site design provides for 109 spaces (5 paved ADA spaces and 104 grass spaces). The new building will connect to Hillsborough County water and sewer, which lie adjacent to the site. The stormwater retention will be provided underground, under the drive aisles, as shown on the revised site plan. The site lies within flood zone ‘X,’ and there are no known environmentally sensitive areas on the site.

SURROUNDING USES

DIRECTION	ADDRESS	FOLIO	ZONING	EXISTING USE
North	No assigned address	79210-0000	RSC-6	Vacant land
East	704 4 th St	79220-0000	BPO	Laundromat
	5802 Hwy 674	79221-0000	CG	Retail Convenience w/Gasoline
South	5733 Hwy 674	79230-0000	CG	Office & Food Truck Vendor
	5721 Hwy 674	79232-0000	RSC-6	Single-Family Detached
	5718 Camp St	79234-0000	RSC-6	Single-Family Detached
West	No assigned address	79207-0000	RSC-6	Vacant land
	603 5 th St	79208-0100	RSC-6	Mobile Home



JUSTIFICATION

The proposed institutional use is consistent with the site's historical and existing use and aligns with the OC-20 Future Land Use designation, which allows for a range of community-serving uses, including places of worship. This project maintains compatibility with the surrounding area that include vacant land, low-density residential, and small-scale commercial uses, thus having little to no impacts on neighboring properties. The retention of the existing historic structures further demonstrates a commitment to preserving the character of the site while meeting the congregation's evolving needs.

The proposed development meets the intent of the following, applicable codes:

Sec. 6.11.25. Churches/Synagogues

- A. In the RSC-2, RSC-3, RSC-4, RSC-6, RSC-9, MH, RDC-6, RDC-12, and RMC-6 zoning districts, the sanctuary or main place of worship (excluding all classrooms, administrative offices, and fellowship halls) may exceed 30 feet in height provided that the structure is set back an additional two feet for every one foot of structure height over 30 feet at all boundaries (added to yards or buffer areas required elsewhere.)

Pursuant to Sec. 3.23.02.A.3, where the Overlay standards "...conflict with any other standards or regulations of the Land Development Code, these [the Overlay] regulations shall prevail." Thus, Sec. 3.23.06, Table 5-2, sets forth maximum building height for "Civic Building Lot" as 50'. The proposed building is height is 37'.

- B. Minimum lot size of 20,000 square feet shall be provided.

Refer to Sec. 3.23.02.A.3, as noted above. Pursuant to Sec. 3.23.06, Table 5-2, minimum lot size is 5,000 Sf and maximum lot size is 98,050 SF. The subject property size is 98,002 SF.

- C. If the church or synagogue has a seating capacity of more than 300 persons, the site shall have direct access to an arterial or collector street, as shown on the Major Street map.

The proposed seating is 354. The project site maintains frontage and direct pedestrian access to Hwy 674, as required by the Overlay, Sec. 3.23.07.D. There is no proposed vehicle access from the site to SR 674, due to FDOT driveway spacing requirements and the 22' corridor preservation required along SR 674. Furthermore, it is the intent of the Wimauma Overlay to place buildings at the front setback on all 3 street frontages for this site, which runs counter to providing ingress/egress to the site in the middle of this frontage, between the new building and the historic church building.

- D. Family Support Services, as defined by this Code, shall be permitted accessory uses, regardless of the property's zoning and provided said services are offered by a non-profit organization.

The project will comply with this requirement.

Part 3.23.00 Wimauma Downtown Overlay District (applicable excerpts from Secs. 3.23.01 – 3.23.15)

Sec. 3.23.02. Applicability

A. General

1. Except as provided herein, these standards shall apply to all new development on parcels within and to all development aggregated with development within the WD Overlay District area as of October 14, 2021. The WD Overlay District is as shown in Figure 1.
3. In addition to the standards provided herein, development within the WD Overlay District shall be required to meet all other applicable sections of the Land Development Code. Where any provision of these regulations conflict with any other standards or regulations of the Land Development Code, these



regulations shall prevail.

C. Non-Residential Development

The following requirements shall apply to all non-residential and mixed use uses, as permitted by the underlying zoning district within the Wimauma Downtown Overlay District, subject to the applicability provisions in Section 3.23.02.A.2 above. These requirements shall not apply to manufacturing/industrial uses. The applicant shall be responsible for providing the necessary information to determine the applicable sections of this Part, as listed below and in Table 5-1. All new signs for permitted uses not excluded per Section 3.23.02.A shall comply with the limitations and provisions of Article VII of this Code and with Section 3.23.14 of this Part.

4. For all projects where new buildings are placed on a parcel occupied by existing buildings, the landscaping, screening, and signage requirements of this Part shall apply to the entire project and parcels(s), and the Wimauma Downtown Overlay Standards in Section 3.23.06 shall apply to the new construction.

The proposed development will comply with this requirement.

Sec. 3.23.04. Wimauma Downtown Overlay Districts

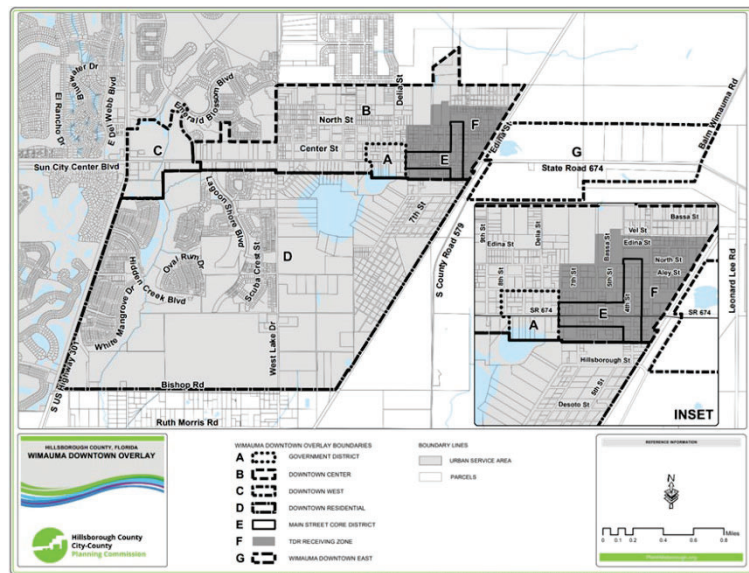
A. Wimauma Downtown Overlay Districts

Wimauma Downtown Overlay Districts are envisioned to provide a mix of residential and non-residential uses, which will utilize currently permitted uses and potentially permit other uses. To permit uses not currently permitted by the underlying zoning, but described in the Wimauma Village Community Plan, rezoning approval, and possibly Future Land Use category amendment approval, will be required. Districts within the Wimauma Downtown Overlay include the following:

- Main Street Core
- Downtown Center

C. Commercial locational criteria, as stated within the Comprehensive Plan, do not apply to non-residential-uses located within the "Wimauma Downtown Main Street Core" and "Wimauma Downtown East" Districts as shown on Figure 1.

Figure 1: Wimauma Downtown Overlay Plan





Sec. 3.23.05. Permitted Lot Types and Uses in the Wimauma Downtown Overlay Districts

The following Lot Types in Table 5-1 shall be utilized for the permitted use. An applicant may propose different lot types as part of a Planned Development rezoning process. In such cases, lot types shall meet or exceed the intent of the Wimauma Downtown Overlay district.

Table 5-1

Lot Types	Main Street Core	Downtown Center
Civic Building Lot	✓	✓

Sec. 3.23.06. Wimauma Downtown Overlay Standards

- A. Table 5-2 provides the development standards for permitted Lot Types. Yard orientations shall be per Land Development Code Section 6.01.03.C.
- B. For development located on 4th Street or CR 674 within the Main Street Core, Government and Downtown Center Districts, any development standard found within Section 3.23.07 which are in conflict with Table 5-2 shall utilize those standards found within Section 3.23.07.

Table 5-2

LOT AND PRIMARY STRUCTURE REQUIREMENTS BY LOT TYPE								
LOT TYPE	LOT SIZE (min/max SF)	LOT WIDTH (min/max)	BUILDING FRONTAGE (3) (min/max)	LOT COVERAGE BY BLDG (max)	YARDS			HEIGHT (min/max in stories; max in feet)
					FRONT Min/Max	REAR Minimum (5)(4)	SIDE Minimum (5)(4)	
Civic Building Lot (6)	5,000/ 98,050	50'/ no max	70/ 100%	80%	0'/ 20'	15'	0'	1/4; 50' (4)

Table 5-2 Notes:

- (3) Attached garages and all building attachments, such as but not including covered porches, colonnades, awnings, porticos and balconies shall contribute to the minimum/maximum building frontage percentage. The maximum depth of building attachments shall be 12 feet. These building attachments shall meet the minimum/maximum front yard setbacks found in the table above unless otherwise specified in Section 3.23.06.C., Garages and Parking Locations, below.
- (4) An additional setback of 2 feet for every 1 foot over 20 feet of building height shall be required where non-residential uses are adjacent to a single-family or multi-family use. An additional setback of 2 feet for every 1 foot over 20 feet of building height shall be required where multi-family uses are adjacent to a single-family use.
- (5) These minimum setbacks shall not preclude compliance with required buffer width. Buffers shall be required where non-residential uses are adjacent to a single-family or multi-family use. Buffers shall be required where multi-family uses are adjacent to a single-family use. Where the setbacks found in this Table conflict with any required buffer width per Land Development Code Section 6.06.06 or elsewhere in these regulations, the minimum buffer width shall prevail.
- (6) The building's primary orientation shall be toward the street rather than the parking areas. Cottage House Lots shall require a porch along a minimum of 70% of the façade. The porch shall be used in the building frontage percentage calculation.

C. Garages and Parking Locations

- 1. The following shall apply to parking for residential and non-residential uses:
 - a. Parking in Retail/Office Lot Types, Civic Lot Types and Mixed-Use Lot Types shall occur to the rear and/or side of the primary building. *Parking between the primary building and front setback shall not be permitted.*



All proposed parking is located to the side and rear of the existing and new buildings.

F. Civic Uses

The following shall apply to Civic Lot Type development:

1. Civic Uses shall include Government/Public Service facilities, churches/synagogues, and Flexible Market Space.

The proposed special use is a church.

2. No stormwater ponds or drive aisles shall be permitted in front of a Civic Use building.

The proposed stormwater retention area(s) and drive aisles are not located in front of the existing or new buildings.

I. Buffering and Screening Between Uses

1. Retail/Office, Mixed-Use and Civic Lot Types shall be considered a non-residential use. Any fencing used for screening treatment shall be in accordance with the Downtown Overlay requirements.

The proposed development will meet the required buffering and screening requirements.

Sec. 3.23.07. Building Design Standards along 4th Street and State Road 674 within the Main Street Core District, Government District, and Downtown Center

- A. Should any requirements listed in Table 5-2 or elsewhere conflict with the requirements outlined in this Section, this Section's requirements shall prevail. Building and Street Frontage Buildings must occupy a minimum of 70% of a parcel's street frontage along Main Street (4th Street) and State Road 674 between State Road 579 and Maggie Street, except when driveways to rear parking access may be impeded by the minimum requirement.

100% of the front façade of the new building will be placed at the front setback along 5th St and SR 674.

- B. Main Street Building Setbacks for 4th Street and State Road 674

Notwithstanding Table 5-1, the maximum front yard setback shall be 20 feet.

The front setback is shown at 22' due to the required corridor preservation requirement of 22'.

- C. Floor Area Ratio (F.A.R.)

The maximum permitted intensity (F.A.R.) shall be per the underlying zoning district.

The proposed FAR is 0.196, which complies with this requirement.

- D. Building Orientation

A building's primary orientation and façade shall be toward State Road 674, Main Street (4th Street), or other Downtown Center streets rather than the parking areas. The primary building pedestrian entrance(s) shall be visible and directly connected with the sidewalk or multi-purpose pathway within the street on which building is fronting via a minimum 5-foot-wide direct sidewalk connection. Entrance(s) shall be a distinctive and prominent element of the architectural design. Buildings shall incorporate lighting and changes in mass, surface or finish material, or balcony, porch or awning to emphasize the entrance(s).

The building front façade is oriented to SR 674 with the primary front entrance and entry porch noted on the plan and elevations. The entry door on the western end of the SR 674 façade is covered with a 6' deep awning. The entry on the eastern end of the SR 674 façade is located within the entry porch, which



measures 12.92' x 29.92'. the entry door facing 5th St is also covered by a 6' deep awning. All entries are connected to the public sidewalks directly in front of the site on 5th St and SR 674.

E. Building Design

1. Façades for Non-Residential, Live/Work and Mixed-Use Buildings.

- a. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street.

The proposed building will comply with this requirement. See updated elevations.

- b. The building façade must be architecturally finished to grade.

The proposed building will comply with this requirement. See updated elevations.

- c. Buildings are required to incorporate porch-like character including porticos or awnings along street-facing, park-facing, plaza-facing, and patio-facing building façades. These features may be counted toward the architectural relief.

The proposed building will comply with this requirement. See updated elevations.

- d. Each building on is required to have an awning, balcony, colonnade, or arcade facing the street. The same requirement applies to Retail Building Lots except that a porch may be substituted. All of these features must be in the front setback. These features may count toward the 70% street frontage. When providing a required awning, balcony, colonnade, arcade, or porch, the following design requirements apply:

- i. Awnings over first-floor doors or windows must have a depth of at least 6 feet. Back-lit, high-gloss, or plasticized fabrics are prohibited.

The proposed building will comply with this requirement. See updated elevations.

- iv. Porches must be at least 8 feet deep and 16 feet wide. Porches typically have roofs but must be open and not air-conditioned.

The proposed building will comply with this requirement. See updated elevations.

F. Mixed-Use Building Lots, Retail/Office Building Lots, Live/Work Building Lots, and Civic Building Lots

1. Each building on a Mixed-Use Building Lot, a Retail/Office Building Lot, a Live/Work Building Lot, or a Civic Building Lot must have an entrance facing a street or public open space.

The proposed building will comply with this requirement. See updated elevations.

H. New parking shall occur within parking garages or within surface lots that are located behind the line of the building façade.

The proposed building will comply with this requirement. See updated elevations.

Sec. 3.23.09. Substandard Roadways

A. Terminology

For purposes of this section, the term "Transportation Technical Manual" (TTM) shall mean the latest edition of the Hillsborough County Transportation Technical Manual for Subdivision and Site Development Projects.

B. General Requirement



1. Developments with vehicular access to an existing substandard public or private roadway may be required to make improvements to the public and private roadway network.

Refer to the Traffic Impact Analysis accompanying this project. A Design Exception will be sought as needed.

Sec. 3.23.10. Mobility, Parking, and Access for Main Street Core, Downtown Center, Downtown Residential, Government District, Wimauma Downtown West, and Wimauma Downtown East

Except as otherwise provided by this Section, parking requirements for all uses shall be in accordance with the Parking Standards of Section 6.05.00 and Access Management Standards of Section 6.04.00. Landscaping requirements for off-street vehicular use areas shall be in accordance with the landscaping and buffering requirements of this Part.

C. Connectivity

In addition to any requirements within Section 6.02.01, all developments shall:

2. Direct pedestrian access in the form of pedestrian entrances, sidewalks, crosswalks, and other walkways from public sidewalks to building entrances and between parcels shall be provided.

The proposed development will comply with this requirement.

Sec. 3.23.11. Screening for Main Street Core, Downtown Center, Downtown Residential, Government District, Wimauma Downtown East, and Wimauma Downtown West

- A. Trash, recycling receptacles, loading docks, service areas, and other similar areas must be located in parking areas or in a location that is not visible from the street frontages, and must be screened to minimize sound and visibility from residences and to preclude visibility from adjacent streets. Service areas shall be screened by a masonry wall and landscape buffer. The wall shall be a minimum of six feet in height using architectural design, materials and colors that are consistent with those of the primary structure. The landscape buffer shall be a minimum of five feet in width and contain evergreen plants a minimum of three feet in height at the time of planting and spaced not more than four feet apart.

The proposed development will comply with this requirement.

- B. Mechanical equipment shall be placed behind the line of the primary building façade and shall be screened from view of any street by fencing, vegetations, or by being incorporated into a building.

The proposed development will comply with this requirement.

- D. Fences and walls shall be constructed of masonry, vinyl, wood, or cast iron/metal. The location and height of all fences and walls shall be in accordance with Part 6.07.00 of this Code throughout the overlay.

The proposed development will comply with this requirement.

Sec. 3.23.12. Sign Standards

Signs within the WD Overlay as illustrated in Figure 1, herein, shall conform to the limitations and provisions of Article VII of this Code. Additionally, the following limitations and provisions shall apply.

The proposed development will comply with this requirement.

CONCLUSION

The proposed special use for expansion of the existing church is a continuation of existing site uses, aligns with the OC-20 Future Land Use designation, and complies with the intent of Wimauma Downtown Overlay District and applicable zoning, infrastructure, and environmental standards. It is a compatible and beneficial use for the surrounding community, which supports both current needs and future growth of the area.

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**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only		
Application Number: SU-CH 26-0538	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: SU-CH 26-0538 Applicant's Name: Templo Filadelfia, Inc.

Reviewing Planner's Name: Carolanne Peddle Date: _____

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): _____

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Signature

5/26/2026

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application SU-CH 26-0538

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: 
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1	<input checked="" type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input checked="" type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input checked="" type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input checked="" type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input checked="" type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; padding: 5px; min-height: 60px;">Revised Building Elevations</div>

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



607 S. Alexander Street
Plant City, FL 33563
(813) 747-9100
boggseng.com

Ms. Carolanne Peddle, Senior Planner
Hillsborough County Development Services Department
601 E. Kennedy Blvd.
Tampa, FL 33602

May 22, 2026
BBE Project No. 14021.001

Re: SU-CH 26-0538
Templo Filadelfia – 5722 State Road 674
Folio #'s: 079213-1000, 079213-0000, 079211-0000

Dear Ms. Peddle:

BBE-Boggs Engineering, LLC (BBE) received the staff comments and our responses are provided below:

DEVELOPMENT SERVICES, Carolanne Peddle

1. Historical Resource Review is required.
Response: *BBE attended and presented to the Historic Resources Board on May 19, 2026. The Board found no adverse effect. See attached letter.*
2. Submit a Variance Request form for each variance requested:
 - a. Remove variance for front yard setback along SR 674. Setback will be taken from the ROW preservation line.
Response: *No variance request included for this setback, as directed.*
 - b. Add a request for the front yard setback from 5th St.
Response: *No variance needed. The new building has been relocated to the 20' front setback on 5th St.*
 - c. Add a request for the building frontage on 5th St.
Response: *No variance needed. 100% of the building façade has been placed at the front setback on 5th.*
 - d. Add a request to allow parking between the building and 5th St.
Response: *No variance needed. Parking has been removed from this area.*
3. Can the dumpster be relocated further into the parking lot to better meet the requirement of LDC Sec. 3.23.17?
Response: *The dumpster has been moved to the interior of the site, approximately 60' to the West.*
4. Show/label proposed stormwater facility location and type.
Response: *The proposed stormwater system will be placed in an underground system as marked on the plan.*
5. Check and update (as needed) the elevation labels for direction (north, south, east, west).
Response: *The proposed elevations have been updated and are labeled correctly.*
6. Provide measurements for LDC Sec. 3.23.07 E.1.a. and E.1.d.
Response: *Measurements have been provided as required. Blank walls do not occupy more than 50% of the façade fronting 5th St or SR 674. There is no more than 20' horizontally between architectural features/relief. The façade fronting 5th St includes a 6' deep awning over the front entry door. The façade fronting SR 674 includes a 6' deep awning over the front entry door on the west end of the facade and an entry porch measuring 12.92' x 29.92' on the east end.*

FDOT, Lindsey Mineer

FDOT access and drainage permit will be required. Be advised that FDOT conducted a PD&E to consider widening of SR 674. Corridor preservation is required.

Response: 22' corridor preservation shown on the site plan, as required.

EPC, Shania Rodriguez

No wetlands are present.

Response: Acknowledged.

WATER RESOURCES SERVICES, Clay Walker, E.I.

8" water main adjacent to the site within northern side of SR 674.

4" wastewater forcemain located approximately 500' west of the site within the northern side of SR 674.

Response: It is anticipated that the site will connect to County water/wastewater.

NATURAL RESOURCES, Andria McMaugh

No objections. Avoid removal of any grand trees. Comply with County LDC at time of permitting.

Response: Acknowledged.

ENVIRONMENTAL SERVICES, Kim Cruz

Property not located within a Wellhead Resource Protection Area or within 500-feet of non-transient non-community and/or community water system wells. No objection.

Response: Acknowledged.

We believe we have answered your request for additional information. Should you have any questions please contact us.

Sincerely,

BBE – BOGGS ENGINEERING, LLC


Catherine Coyle



Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

The existing historic church building is located at the southeast corner of the site, fronting SR 674. This building cannot be moved or adversely impacted. Minimum FDOT driveway spacing and mandatory corridor preservation of 22' along SR 674 precludes provision of a direct access curbcut on SR 674.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

Requiring a curbcut to SR 674 is counter to FDOT's requirements. mandating direct access to SR 674 would deprive the church/property owner from building a facility that services their congregation's needs.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

Eliminating this curbcut requirement to SR 674, will not interfere with or injure the rights of others. Granting this variance will provide a safe, continuous, uninterrupted sidewalk along the frontage of this site on SR 674.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (*refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose*).

The variance requested is in harmony with the intent of LDC and Comprehensive Plan, as the plan demonstrates compliance with all Wimauma Overlay design standards, preserves a historic resource (existing church building), provides 22' of corridor preservation for SR 674, and complies with driveway spacing requirements for FDOT.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

Noting the FDOT driveway spacing standards, mandated 22' corridor preservation, and existing location of the historic church building, the relief requested is not as a result of an illegal act or a self-imposed hardship.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

Granting this variance would allow the new church building to be constructed in compliance with the Wimauma Overlay design standards, in compliance with FDOT corridor preservation mandates, and with driveway spacing standards. If this variance is not granted, the building and site will need to be redesigned and new variances to the Overlay standards will likely be needed.

Prepared by and return to:
DAVID J PLANTE, ESQ

The Plante Law Group, PLC
806 N. ARMENIA AVENUE
Tampa, FL 33609
813-875-5297
File Number: **12Barnes**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **August, 2012** between **Matha Barnes as Personal Representative of the Estate of Jorge Guillen** whose post office address is **11204 Sailbrooke Drive, Riverview, FL**, grantor, and **Templo Filadelfia, Inc., a Florida Non-Profit Corporation** whose post office address is **5730 SR 674 #C, Wimauma, FL**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hillsborough County, Florida** to-wit:

Lot 4, less the North 71 feet, Block 41, REVISED MAP OF TOWN OF WIMAUMA, according to the map or plat thereof as recorded in Plat Book 1, Page 136, Public Records of Hillsborough County, Florida.

Parcel ID Number: U-10-32-20-2XJ-000041-00004.0
Folio Number: 79213-0000

AND

The South ½ of Lot 2, Block 40, REVISED MAP OF TOWN OF WIMAUMA, according to the map or plat thereof as recorded in Plat Book 1, Page 136, Public Records of Hillsborough County, Florida.

Parcel ID Number: U-10-32-20-2XL-000040-00002.0
Folio Number: 79207-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2011**.

DoubleTime®

MB

26-0538

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: June J. Plante

[Signature]
Witness Name: Guadalupe R. Lara

Martha Barnes as Personal Rep of the Estate of Jorge Guillen

[Signature] (Seal)
Martha Barnes

State of Florida
County of Hillsborough

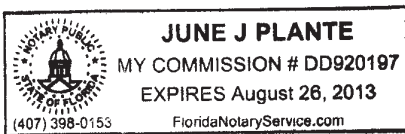
The foregoing instrument was acknowledged before me this 10th day of August, 2012 by Martha Barnes, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: June J. Plante

My Commission Expires: Aug. 26, 2013



Warranty Deed

(LIMITED LIABILITY COMPANY)

This Indenture, made, September 4, 2013 A.D.

Between

South County Land and Homes LLC, a Florida Limited Liability Company, whose post office address is: 20507 Hobbs Rd., Wimauma, FL 33598 a corporation existing under the laws of the State of , Grantor and Templo Filadelfia Inc., a Florida Non-Profit Corporation whose post office address is: 3730 SR 674, Wimauma, FL 33598, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Sixty Thousand and No/100 Dollars (\$60,000.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Hillsborough, State of Florida, to wit:

The North 71 feet of Lot 4, Block 41, according to the Revised Map of Town of Wimauma, recorded in Plat Book 1, Page 36, of the Public Records of Hillsborough County, Florida, together with a 1971 Festival Mobile Home ID #32JOT2S0154.

Being the same property deeded to South County Land and Homes LLC, a Florida Limited Liability Company, dated 6/19/13, recorded in Records Book 21966, Page 5 of the Public Records of Hillsborough County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: U-10-32-20-2XJ-000041-00004.1

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

South County Land and Homes LLC, a Florida Limited Liability Company

By: Jessica A. Urbánek
Jessica A. Urbánek
Its: Managing Member

Signed and Sealed in Our Presence:

Robbie E. Lea
Witness Print Name: Robbie E. Lea

Gradulyphe E. Leva
Witness Print Name: Gradulyphe E. Leva

(Corporate Seal)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 4th day of September, 2013 by , the of South County Land and Homes LLC, A corporation existing under the laws of the State of , on behalf of the corporation. He/She is personally known to me or has produced a [user type ID] as identification.



Robbie E. Lea (Seal)
Notary Public
Notary Printed Name: Robbie E. Lea
My Commission Expires::

Prepared by:
, an employee of
United Title Affiliates, Inc.,
429 Apollo Beach Boulevard
Apollo Beach, Florida 33572

Florida Corporate Deed/Letter



Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0538 Intake Date: 02/12/2026
 Hearing(s) and type: Date: 05/11/2026 Type: LUHO Receipt Number: 568953
 Date: _____ Type: _____ Intake Staff Signature: Charles Phillips

Property Information

Address: 5730 SR 674; 610 5th St City/State/Zip: Wimauma, FL 33598
 TWN-RN-SEC: 10-32-20 Folio(s): see attached Folio List Zoning: RSC-6 Future Land Use: OC-20 Property Size: 2.24 ac +/-

Property Owner Information

Name: Templo Filadelfia, Inc. / Pastor Neemias Velasquez Daytime Phone: 813-892-6057
 Address: PO Box 1038 City/State/Zip: Wimauma, FL 33598
 Email: templofiladelfiawimauma@gmail.com Fax Number: _____

Applicant Information

Name: Templo Filadelfia, Inc. / Pastor Neemias Velasquez Daytime Phone: 813-892-6057
 Address: PO Box 1038 City/State/Zip: Wimauma, FL 33598
 Email: templofiladelfiawimauma@gmail.com Fax Number: _____

Applicant's Representative (if different than above)

Name: BBE-Boggs Engineering, Inc. / Catherine Coyle Daytime Phone: 813-747-9100
 Address: 607 S Alexander St City/State/Zip: Plant City, FL 33563
 Email: ccoyle@boggseng.com Fax Number: _____

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Signature of the Applicant

Neemias Velasquez
Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

Signature of the Owner(s) – (All parties on the deed must sign)

Neemias Velasquez
Type or print name

LIST OF FOLIOS

TEMPLO FILADELFIA, INC.

5730 SR 674, WIMAUMA, FL 33598

Folios: 079211-0000

079213-0000

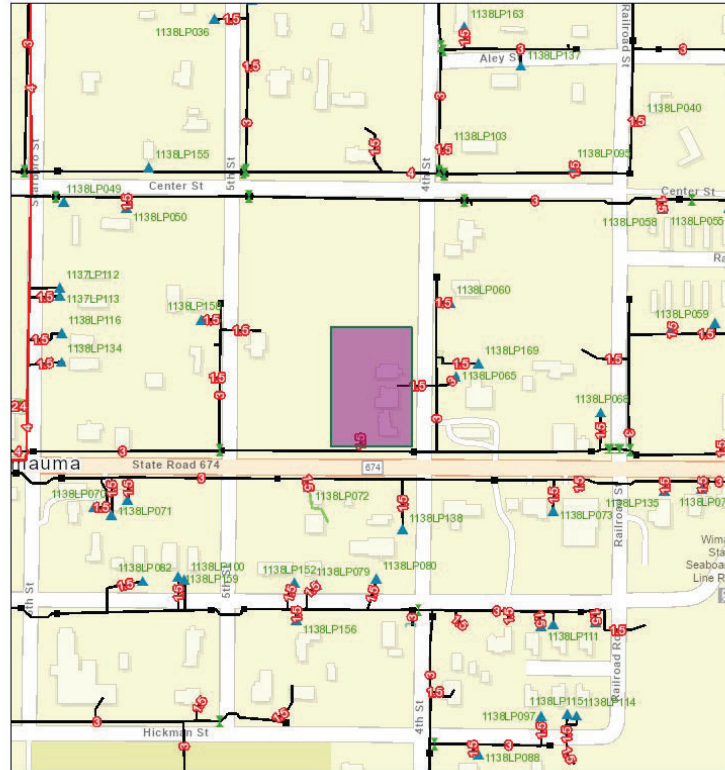
079213-1000



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

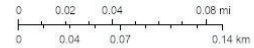
Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0685H
FIRM Panel	12057C0685H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120685C
County Wide Planning Area	Wimauma
Community Base Planning Area	SouthShore
Community Base Planning Area	Wimauma
Census Data	Tract: 013913 Block: 2054
Future Landuse	OC-20
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Overlay District	Downtown Wimauma - TDR Receiving Zone
Overlay District	Wimauma Downtown Subdistrict B – Downtown Center
Overlay District	Wimauma Downtown Subdistrict E – Main Street Core District
Competitive Sites	NO
Redevelopment Area	NO
Historic Resource Found	

Folio: 79211.0000



February 12, 2026

1:2,934



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Hillsborough County Florida

Folio: 79211.0000
 PIN: U-10-32-20-2XJ-000041-00002.0
 Templo Filadelfia Inc
Mailing Address:
 Po Box 1038
 null
 Wimauma, FL 33598-1038
Site Address:
 5730 674 Hwy
 Wimauma, FL 33598
 SEC-TWN-RNG: 10-32-20
 Acreage: 1.12
 Market Value: \$342,200.00
 Landuse Code: 7100 INSTITUTIONAL

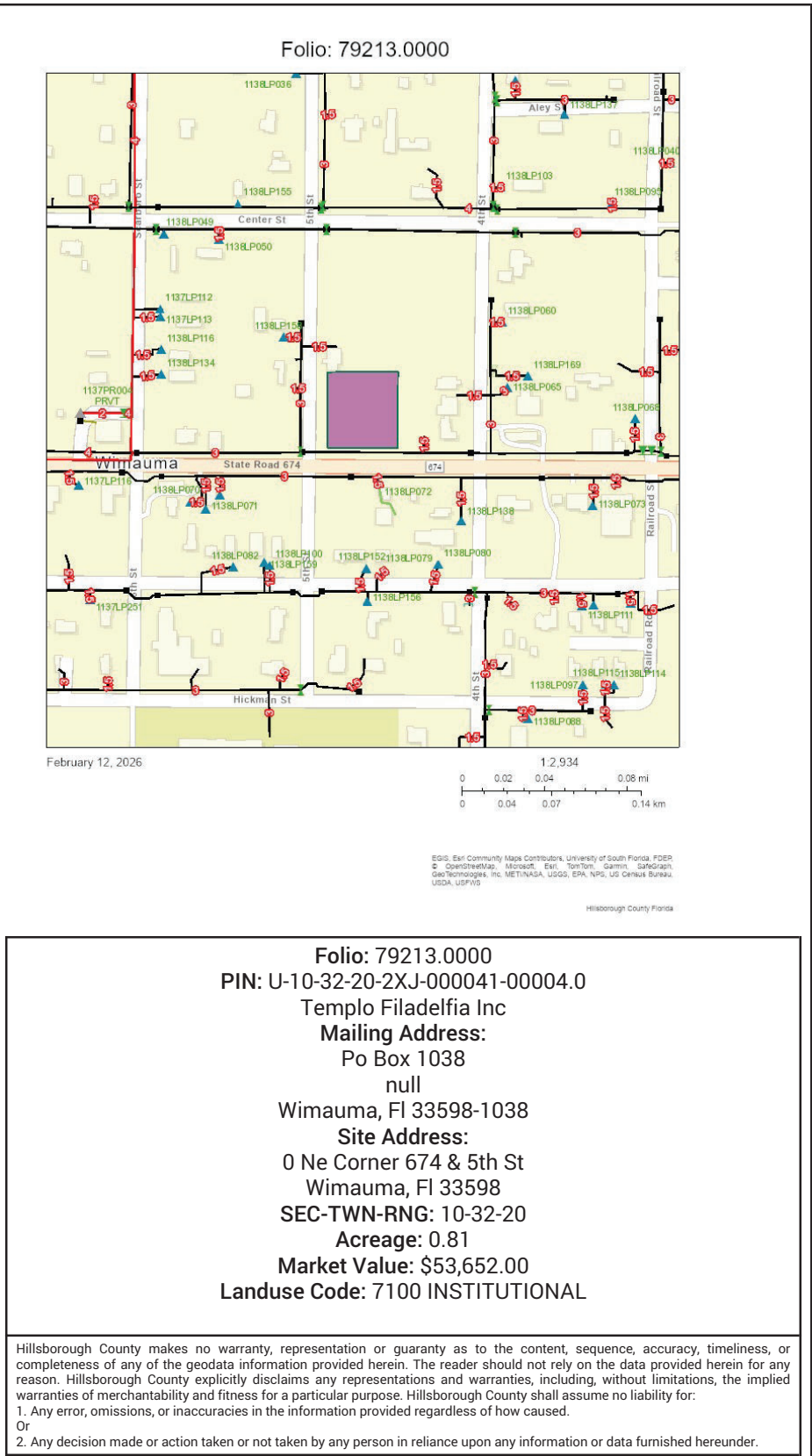
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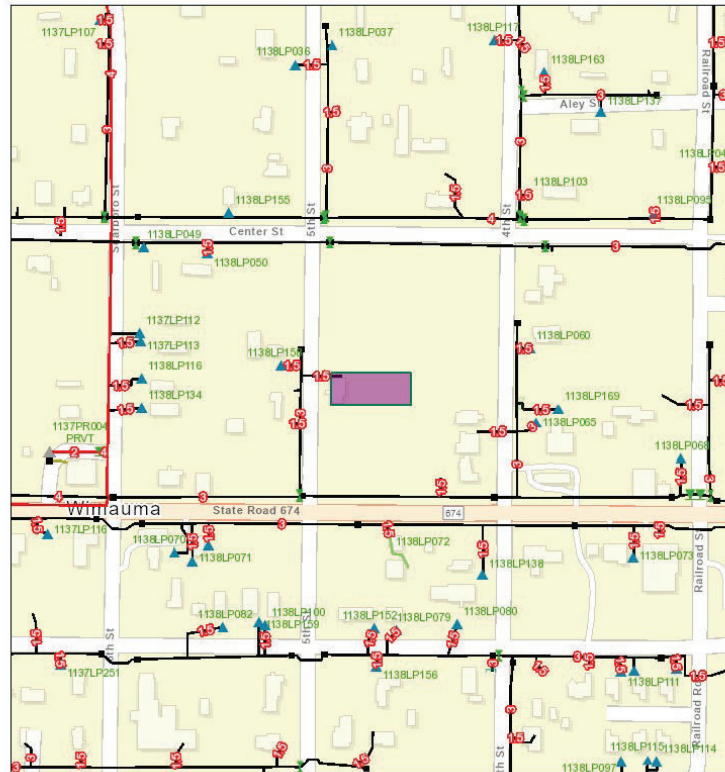




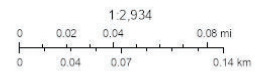
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Folio: 79213.1000



February 12, 2026



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Hillsborough County Florida

Folio: 79213.1000
 PIN: U-10-32-20-2XJ-000041-00004.1
 Templo Filadelfia Inc
Mailing Address:
 Po Box 1038
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 Wimauma, FL 33598-1038
Site Address:
 610 5th St
 Wimauma, FL 33598
SEC-TWN-RNG: 10-32-20
Acreage: 0.3
Market Value: \$54,300.00
Landuse Code: 7100 INSTITUTIONAL

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