

**Special Use-Alcoholic Beverage Permit with Waivers Application:** SU-AB 26-0863  
**LUHO Hearing Date:** June 15, 2026  
**Requested Classification:** 2-COP

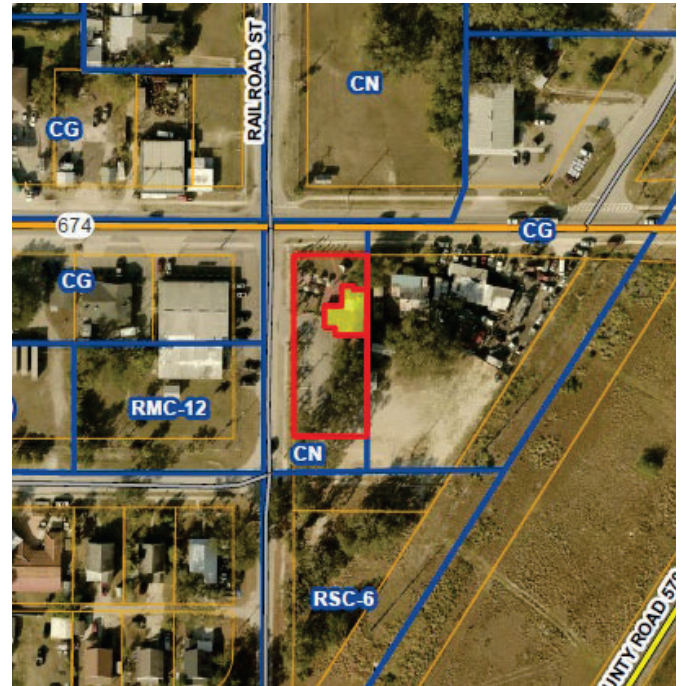


**Hillsborough County Florida**

Development Services Department

**1.0 APPLICATION SUMMARY**

**Applicant:** Cristobal Pimentel / Amorette Coffee LLC  
**Zoning:** CN  
**FLU Category:** OC-20  
**Service Area:** Urban  
**Community Plan Area:** Wimauma  
**Overlay:** Wimauma Downtown Overlay  
**Special District:** None  
**Use:** Coffee Shop  
**Total Wet Zone Area Requested:** 2,199.28 square feet  
**Inside Area Requested:** 1,978.9 square feet  
**Outside Area Requested:** 220.37 square feet  
**Location:** 702 Railroad St., Wimauma; Folio: 79226.0000



**Introduction Summary:**

The applicant requests a 2-COP Special Use Alcoholic Beverage Permit to allow for sale and consumption of beer and wine on and off the permitted premises. The property is zoned CN which allows the host use and consideration of the proposed wet zoning.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	Yes
Distance to Residentially Zoned Property Shall be 250 Feet	No
No More than 3 Approved Alcoholic Beverage uses within 1,000 feet	Yes

**Development Services Recommendation:**

Approvable, Subject to Conditions

Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A
---	----	--	-----

**2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS**

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	250 feet	140.7 feet	109.3 feet

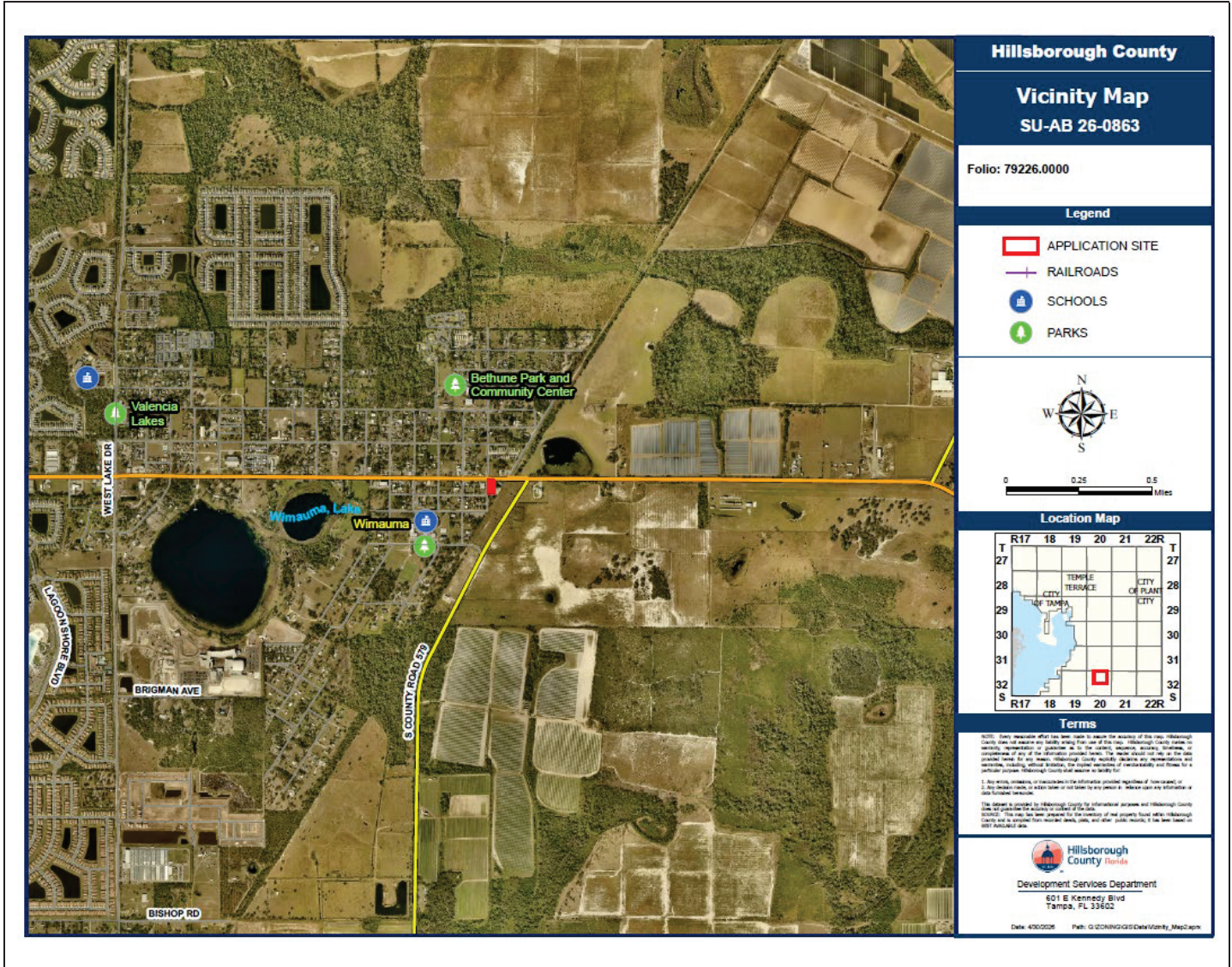
**Applicant’s Justification:**

The subject property is located at 702 Railroad St in the Wimauma commercial corridor, zoned CG (General Commercial), directly along State Road 674, a major arterial road. Amorette Coffee LLC is a daytime coffee shop and light food establishment serving beer and wine as an ancillary offering only. The proposed use is low-intensity and consistent with the commercial character of the corridor. The surrounding residential parcels are physically separated from the subject property by public roads, alleyways, and intervening commercial properties, minimizing any potential negative impact on adjacent residential uses.

The necessity for the 250-foot separation is negated by the nature of the proposed use. Amorette Coffee is not a bar or nightclub. Beer and wine service is secondary to coffee and food, with daytime hours consistent with a coffee shop. State Road 674 and adjacent commercial uses adequately buffer nearby residential properties. The waiver will not negatively impact the health, safety, or welfare of adjacent residential property owners.

### 3.0 LAND USE MAP SET AND SUMMARY DATA

#### 3.1 Vicinity Map

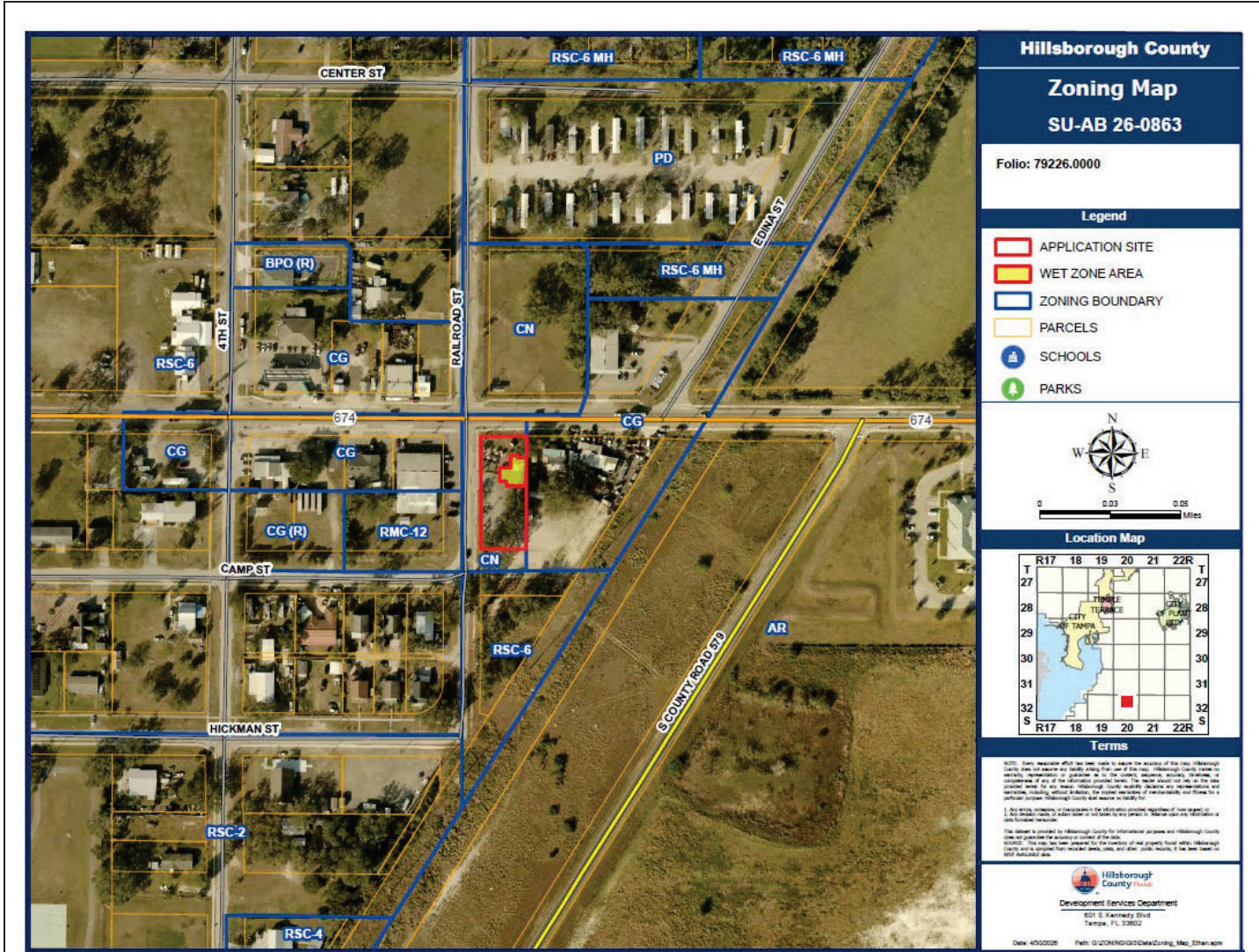


#### Context of Surrounding Area:

The site is located within the Urban Service Area and is located within the Wimauma community planning area. Nearby uses include single family residential and commercial uses.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	CN	State Road 674 ROW, Vacant Commercial
South	CN	Auto Repair Shop
East	CG	Auto Repair Shop
West	CG, RMC-12	Railroad Street ROW, Convenience store

4.0 Staff Findings

LDC Section 6.11.11.E.3 provides for approval of separation waivers where there are "special or unique circumstances where the alcoholic beverage use applied for does not have significant impacts on surrounding land uses and certain circumstances negate the necessity for the specified distance requirements."

The nearest residentially zoned property is located west of the proposed premises. The subject site is separated from that parcel by Railroad Street, a local road that provides physical separation between uses. The property is developed with a nonconforming convenience store constructed in 1965. In addition, a chain-link fence exists along the eastern and southern boundaries of the lot, further limiting access between the proposed premises and the residential property.

For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance requirements is negated.

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 2-COP Alcoholic Beverage Permit to be **APPROVABLE, Subject to Conditions**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 2,199.28 square feet, as shown on the wet zone survey received June 1, 2026.

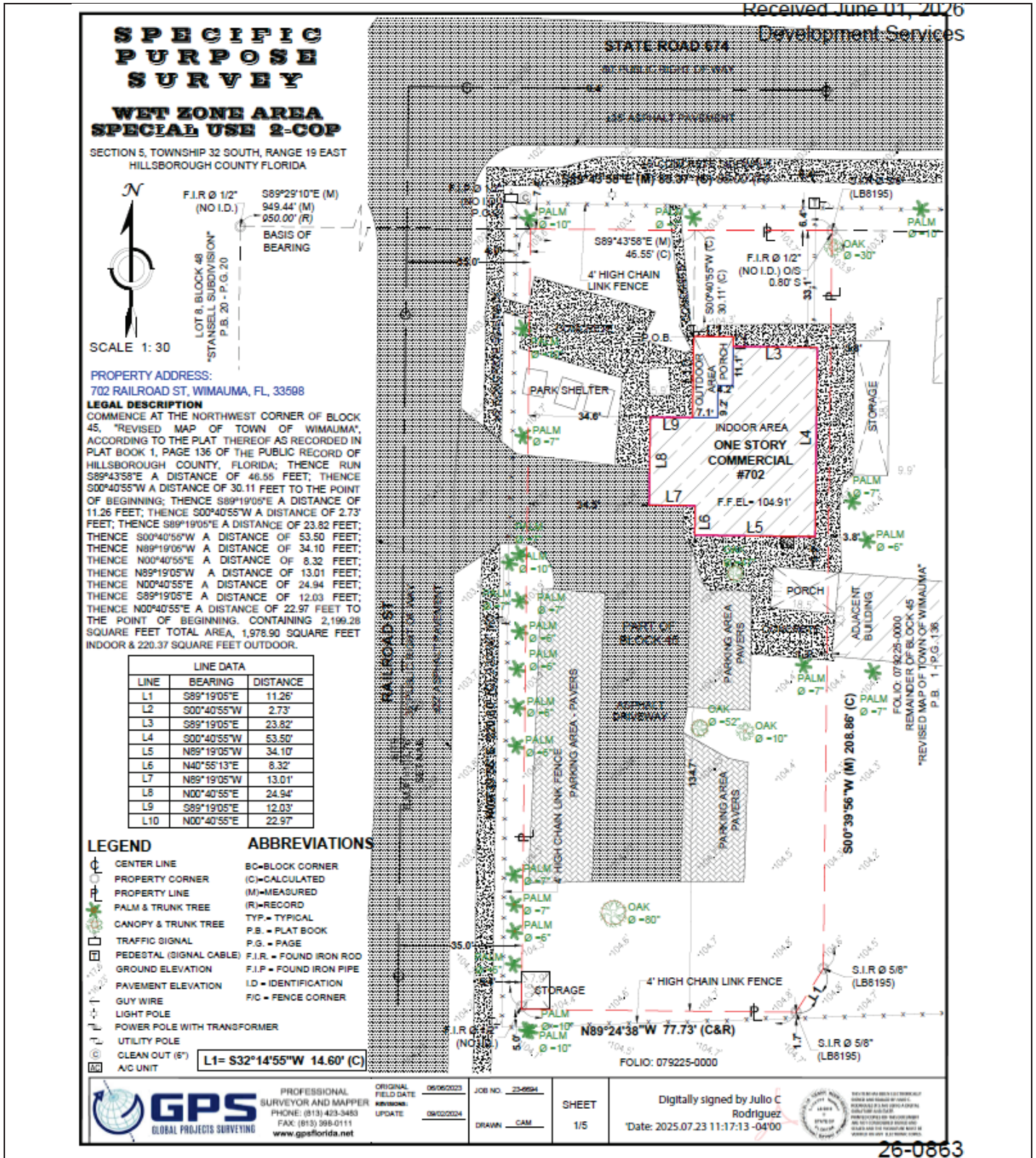
Zoning Administrator Sign Off:

Colleen Marshall  
Fri Jun 5 2026 15:23:47

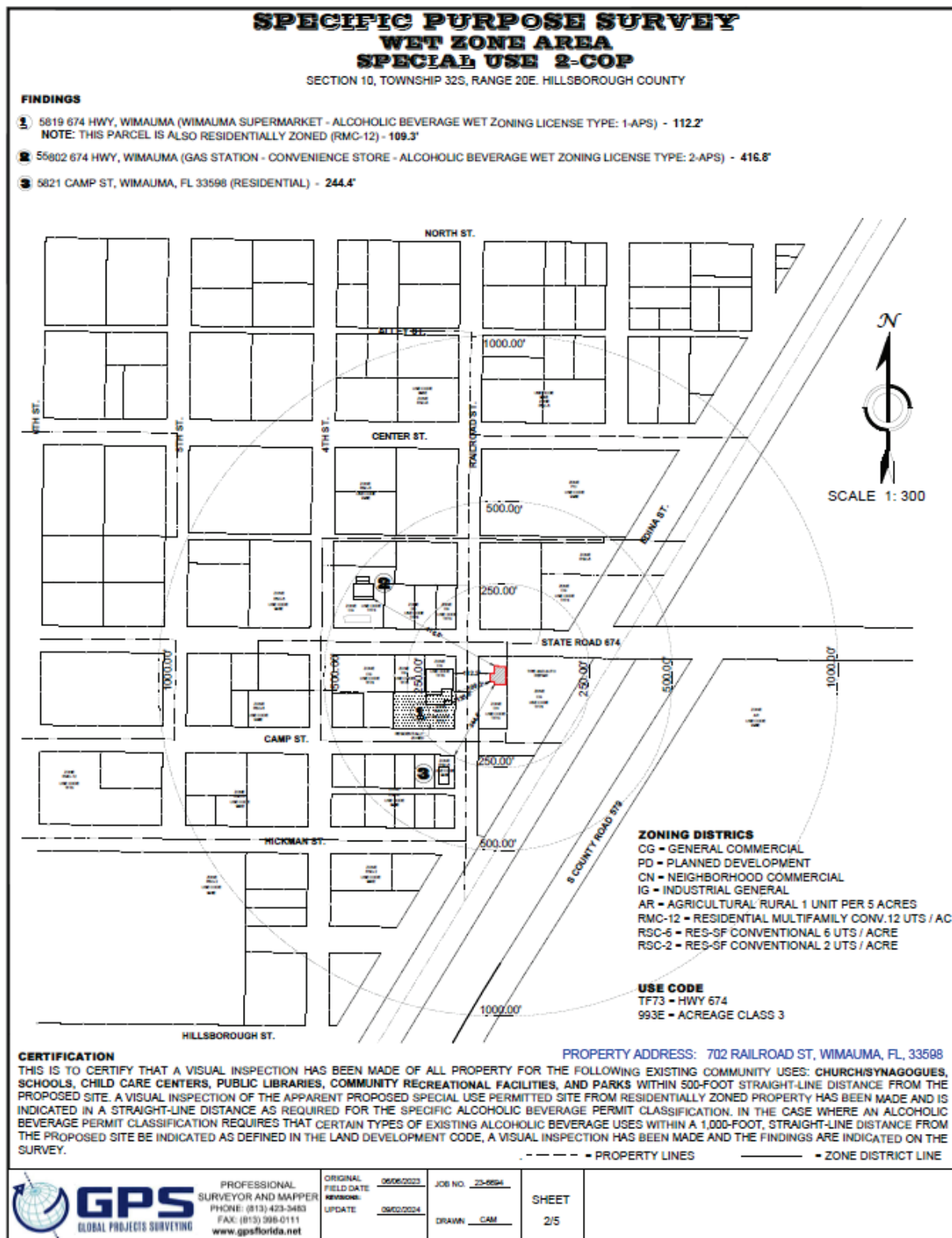
**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

Approval of this special use 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 building permits for on-site structures.

6.0 PROPOSED WET ZONE SURVEY



6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)

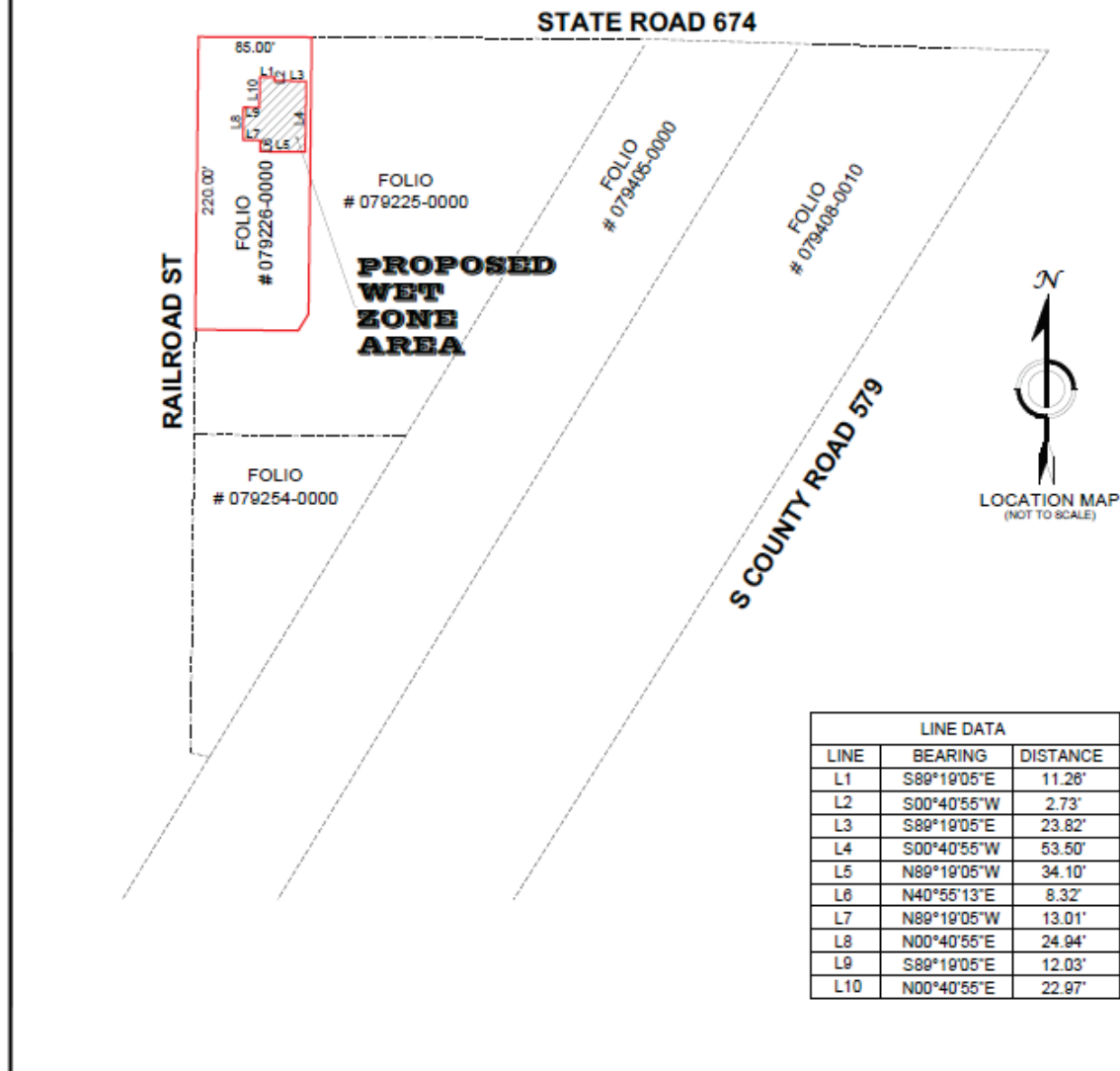


6.0 PROPOSED WET ZONE SURVEY (Page 3)

RECEIVED JUNE 01, 2021  
Development Service

**SITE PLAN  
WET ZONE AREA  
SPECIAL USE 2-COP**

SECTION 10, TOWNSHIP 32S, RANGE 20E, HILLSBOROUGH COUNTY  
PROPERTY ADDRESS: 702 RAILROAD ST, WIMAUMA, FL, 33598



PROFESSIONAL  
SURVEYOR AND MAPPER  
PHONE: (813) 423-3483  
FAX: (813) 398-0111  
www.gpsflorida.net

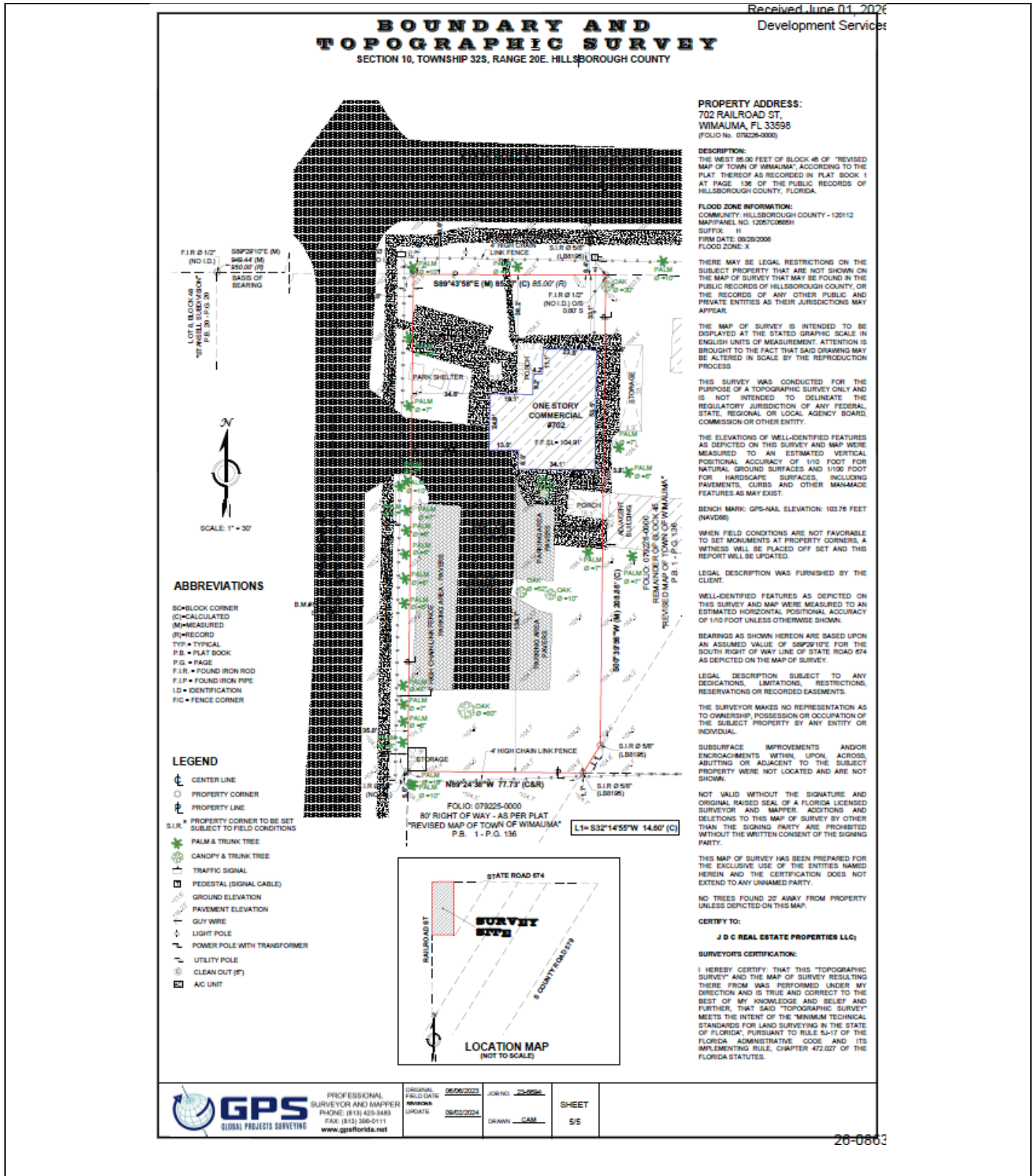
ORIGINAL FIELD DATE: 06/06/2020  
REVISED: UPDATE: 08/02/2024

JOB NO.: 22-0594  
DRAWN: CAM

SHEET 3/5

26-086

6.0 PROPOSED WET ZONE SURVEY (Page 4)



< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

This instrument prepared by:

Name: Otto Pimentel  
10616 Missouri Avenue  
Riverview, Florida 33569

Property Appraisers Parcel Identification Number (s)  
079226-0000

**SPACE ABOVE THIS LINE FOR RECORDING DATA**

**THIS QUIT-CLAIM DEED** made and executed this February 17, 2015 by Otto Pimentel (grantor) a married person, whose post office address is 10616 Missouri Avenue, Riverview, Florida 33569 First Part to C.J.D. Real Estate Properties LLC (grantee) a Florida LLC, whose post office address is 10616 Missouri Avenue, Riverview, Florida 33569 second part.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH:**That the said grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, lien, remise, release, convey and confirm unto the grantee the second half that certain land situate in Hillsborough County, State of Florida, viz:

**The West 85 feet of Block 45, Revised Map of TOWN OF WIMAUMA, according to plat recorded in Plat Book 1, Page 136, of Public Records of Hillsborough County, Florida.**

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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, 2014. FURTHER SUBJECT TO restrictions, reservations, covenants, and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof the said grantor has caused these presents to be executed in its name, and its corporate seal to be herunto affixed by its proper officers thereunto duly authorized, the day and year first above written. Signed, sealed and delivered in the presence of:

*Mark Francisco*  
Witness

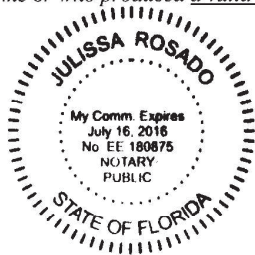
*Otto Pimentel*  
Otto Pimentel

*Julissa Rosado*  
Witness

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17<sup>th</sup> February 2015 by Otto Pimentel, a married personally known to me or who produced a valid driver's license as identification and who did not take an oath.

SEAL



*Julissa Rosado*  
Notary Public  
My Commission Expires: 7-16-16

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

Received  
04-23-2026  
Development Services



Hillsborough  
County Florida  
Development Services

### Property/Applicant/Owner Information Form

Official Use Only		
Application No: <u>26-0863</u>		Intake Date: <u>04/23/2026</u>
Hearing(s) and type: Date: <u>06/15/2026</u>	Type: <u>LUHO</u>	Receipt Number: <u>588258</u>
Date: _____	Type: _____	Intake Staff Signature: <u>Julie Boatright</u>

#### Property Information

Address: 702 Railroad St City/State/Zip: Wimauma FL 33598  
 TWN-RN-SEC: 325-26E-10 Folio(s): 079226-0000 Zoning: CN Future Land Use: OC-20 Property Size: 0.43 AC

#### Property Owner Information

Name: CJD Real Estate Properties LLC Daytime Phone 813-444-1628  
 Address: 533 Sunlit Coral St City/State/Zip: Ruskin FL 33570  
 Email: CristobalPimentel@gmail.com Fax Number \_\_\_\_\_

#### Applicant Information

Name: Cristobal Pimentel / Amorette Coffee Daytime Phone 813-785-0208  
 Address: 702 Railroad St City/State/Zip: Wimauma FL 33598  
 Email: Contact@cristobalpimentel.com Fax Number \_\_\_\_\_

#### Applicant's Representative (if different than above)

Name: \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ 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.

CJP  
 Signature of the Applicant  
Cristobal Pimentel  
 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]  
 Signature of the Owner(s) - (All parties on the deed must sign)  
OTG PIMENTEL  
 Type or print name



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CN
Description	Commercial - Neighborhood
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: 013914 Block: 2000
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
Competitive Sites	NO
Redevelopment Area	NO

