

Jul 22, 2026 at 1:23:22 PM
5021 Maggiore St
Coral Gables FL 33146



07-22-2026 01:23 PM



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100
Coral Gables, FL 33134

Jul 22, 2026 at 1:23:16 PM
5021 Maggiore St
Coral Gables FL 33146

July 21, 2026
Via Certified Mail

9589 0710 5270 4377 8155 61

ENRIQUETA F CASTANEDA
5001 MAGGIORE ST
CORAL GABLES, FL 33146-2211

Re: Ticket No: TICK-26-04-25725
Address of Violation: 5001 MAGGIORE ST

Dear property owner,

This letter is in response to your request of a hearing to appeal the above citation, issued by Code Enforcement Officer Christopher Marrero on 4/2/2026 for:

Section 2-101 - Single-Family Residential (SFR) District. Purpose and applicability. The Single-Family Residential (SFR) District is intended to accommodate low density, single-family dwelling units with adequate yards and open space that characterize the residential neighborhoods of the City. The City is unique not only in South Florida but in the country for its historic and architectural treasures, its leafy canopy, and its well-defined and livable neighborhoods. These residential areas, with tree lined streets and architecture of compatible proportion and human scale, provide an oasis of charm and tranquility in the midst of an increasingly built-up metropolitan environment. The intent of the Code is to protect the distinctive character of the City, while encouraging excellent architectural design that is responsible and responsive to the individual context of the City's diverse neighborhoods. The single-family regulations, as well as the design and performance standards in the Zoning Code, seek to ensure that the renovation of residences as well as the building of residences is in accord with the civic pride and sense of stewardship felt by the citizens of Coral Gables. By preserving the community character of the Gables, the Zoning Code safeguards both individual property values, as well as the quality of life that best serves the collective interest. In an SFR District no use other than these listed below shall be permitted. No buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used for a use other than a single-family use as defined in this Code.

TO WIT: Short term rental prohibited. IMMEDIATE DAILY RUNNING FINE OF \$500 PER DAY UNTIL COMPLIANCE IS ACHIEVED. REPEAT OFFENDER. A). Remove all

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