

Jul 22, 2026 at 4:02:24 PM
131 Zamora Ave
Coral Gables FL 33134
United States



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

9589 0710 5270 4377 8154 86

July 21, 2026

Via Certified Mail

3 MARTINEZ PARTNERS LLC
4746 SW 72 AVE
MIAMI, FL 33155

Re: Ticket No: TICK-26-07-32577

Address of Violation: 131 ZAMORA AVE

Dear property owner,

This letter is in response to your request of a hearing to appeal the above citation, issued by Code Enforcement Officer: Salvador Sole 07/13/2026 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 those 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.

07-22-2026 04:02 P

Jul 22, 2026 at 4:02:27 PM
131 Zamora Ave
Coral Gables FL 33134
United States



07-22-2026 04:02 P

Jul 13, 2026 at 4:17:30 PM
131 Zamora Ave
Coral Gables FL 33134
United States

CITY OF CORAL GABLES, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

Ticket #: TICK-26-07-32577

DATE/TIME ISSUED: 7/13/2026 16:03
CODE INSPECTOR: Salvador Sole
DEPARTMENT: Code Enf.
NAME OF VIOLATOR: 3 MARTINEZ PARTNERS LLC
FOLIO: 0341080094030
4746 SW 72 AVE
MIAMI, FL 33155
REPEAT VIOLATOR: Yes No
NAME OF REGISTERED AGENT (IF APPLICABLE): AVELINO MARTINEZ

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE 7/13/2026 AT 16:03 VIOLATION OF THE FOLLOWING SECTION(S) OF CORAL GABLES CITY CODE WAS OBSERVED:

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 those 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 WHOM:
Short term rental prohibited. DAILY RUNNING FINE OF \$250 PER DAY UNTIL COMPLIANCE IS ACHIEVED. A). Remove all website(s) and advertisement(s) for rentals less than six months. B). Cease and desist sleeping accommodations for daily weekly and/or month-to-month transient guest(s). C). Provide compliant leases or register as vacant property. D.1). Property owner(s) must meet with director to review all above. D.2). City attorneys office may be included on and as needed basis to discuss actions taken. Comply with Zoning Code Section 2-101(a)

AT 131 ZAMORA AVE

YOU SHALL PAY THE CIVIL PENALTY OF \$250.00 PLEASE CORRECT THE VIOLATION ON OR BEFORE 8/13/2026 YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR BEFORE 8/3/2026

INSTRUCTIONS

PAYMENTS AND REQUEST FOR HEARING SHOULD BE MADE TO:

CITY OF CORAL GABLES
CLERK OF THE CODE ENFORCEMENT BOARD
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 341549
CORAL GABLES, FLORIDA 33114
(305) 441-5777

HEARING WILL BE SET NO SOONER THAN TWENTY (20) DAYS FROM THE DATE OF THE CIVIL VIOLATION NOTICE. ALL PARTIES WILL BE NOTIFIED AT THE MAILING ADDRESS SHOWN ON THIS NOTICE.

YOU MAY APPEAR WITH OR WITHOUT COUNSEL AND PRODUCE WITNESSES ON YOUR OWN BEHALF.

YOU WILL BE LIABLE FOR REASONABLE COSTS OF THE ADMINISTRATIVE HEARING UPON A FINDING OF GUILT.

LIENS IN THE AMOUNT OF UNPAID PENALTIES WILL BE FILED AGAINST YOUR REAL OR PERSONAL PROPERTY AND WILL BE FORECLOSED UPON.

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

THE FILING OF A REQUEST FOR AN ADMINISTRATIVE HEARING WILL NOT HALT THE ACCRUAL OF CONTINUING VIOLATION.

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9589 0710 5270 4139 9336 32

07-13-2026 04:17 P

Jul 13, 2026 at 4:17:35 PM
131 Zamora Ave
Coral Gables FL 33134
United States



07-13-2026 04:17 P