

CITY OF CORAL GABLES, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

Ticket #: TICK-26-07-32577

DATE/TIME ISSUED	CODE INSPECTOR	DEPARTMENT
7/13/2026 16:03	Salvador Sole	Code Enf.

NAME OF VIOLATOR	FOLIO
3 MARTINEZ PARTNERS LLC	0341080094030
4746 SW 72 AVE	REPEAT VIOLATOR
MIAMI, FL 33155	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 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. 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.

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.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I
UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS
NOT AN ADMISSION OF GUILT.

VIOLATOR

DATE

CODE ENFORCEMENT OFFICER

DATE

Salvador Sole
305-733-0274
ssole@coralgables.com



Need to search or
appeal your citation?

Frequently Called Numbers

Development Svcs Reception	305-460-5245
Code Enforcement Division	305-441-5777
Code Enforcement Board	305-441-5777
Ticket Appeal	305-441-5777
Building Director	305-476-7239
Building Official	305-460-5242
Electrical Official	305-460-5256
Plumbing Official	305-460-5259
Mechanical Official	305-460-5243
Zoning Information	305-460-5212
Fire Marshall	305-460-5581
Board of Architects.....	305-476-7215
Construction Regulation Board.....	305-460-5250
Records	305-460-5262
Cert.of Use	305-460-5269
Planning & Zoning	305-460-5211
Public Works Department	305-460-5000
Historic Preservation Dept.....	305-722-8715

General Instructions:

The City of Coral Gables is authorized to enforce codes and ordinances under the provision of Florida Statute Chapter 162 part II and establishing procedures for implementations of such provisions.

Please read this option information carefully:

If you disagree with the charge and wish to have an administrative hearing before a hearing officer, this request must be postmarked prior to the time indicated on the citation. Please fully complete and mail the authorized form on the other side and you will be notified by mail of the date and time in which you must appear at the hearing.

If you are found guilty by the hearing officer, there is a \$108.75 administrative cost that will be assessed in addition to the fine. (Ordinance No. 2015-17)


Sole, Salvador