

5001

Apr 2, 2026 at 3:41:52 PM

5001 Maggiore St  
Coral Gables FL 33146  
United States

5001 Maggiore St  
TICK-26-04-25715

04-02-2026 03:41 PM



5001 Maggiore St

Apr 2, 2026 at 3:41:46 PM

CITY OF CORAL GABLES, FLORIDA  
UNIFORM CIVIL VIOLATION NOTICE

Ticket #: TICK-26-04-25725

DATE/TIME ISSUED 4/2/2026 15:16 CODE INSPECTOR Christopher Marrero DEPARTMENT Code Enf.

NAME OF VIOLATOR ENRIQUETA F CASTANEDA FOLIO 0341200232790

5001 Maggiore St REPEAT VIOLATOR Yes No  
CORAL GABLES, FL 33146-2211

NAME OF REGISTERED AGENT (IF APPLICABLE):

7589 0710 5270 1750 3176 50

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT OCCURRED ON 4/2/2026 AT 15:16 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. IMMEDIATE DAILY RUNNING FINE OF \$500 PER DAY UNTIL COMPLIANCE IS ACHIEVED. REPEAT OFFENDER.

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 attorney's office may be included on and as needed basis to discuss actions taken.

AT 5001 MAGGIORE ST

YOU SHALL PAY THE CIVIL PENALTY OF \$ 500.00 PLEASE CORRECT THE VIOLATION ON OR BEFORE 4/3/2026 YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR BEFORE 4/23/2026

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 AND PRODUCE WITNESSES ON YOUR BEHALF.

YOU WILL BE LIABLE FOR REASON OF THE ADMINISTRATIVE HEARING FINDING OF GUILT.

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

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

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

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