



City of Coral Gables
 Code Enforcement Division
 427 Biltmore Way, Suite 100



SCAN ME

Need to search or appeal your citation?

Notice of Violation

February 18, 2026

Case #:NOVI-26-02-12617

**MANHATTAN LAND HOLDINGS CORP or
 R/A: VALERIE VALERIO
 6425 SW 102 AVE
 MIAMI, FL 33173**

Folio #: 0341080090240

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

3894 8 ST, Coral Gables, FL 33134---0000

The violation(s) found was:

**Uncompleted Building - Section 14-202.7. Building permit
 D. Incomplete buildings. No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation. A building site inspection shall be conducted six (6) months after the commencement of construction at which time evidence that work is proceeding shall be provided by the contractor. Work shall be considered to have commenced and be in active progress when, in the opinion of the Building and Zoning Director, a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the structure throughout the day on each full working day, weather permitting. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due to an injunction or other court order.**

Code Enforcement Officer Comments: Structure remains incomplete.

The following steps should be taken to correct the violation:

Pass final inspection on all required permits to remove or complete the work, as applicable.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 3/19/2026 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.


 Sole, Salvador
 305-733-0274

ssole@coralgables.com