



CITY OF CORAL GABLES

Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

4/15/2026

-VS-

**MANHATTAN LAND HOLDINGS CORP
6425 SW 102 AVE
MIAMI, FL 33173**

**Case #: NOVI-26-02-
12616, NOVI-26-02-12617,
and NOVI-26-02-12619**

**Address of Violation(s):
3894 SW 8 ST**

Folio #: 0341080090240

This cause having come before the Code Enforcement Board for Hearing on 4/15/2026, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent, **MANHATTAN LAND HOLDINGS CORP**, is the Owner of the Property, has agreed to entry of this Order, and is subject to Section 101-107 of the City Code. The Respondent is in violation of:

1. Sections 34-202 and 34-203 of the City Code; Failure to maintain (as set forth herein) and register vacant Property on the City's Abandoned Real Property Registry.
2. Section 105-29(a)(1) of the City Code Failure to maintain commercial property, to wit: allowing exterior building surfaces to have chipping, pitting, cracking, discoloration, peeling or fading.
3. Section 14-202.7 (D) of the City Zoning Code Failure to complete building, to wit: The building has not been fully completed in substantial compliance with the plans and specifications upon which a building permit was issued for more than one (1) year after the commencement of any building, addition, or renovation. Permit BLDB-24-12-3085 was issued on 1-8-25 and TMPC-24-03-0184 was issued on 4-23-24.

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the **Order** of this Board, based upon the foregoing:

1. The Respondent shall correct the violations as set forth below.
2. The Respondent shall, within 7 days of the date of the order, register the Property as vacant property on the City's Abandoned Property Registry.
3. The Respondent shall, within 30 days of the date of this Order, apply for all development approvals, including, but not limited to, building permits, required to correct all violations that require permits (i.e.: painting and repair of the commercial structure as described above, including specifically BLBD-24-08-2764 for facade renovations to the existing property with interior alterations, BLDB-24-12-3085, and TMPC-24-03-0184) ("Permits")
4. The Respondent shall obtain the Permits within 60 days of the date that the City notifies the Respondent that the Permits are ready (i.e. in "Approved/Pay Fees" status) and in any event, within 60 days of the date of this Order. However, the Respondent shall provide a detailed update regarding the status of the plans within 30 days of the date that the Respondent applies for the Permits, which shows that the Respondent's design professionals are actively working on any revisions and expect to obtain the Permits by the deadline.
5. The Respondent shall make substantial progress on the permit application and the work authorized by the permit application to the satisfaction of the Building Official within 30 days of the date that the City notifies the Respondent that the Permits are ready and every 30 days thereafter, until the work has passed all required inspections and the Permits have been closed.
6. The Respondent shall pass final inspection on all Permits within 150 days of the date that the City notifies the Respondent that the Permits are ready to be picked up and, in any event, no later than 180 days from the date of the Order.

7. The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise. Any failure to timely correct a new violation shall be cause for denial of an extension request made pursuant to this Order.
8. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
9. In the event of non-compliance by the Respondent, a fine of \$250 per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.
10. The City Code Enforcement Division Manager or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.
11. The Respondent shall pay the administrative costs for the hearing of \$108.75.
12. **If the Respondent does not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.**

Upon complying, the Respondent must notify Code Enforcement Officer **Salvador Sole**, 305 773-0274, ssole@coralgables.com, who will inspect the property and verify either compliance or non-compliance.

CONCLUSIONES DE LEY

Los resultados de hechos anteriores constituyen una violación de las secciones listadas del Código de la Ciudad de Coral Gables.

Es la **Orden** de esta Junta, basado en lo anterior:

1. El Demandado deberá pagar los gastos administrativos de \$108.75.
2. El Demandado deberá corregir las violaciones. Los párrafos 1-12, escritos en inglés más arriba, se incorporan aquí.
3. Si la violaciones no son corregidas como se describe más arriba, una multa de \$250.00 se impondrá cada día después de que continúe cualquiera violación.
4. **Si el Demandado no cumple dentro del tiempo especificado, una copia certificada de esta Orden será inscrita en los Archivos Públicos del Condado de Miami-Dade y CONSTITUIRA UN GRAVAMEN en contra de la propiedad en donde existe la violación(es) o sobre cualquier propiedad personal del infractor.**

Al corregir la violación, el Demandado debe notificar al Oficial del Cumplimiento del Código **Salvador Sole**, 305 773-0274, ssole@coralgables.com, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.



Samuel Piccardo, Clerk
Code Enforcement Board