



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



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## Notice of Violation

February 18, 2026

Case #:NOVI-26-02-12616

**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:

**Condition of commercial property(a)(1) - Sec. 105-29. - (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance. (1)All exterior building surfaces shall be free of chipping, pitting, cracking, discoloration, peeling or fading.**

**Code Enforcement Officer Comments: Failure to maintain commercial property, to wit: allowing exterior building surfaces to have chipping, pitting, cracking, discoloration, peeling or fading.**


**The following steps should be taken to correct the violation:**

**Apply for, obtain, and pass final inspection on all required permits, including, but not limited to, a color palette approval, to maintain the building on the property and remove any chipping, pitting, cracking, discoloration, peeling or fading on the building's exterior surfaces, and correct any violations that do not require permits.**

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

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