



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
appeal your citation?

Notice of Violation

February 18, 2026

Case #:NOVI-26-02-12619

**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:

Registration of abandoned real property; Section I - (I)The owner of abandoned real property that is not in default of a mortgage and that is required to register because the property is blighted property or the city has cited the property for a violation of the applicable codes shall register the property within ten days of the property becoming abandoned real property or blighted property as defined by this article. The owner shall register the property as provided in this section, except that the owner need only provide the contact information for the owner and any property management company. The abandoned real property described in this subsection shall remain under the annual registration, inspection, security and maintenance requirements of this article during the registration period. The owner shall renew the registration and the property shall remain subject to the requirements of this article for each additional year in which the property constitutes blighted property or if the city cites the property for a violation of the applicable codes at any time during the annual registration period.

For additional information please refer to Chapter 34, Article VII, Sec. 34-202

[https://library.municode.com/fl/coral_gables/codes/code_of_ordinances?
nodeId=PTIICOOR_CH34NU_ARTVIIABREPR_S34-202REABREPR](https://library.municode.com/fl/coral_gables/codes/code_of_ordinances?nodeId=PTIICOOR_CH34NU_ARTVIIABREPR_S34-202REABREPR)

(Code 2006, § 34-165; Ord. No. 2011-07, § 2(34-65), 6-7-2011; Ord. No. 2014-04, § 2, 3-11-2014; Ord. No. 2018-20, § 2, 6-12-2018)

Code Enforcement Officer Comments: The property is vacant and has been cited for a code violation(s). (See NOVI-26-02-12616 and NOVI-26-02-12617). Therefore, the owner must register the property on the City's Abandoned Property Registry, pursuant to Section 34-202(I) of the City Code.

The following steps should be taken to correct the violation:

Register the property on the City's Abandoned Property registry at <https://vacantproperties-g3gxcngmd9cwgq.eastus-01.azurewebsites.net>.

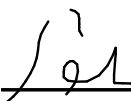
305-733-0274

ssole@coralgables.com

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