



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100

9589 0710 5270 0764 9677 45

### Summons to Appear



SCAN ME

Need to search or  
appeal your citation?

Before the Code Enforcement Board  
in and for the City of Coral Gables  
Miami-Dade County, Florida

March 25, 2026

Case #: **NOVI-26-02-12616**

Folio: **0341080090240**

The City of Coral Gables  
vs

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

Our records indicate that you, as the Owner and/or Occupant of the premises at:

**3894 8 ST**

still are in violation of the following sections of the City Code of the City of Coral Gables:

**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.**

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

Remedy: 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.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 4/15/2026 at 08:30 AM, located at:

**Community Meeting Room  
Public Safety Building  
2151 Salzedo Street  
Gables, FL 33134**

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

If this notice pertains to failure to maintain a historic structure, please be advised that:

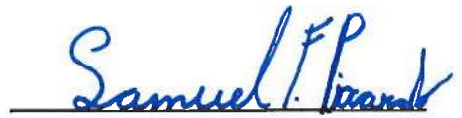
- You may be subject to substantial fines that may not be mitigated
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
  - The City Code requires that you replace the structure with a similar historically appropriate structure; and
  - The property will no longer qualify for an historic preservation tax exemption

Salvador Sole

Code Enforcement Officer

305-733-0274

ssole@coralgables.com

A handwritten signature in blue ink that reads "Samuel J. Frank". The signature is written in a cursive style and is positioned above a horizontal line.

Code Enforcement Board Clerk