



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100

9589 0710 5270 0764 9677 69

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-26-02-12619

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:

(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?nodId=PTIICORR_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)

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

Remedy: Register the property on the City's Abandoned Property registry at <https://vacantproperties-g3gxchengmd9cwgq.eastus-01.azurewebsites.net>.

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



Code Enforcement Board Clerk