


Feb 19, 2026 at 12:43 P



02-19-2026 12:44 P

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City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100



SCAN ME
Need to search
appeal your cita

Notice of Violation

7020 1290 0000 7522 1745

February 18, 2026 Case #NOVI-26-02-1

MANHATTAN LAND HOLDINGS CORP
R/A: VALERIE VALERIO
6425 SW 102 AVE
MIAMI, FL 33173 Folio #: 034108005

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 - (l)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 code 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?nodet=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)

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(l) 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-g3gxchengmd9cwgq.eastus-01.azurewebsites.net>.

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305-733-0274
ce@coralgables.com