



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100



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### Summons to Appear

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

February 24, 2026

Case #: NOVI-25-11-12087

Folio: 0341290410560

The City of Coral Gables  
vs

**CAPO FAMILY HOLDINGS LLC or  
R/A: Nicholas T. Apathy, P.A.  
8040 SW 69 AVE  
MIAMI, FL 33143**

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

**6860 SUNRISE CT**

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

**Sec. 62-153. - Removal of obstructions(a).**

**(a)It shall be prohibited to place, maintain, or allow any tree, shrub, or other obstruction upon any street, sidewalk, or swale area within the city. For purposes of this section, "obstruction" shall not include any tree, shrub, swale treatment, or encroachment approved in writing by the city commission or city manager or as otherwise permitted by the city code. Violations of this section shall be punishable as provided in section 1-7.**

**(Code 1958, § 28-37(e); Code 1991, § 22-135; Code 2006, § 62-133; Ord. No. 2581, § 1, 9-10-1985; Ord. No. 2608, § 1, 11-26-1985; Ord. No. 2736, § 1, 10-27-1987; Ord. No. 2782, § 1, 5-24-1988)**

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

Remedy: Must obtain an after the fact permit for Rocks on the City Right of Way abutting your Private Property or remove rocks completely and replace with Sod.

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 3/11/2026 at 08:30 AM in the Commission Chambers, located at:

**Community Meeting Room - (Public Safety Building)  
2151 Salzedo Street  
Coral 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

Christopher Marrero

Code Enforcement Officer

305-619-3082

CMARRERO@CORALGABLES.COM

A handwritten signature in blue ink, appearing to read "Sean J. Kinosh", is written over a horizontal line.

Code Enforcement Board Clerk