



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: January 12, 2026

CASE NO.:25-1232

RECT-25-01-0454

BUILDING ADDRESS: 6915 Red Rd

FOLIO NUMBER: 03-4130-009-1460

OWNER: Red Sunset Building LLLP

USE: Mixed Use

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: 2014

YEAR BUILT: 1954

DESCRIPTION AND DEFECTS OF BUILDING: The Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

05/03/22 Courtesy 2 Year Notice from the City advising Recertification is required - mailed certified
02/02/23 Courtesy 1 Year Notice from the City advising Recertification is required - mailed certified
01/31/24 First Notice from the City advising Recertification is required- mailed certified
05/10/24 Second Notice from the City advising Recertification is pending- mailed certified
06/17/24 Final Notice from the City advising Recertification is pending- mailed certified
01/29/25 Engineer letter attesting the building is structurally and electrically safe for its use and occupancy-
signed & sealed on 01/29/2025
01/29/25 **Electrical Recertification report** rejected- New form required, missing thermography report
01/29/25 **Structural Recertification - Approved**
12/31/25 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing - mailed certified and USPS Regular mail
12/31/25 Notice of Hearing posted on Structure
01/02/26 Notice of Hearing posted at City Hall
01/12/26 **Board Hearing**

TO DATE THE OWNER HAS: NOT submitted the correct electrical recertification report nor current electrical safe to occupy letter for the City's review.

BUILDING OFFICIAL’S RECOMMENDATION:

A. That the Property Owner submit current electrical recertification report and cover letter, appropriately signed and sealed by a Florida-licensed professional engineer or architect, within 30 days of the Board’s meeting.

B. That the Property Owner submit appropriately signed and sealed safe-to-occupy letters for the Electrical Recertification, within 30 days of the Board’s meeting attesting that the structure's electrical system is safe for occupancy while repairs are undertaken, and that updated safe-to-occupy letters be submitted every six (6) months thereafter while recertification is pending.

C. Recertify the structure within sixty (60) days of the Board's meeting.

D. That the Building Official shall thereafter take any measures within his authority, as set forth in City or County Code and Florida law, to ensure the safety of the building, its occupants, and the surrounding areas, including but not limited to evacuating the structure, disconnecting utilities, and demolition of the structure.

E. That any administrative fees be paid and a \$250 daily fine be imposed if any of the above deadlines are not met.

PERMIT ACTIVITY:

[BLDB-21-10-0061](#)- On Hold- NEW ELECTRICAL SIGN / HOOK UP TO EXISTING ELECTRICAL

[BLDB-21-10-0097](#)-Expired- INTERIOR REMODELING, NEW RETAIL LAUNDRY FACILITY

[BLDB-22-10-1121](#)-Issued- LED Illuminated Reverse Channel Letters and Projection Sign

[BLDB-22-10-1130](#)- Denied- Replace Existing Broken Exterior Stairs. Life Safety Issue.

[BLDB-25-07-3568](#)- Issued- REPLACE IMPACT WINDOWS (92) & DOORS (2)

[ELEC-23-10-1853](#)- Denied- LED Illuminated Reverse Channel Letters

[REVR-23-11-1458](#)- Denied- Remove West Elevation Sign