



J. CAPPELLETI, INC.
General Contractors

Mr. Chip Sellers
Government Ops. Consultant
Florida Building Commission

October 30, 2018

RE: CASA MAR INVESTMENTS (TRANSWAY BLDG)
WAIVER # 315-3

Dear Mr. Sellers:

Please accept this letter as a follow up to our recent conversation and as clarification to Waiver # 315-3 application. We are the General Contractors for the Transway Bldg and as such, allow us to explain the situation:

- Casa Mar Investments is the owner of an industrial building located at 2205 NW 70th Avenue in Miami-Dade County, FL with Folio # 30-3035-003-0030 built in 1975.
- Building has a total of 61,546 sf of Warehouse and Office (Mezzanine) areas built on 99,760 sf of land.
- Said Building has three (3) units – Bay 2205, Bay 2215 and Bay 2225.
- Bay 2205 has 16,575 sf of warehouse and 3,833 sf of office at mezzanine level
- Bay 2215 has 16,433 sf of warehouse and 3833 sf of office at mezzanine level.
- Bay 2225 has 16,030 sf of warehouse and 2,559 sf of office at mezzanine level.
- Owner operates a Freight Forwarding business from the facilities under the name of Transway Air & Ocean Freight since 1982 and currently occupies Bay 2225.
- On December 2014 there was a fire on Bay 2205 which did extensive damage to that bay and the mezzanine area of adjacent Bay 2215.
- As a consequence of the fire, Bay 2205 (warehouse & office mezzanine) was unusable and Bay 2215 mezzanine was seriously damaged.
- After almost ONE (1) year of dealing with the Insurance claim for damages, Owner submitted a permit application # C2016036323 on 12/10/2015 at the Miami-Dade Building Department
- After resolving all comments from building processors and overcoming multiple hurdles from Miami-Dade County Regulatory Agencies, Permit # 2018022097 was obtained on 1/18/2018 to

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conduct the necessary interior repairs to return the office areas to its original condition prior to the fire.

- Our contract with Casa Mar Investments (Transway) for the interior improvements of the office areas is \$284,392.00. The scope of work under our contract was limited to the restoration of the offices to their original condition prior to the fire incident and minor structural repairs. At present time, all construction activities are complete and we are looking to close up our permit.

As you can see, the owner has gone thru a very long process and incurred a big expense to resolve this most unfortunate situation caused by an accidental fire event. The intention is to return the building to its condition before the fire and turn it again into a functioning facility where freight forwarding operations are conducted. Transway's clients are not the general public; in fact, their clients are not even domestic entities or individuals. They do not receive any visitors since the nature of their business does not require them.

As mentioned before, Building was erected in 1975 and complied with all codes at that time. Now, current codes obligate owners to provide complete accessibility to all area, which on our case it is practically impossible without incurring extensive and disproportionate expense. Further, due to the owner's business nature, building is used as a warehouse for shipping and receiving of heavy cargo. They cannot afford to lose one truck position in order to satisfy accessibility requirements. Finally, they do not deal with the general public for their operations. Their clients are foreign entities which do not periodically visit Transway's facilities. Please find attached a variety of pictures depicting the Transway Building.

At this time, we request that the ADA requirements imposed by current codes be waived for this building. We trust that our request will be granted at your upcoming meeting in November. Please let us know if there is anything else we can do to help the processing of our request.

Sincerely,

J. Cappelletti

Javier E. Cappelletti
President
CGC054385

JC/

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