

BOCA RATON
FT. LAUDERDALE
JACKSONVILLE
MIAMI
NAPLES
ORLANDO



PALM BEACH
STUART
TALLAHASSEE
TAMPA
VERO BEACH
WEST PALM BEACH

February 6, 2026

VIA ELECTRONIC SUBMISSION

Ms. Jennifer Garcia, AICP, CNU-A
Planning & Zoning Director
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134

Re: Gables Waterway Owner, LLC / 6100 Caballero Blvd / Consent to Change of Land Use and Zoning from Commercial/Mixed Use to Multi-Family

Dear Ms. Garcia,

The undersigned represents Gables Waterway Owner, LLC, the owner of the property located at 6100 Caballero Boulevard, more particularly described by Miami-Dade Folio Nos. 03-4130-006-0290, 03-4130-016-0050, 03-4130-016-0040, and 03-4130-016-0010 (the "Property"). Please be advised that Gables Waterway Owner, LLC is aware of and consents to the City's proposed Future Land Use Map Amendment to change the Property's land use designation from Multi Family Duplex Density, Multi Family Low Density, and Commercial Low Rise Intensity to Multi Family Low Density, Multi Family Medium Density, and Multi Family High Density, as well as the City's proposed Zoning Map Amendment to change the Property's zoning district boundaries from MF1, MF3, and MX1 to MF2, MF3, and MF4, and to incorporate the Property into the University Station Rapid Transit District Overlay which is being done in conjunction with amendments to the University Station Rapid Transit District Overlay regulations.

My client's consent to these proposed map amendments and amendments to the Comprehensive Plan and Zoning Code are based and conditioned upon the version of the amendments being proposed by City staff as of today and the City's continued cooperation in finalizing the details of these regulations. Any change to those amendments may impact my client's support and my client expressly reserves their right to withdraw their consent in that event. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads 'Mario Garcia-Serra'.

Mario Garcia-Serra, Esq.