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June 23, 2025

**VIA E-MAIL (OLEON@CHENMOORE.COM)**

Osniel Leon  
Planner - City of Westlake, Florida  
Chen Moore and Associates

Re: Letter of Intent: Xcel Padel, LLC - Application for Exception per City Code Section 4-10

Dear Mr. Leon

GrayRobinson, P.A. serves as legal counsel to Xcel Padel, LLC (“Applicant”), the lessee of the property located at 17035 Persimmon Blvd. West, Unit 1200, Westlake, Florida 33470 (the “Property”). Applicant intends to operate the Property as a state-of-the art facility with premium indoor padel courts and a café area, among other amenities. The café area will be directly adjacent to the padel courts, and will have food preparation facilities licensed by the Florida Division of Hotels and Restaurants to prepare and serve a variety of food, including but not limited to freshly baked croissants, pastries, energy bars, parfaits, bowls, wraps, salads, egg dishes, juices, and desserts. In conjunction with these café operations, Applicant would like to hold a type 2COP beer and wine license issued by the Florida Division of Alcoholic Beverages & Tobacco, to allow it to sell beer and wine for on-premise consumption, and perhaps in some instances off-premise consumption to guests.

Please allow this correspondence to serve as Applicant’s letter of intent to seek an exception from the City Council pursuant to Sections 4-9 and 4-10 of the City of Westlake Code of Ordinances (the “Code”) to allow for an exception to the distance separation requirements as set forth in Section 4-4 of the Code to allow for a type 2COP beer and wine license at the Property. The Property is within 1,000 feet of a Publix liquor store at 16841 Persimmon Blvd #1100, in contravention of Section 4-4 of the Code. There are no religious facilities or schools within 1,000 feet of the property.

The applicant submits that if granted, the exception will not materially impair the safety, health, morals, or general welfare of the citizens of the City. Specifically, the Property is separated by a large greenway buffer and concrete wall from the Publix liquor store, so as to prevent an overconcentration of alcohol uses within the area. Moreover, the Property’s intended alcohol beverage use is limited in nature – both as to the type of beverage to be sold (malt beverages and wine only – not spirits), and is merely meant to be a complement to the primary food offering at the café. It is not anticipated that alcohol beverage sales will constitute a significant revenue source for the Applicant, nor will alcohol sales exceed food sales. The café will have an upscale food and beverage offering, and the alcohol portion is intended to be a mere amenity, not a draw, for customers. Hours of sale of alcoholic beverages will comply with those limitations set forth in Section 4-7 of the Code.

In support of its applicant, we enclose a site plan, boundary survey, map, floor plan, and copy of the proposed menu. We are eager to be placed on the City Council’s agenda as soon as possible, in anticipation of Applicant’s August 2025 opening date. Of course, please do not hesitate to contact me with any questions or comments.

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Sincerely,



Valerie Haber

VH/VH  
Enclosure

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