

From: Peyton Pipes <peyton@koonpipes.com>

Sent: Tuesday, June 16, 2026 2:38 PM

To: Gelin, Lynn <GelinL@mydelraybeach.com>

Subject: Re: FW: 302 NE 6TH AVENUE , SUBCULTURE IN-LIEU PARKING

Lynn,

Apologies for my delay in getting back to you on this. My client has informed me that the funds are being held in escrow with his primary attorney pending the determination on reclassification of the use of the space.

I do have a few updates and some questions on behalf of my client.

1. We have three different plans being drawn up and stamped for presentment to the zoning/planning so they can select an option. These should be to the city by end of week.
2. We are coordinating with event permitting department to get a mutual clarity on which events do and do not need permitting. I am wondering if you may have some insight on the need for permits for things such as trivia or chess themes on certain nights.
3. My client is seeking clarity on the parking requirements in ratio to the approved seating. More specifically, my client is wanting confirmation that the current parking spaces required would remain as the requirement for a restaurant that has a different concept such as a pizza parlor.

He is considering moving to a new location but wants to ensure another food concept can go in the location with the same amount of spaces given the square footage of the building and seating capacity would not be changing.

Best,

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