



COFFEE x SURF x SWEAT x REPEAT

Conditional Use Application Packet

Applicant: Lennon Zuri LLC d/b/a The Stoke

Property: 1601 Coastal Highway, Unit 4

Dewey Beach, Delaware 19971

Prepared for the Town of Dewey Beach Mayor & Commissioners

1. Nature of Request

Lennon Zuri LLC, doing business as The Stoke, respectfully requests approval of a Conditional Use Permit to operate a specialty café located at 1601 Coastal Highway, Unit 4, Dewey Beach, Delaware.

Lennon Zuri LLC, doing business as The Stoke, is a locally owned small business founded in Ocean City, Maryland. The Dewey Beach location will expand the company's existing café and wellness concept by offering a specialty café with an adjacent boutique fitness studio.

The café will serve premium coffee, handcrafted espresso beverages, matcha, smoothies, açai bowls, artisan toasts, baked goods, and other light breakfast and lunch offerings. Proposed hours of operation are 6:30 a.m. to 6:00 p.m., seven days per week.

2. Statement of Compatibility

The proposed use is compatible with the surrounding commercial district and supports Dewey Beach's walkable mixed-use environment. The Stoke is a daytime business focused on breakfast, lunch, and specialty beverages. No alcoholic beverages will be served, and the proposed hours of 6:30 a.m. to 6:00 p.m. avoid late-night activity.

The adjacent boutique fitness studio complements the café through a shared focus on health and wellness while operating as a separate component of the overall concept.

3. Applicant & Business Information

Legal Entity: Lennon Zuri LLC

Trade Name (DBA): The Stoke

Managing Member: Molly Wagner

Address: 1601 Coastal Highway, Unit 4, Dewey Beach, DE 19971

Phone: 443-366-2713

EIN: 41-2934526

Restaurant Retailer License: 2026710908

Hours: 6:30 a.m.–6:00 p.m., seven days per week

Customer Seating: 30 seats

4. Restaurant Certificate of Compliance

Attach the completed Restaurant Certificate of Compliance document here as submitted.



Restaurant Certificate of Compliance

Business Name

Lennon Zuri- DBA :The Stoke

Business Address

1601 Coastal Highway, Unit 4
Dewey Beach, DE 19971

Ownership

The Stoke is owned and operated by Molly Wagner through a Delaware Limited Liability Company.

Business Telephone

443-366-2713

Federal Employer Identification Number (EIN)

41-2934526

Delaware Restaurant Retailer License Number

2026710908

Nature of Business

The Stoke is a locally owned specialty café serving premium coffee and espresso beverages, matcha, smoothies, açai bowls, breakfast and lunch items, baked goods, and grab-and-go offerings.

Primary Purpose

Operate as a restaurant/café serving prepared food and non-alcoholic beverages for on-site consumption and takeout. No alcohol service.

Hours of Operation

Monday–Sunday, 6:30 a.m.–6:00 p.m.

Seating Capacity

30 customer seats.

Food Preparation

Specialty coffee and espresso beverages, matcha beverages, smoothies, açai bowls, artisan toasts, baked goods, and other light breakfast and lunch offerings.

Storage Areas

Dry, refrigerated, freezer, and back-of-house storage.

Floor Plan

See Exhibit A attached.

Authorization

I authorize the Town of Dewey Beach to verify the information in this application.

Applicant Certification

Applicant: Molly Wagner

Title: Owner

Signature: Molly Marshall Wagner

Date: 7/27/26

Exhibit A – Floor Plan

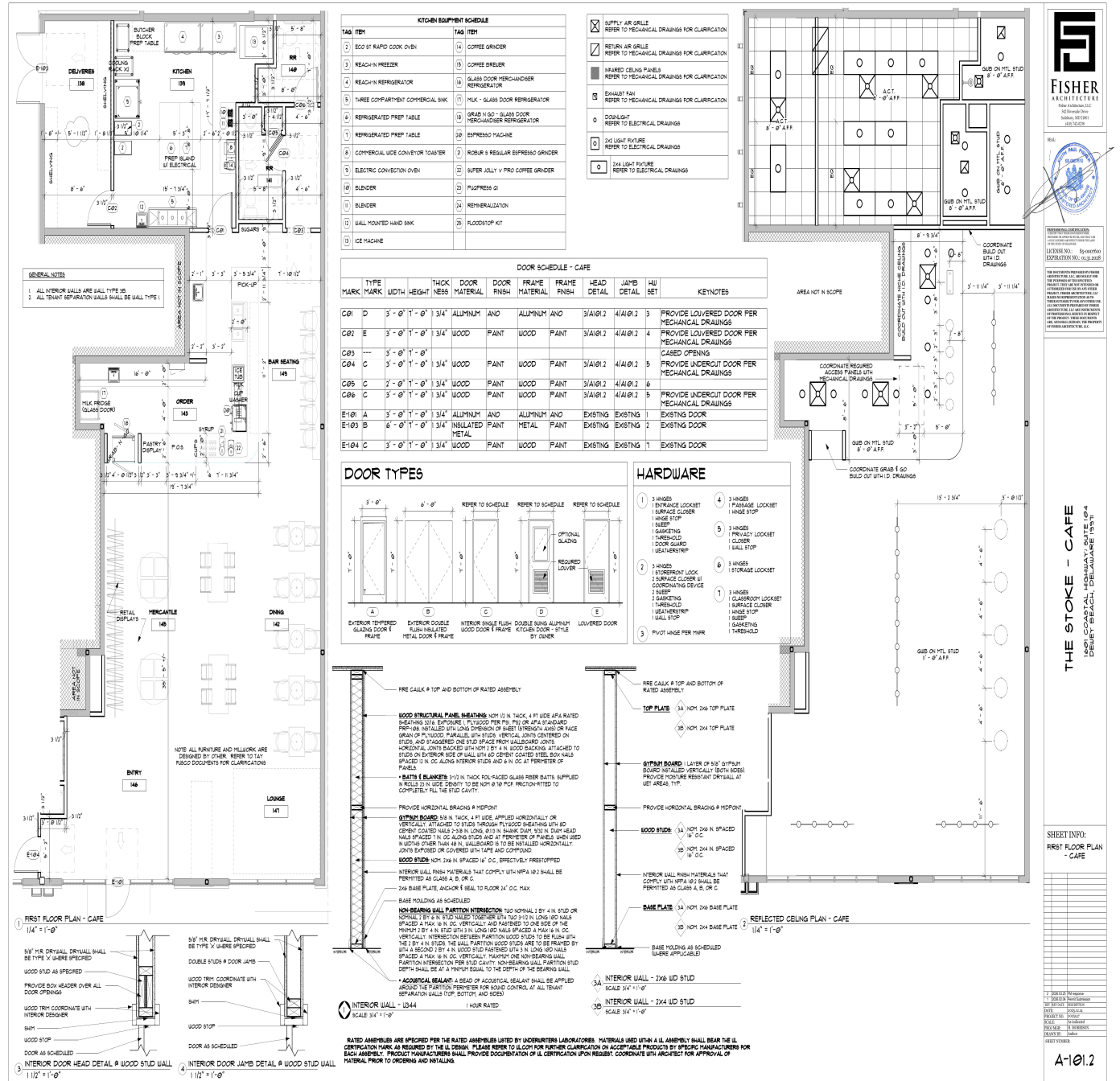


Exhibit B – Proposed Café Rendering



Exhibit C – Boutique Fitness Studio Renderings

These renderings illustrate the adjacent boutique fitness studio that complements the café through a shared health and wellness concept.



Exhibit D – Sample Menu

COFFEE

AMERICANO	FLAT WHITE
CAPPUCCINO	HOT CHOCOLATE
CHAI	LATTE
COLD BREW	MACCHIATO
CORTADO	MATCHA LATTE
DRIP COFFEE	RED EYE
ESPRESSO	TEA

SIGNATURE LATTES

THE STROKE

Crafted with our signature espresso & oat milk.
Flavored with organic coconut & a mocha drizzle.

GOLDEN LATTE

Crafted with our signature espresso & choice of milk.
Flavored with turmeric, coconut, reishi, ashwagandha & honey.

COCO LOCO

Crafted with our signature espresso & choice of milk.
Flavored with organic coconut & a sprinkle of cinnamon.

BEACHBERRY MATCHA

Crafted with our signature matcha & choice of milk.
Flavored with housemade strawberry puree.

MERMAID MATCHA

Crafted with our signature matcha & choice of milk.
Flavored with organic coconut and blue spirulina.

SMOOTHIES

THE ZURI	\$11.00
Mango, Strawberry, Pineapple, & Coconut Water	
THE GREEN ROOM	\$11.00
Pineapple, Mango, Spinach, Kale, & Coconut Water	
THE BLUE CRUSH	\$11.00
Blue Spirulina, Banana, Pineapple, Mango, & Coconut Water	
THE CAT 5	\$13.00
Espresso, Chocolate Protein Powder, PB2, Banana, & Almond Milk	
THE POPPY	\$11.00
Blueberry, Strawberry, Banana, & Coconut Water	

ADD ONS

SEEDS	\$0.50
Chia Seeds, Flax Seeds	
ORGANIC PROTEIN	\$2.00
Unflavored, Vanilla, Chocolate	
MISC	\$0.75
Blue Spirulina, Raw Cacao, Coconut Flakes, Honey, Nutella, Peanut Butter	

GLUTEN FREE OPTIONS AVAILABLE

TOASTS

THE SMASH TOAST	\$13.50
Smashed Avocado, Feta, Tomato, Everything Seed Mix, Salt/Pepper, Microgreens on Sourdough	
THE TIDAL TOAST	\$15.00
Smoked Salmon, Herb Cream Cheese Spread, Arugula, Cucumber, Salt/Pepper, Pickled Red Onion on Sourdough	
THE PB TOAST	\$9.50
All Natural Peanut Butter, Bananas, Strawberries, Granola, Honey Drizzle on Sourdough	

BOWLS

THE DOGTOWN	\$13.50
Acai, Blueberry, Banana, Strawberry, Granola, Honey, & Coconut Flakes	
THE SAMPSON	\$13.50
Acai, Banana, Strawberry, Granola, Peanut Butter, & Nutella Drizzle	
THE BERRY BREAK	\$12.50
Greek Yogurt, Banana, Strawberry, Blueberry, Granola & Honey Drizzle	

ASK ABOUT OUR
SEASONAL LATTE SPECIALS!

Exhibit E – Delaware Restaurant Retailer License

STATE OF DELAWARE	
Department of Finance Division of Revenue	
ACTIVE BUSINESS LICENSE 2026710908	
EFFECTIVE	08/04/2026 - 12/31/2026
ISSUED TO	LENNON ZURI LLC THE STOKE 12116 PIMLICO LN BERLIN MD 21811-3338
LOCATION	THE STOKE 1601 COASTAL HWY DEWEY BEACH, DE 19971-2391
TRADE, BUSINESS, OR PROFESSIONAL ACTIVITY	RETAILER, RESTAURANT
ISSUED: 07/07/2026 FEE PAID: \$31.50	Is hereby licensed to practice, conduct, or engage in the occupation or business activity indicated above in accordance with the license application duly filed pursuant to Title 30, Delaware Code.
POST CONSPICUOUSLY - NOT TRANSFERABLE	



2026

