



CITY OF DELRAY BEACH PLAN HISTORY FOR CASE ZCU-000074-2025

Changed On	Description	Before	After	Additional Info	User Name
07/23/2025	Plan added			Plan (ZCU-000074-2025)	Ben OConnor
07/23/2025	eReviews Project added			Plan eReviews Project folder ERPROJ-726370	Ben OConnor
07/25/2025	AssignedTo	[none]	Welter, Brittany	Plan (ZCU-000074-2025)	Brittany Welter
07/25/2025	P&Z Reviewer	[none]	Welter, Brittany	Plan (ZCU-000074-2025)	Brittany Welter
07/25/2025	Zoning District	[none]	CENTRAL BUSINESS DISTRICT	Plan (ZCU-000074-2025)	Brittany Welter
07/25/2025	Land Use Map Designation	[none]	MIXED USE	Plan (ZCU-000074-2025)	Brittany Welter
07/25/2025	Flood Zone	[none]	X	Plan (ZCU-000074-2025)	Brittany Welter
07/25/2025	Plan Zone added			Plan zone text: (CENTRAL BUSINESS DISTRICT)	Brittany Welter
07/25/2025	Plan Zone added			Plan zone text: (X)	Brittany Welter
07/28/2025	Plan Contact deleted			Plan contact text: (Ben OConnor)	Brittany Welter
07/28/2025	Plan Contact added			Plan contact text: (RODNEY MAYO)	Brittany Welter
07/28/2025	Plan Contact added			Plan contact text: (Ben OConnor)	Brittany Welter
07/28/2025	Billing Contact	No	Yes	Plan contact text: (RODNEY MAYO)	Brittany Welter
07/28/2025	Billing Contact	No	Yes	Plan contact text: (RODNEY MAYO)	Brittany Welter
07/29/2025	Plan Status	Submitted - Online	ZCU Intake	"Automated Change: Action [Set Value: ZCU Intake]"; Plan (ZCU-000074-2025)	Brittany Welter
07/29/2025	Start Date	[none]	7/29/2025	Plan workflow step text: (ZCU Intake)	Brittany Welter
07/29/2025	Workflow Status	Not Started	Started	Plan workflow step text: (ZCU Intake)	Brittany Welter
07/29/2025	Workflow Status	Not Started	Passed	Plan workflow step action text: (ZCU Intake Review)	Brittany Welter
07/29/2025	Workflow Status	Not Started	Passed	Plan workflow step action text: (Assign Intake Officer)	Brittany Welter
07/29/2025	BalanceDue	\$0.00	\$50.00	Plan (ZCU-000074-2025)	Brittany Welter
07/29/2025	Computed Fee added			Computed Fee (ZCU change in tenant only. No change in use.)	Brittany Welter
07/29/2025	Plan Status	ZCU Intake	Fees Due	"Automated Change: Action [Set Value: Fees Due]"; Plan (ZCU-000074-2025)	Brittany Welter
07/29/2025	Workflow Status	Not Started	Passed	Plan workflow step action text: (Invoice Fees)	Brittany Welter
07/30/2025	Plan Status	Fees Due	Fees Paid	"Automated Change: Action [Plan: Set Status - Fees Paid]"; Plan (ZCU-000074-2025)	EnerGov Service
07/30/2025	Workflow Status	Not Started	Passed	Plan workflow step action text: (Verify Fees Paid)	Brittany Welter
07/30/2025	AssignedTo	Welter, Brittany	Rodrigues, Susana	Plan (ZCU-000074-2025)	Brittany Welter
07/30/2025	P&Z Reviewer	Welter, Brittany	Rodrigues, Susana	Plan (ZCU-000074-2025)	Brittany Welter

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Changed On	Description	Before	After	Additional Info	User Name
07/30/2025	Plan Status	Fees Paid	ZCU Review - Current Planner	"Automated Change: Action [Set Value:]"; Plan (ZCU-000074-2025)	Brittany Welter
07/30/2025	End Date	[none]	7/30/2025	Plan workflow step text: (ZCU Intake)	Brittany Welter
07/30/2025	Workflow Status	Started	Passed	Plan workflow step text: (ZCU Intake)	Brittany Welter
07/30/2025	Workflow Status	Not Started	Passed	Plan workflow step action text: (Assign Planner)	Brittany Welter
07/30/2025	Plan workflow status changed		ZCU Intake v.1 Approved	Plan (ZCU-000074-2025)	Brittany Welter
07/31/2025	Start Date	[none]	7/31/2025	Plan workflow step text: (ZCU Review)	Susana Rodrigues
07/31/2025	Workflow Status	Not Started	Started	Plan workflow step text: (ZCU Review)	Susana Rodrigues
07/31/2025	Plan Workflow Step Action added			Plan workflow step action text: (ZCU Review - ad hoc)	Susana Rodrigues
07/31/2025	Plan Workflow Step Action added			Plan workflow step action text: (ZCU Review - ad hoc)	Susana Rodrigues
07/31/2025	Plan Condition added			Plan Condition : (Misc Condition)	David Herbert
07/31/2025	Workflow Status	Started	Failed	Plan workflow step action text: (ZCU Review - ad hoc)	David Herbert
07/31/2025	Enable	No	Yes	Plan Condition : (Misc Condition)	Susana Rodrigues
08/07/2025	Plan Condition added			Plan Condition : (Misc Condition)	James Bast
08/07/2025	Workflow Status	Started	Failed	Plan workflow step action text: (ZCU Review - ad hoc)	James Bast
08/08/2025	Plan Condition added			Plan Condition : (Development Services Review)	Amy Alvarez
08/08/2025	Plan Condition added			Plan Condition : (Development Services Review)	Amy Alvarez
08/08/2025	Comments	LSP requires additional information. I have the same comments as the building plans reviewer regarding the need for additional information. The LSP should contain all of the information contained in his comments. Additionally, the occupant load is indicating 47 but there are 49 seats depicted on the plan and no calculations that account for employees or support staff. Please include square footage information and an occupant load table that lists the various space uses and the appropriate occupant load factor from NFPA Table 7.3.1.2.	LSP requires additional information. I have the same comments as the building plans reviewer regarding the need for additional information. The LSP should contain all of the information contained in his comments. Additionally, the occupant load is indicating 47 but there are 49 seats depicted on the plan and no calculations that account for employees or support staff. Please include square footage information and an occupant load table that lists the various space uses and the appropriate occupant load factor from NFPA Table 7.3.1.2. Please clarify intended use of Bench / Shelves. If intended use is for seating please use NFPA 101 Table 7.3.1.2 'Bench-type seating' for occupant load factor of 1 person per 18 linear inches. As per Fire Marshal request, plans should be signed and sealed by the design professional.	Plan Condition : (Misc Condition)	James Bast

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Changed On	Description	Before	After	Additional Info	User Name
08/08/2025	Comments	Use: The request specifies the use as a restaurant. Given prior code enforcement citations, please confirm the business operations will maintain the use as a restaurant. Any change in operations / use, requires an updated ZCU application be approved prior to establishing the change. Operations outside the Any changes in the floor plan configuration from the arrangement depicted in the life safety plan will impact occupancy and life safety.	Use: The request specifies the use as a restaurant. Given prior code enforcement citations, please confirm the business operations will maintain the use as a restaurant. Any change in operations / use, requires an updated ZCU application be approved prior to establishing the change. Any changes in the floor plan configuration from the arrangement depicted in the life safety plan will impact occupancy and life safety.	Plan Condition : (Development Services Review)	Amy Alvarez
08/11/2025	Comments	ADDITIONAL LSP INFORMATION REQUIRED: FBC section 107.2.3. and 107.3.5 Provide life safety plan drawn to scale on a single drawing for each floor level. Minimum requirements shall include occupancy use classification(s), all rooms and spaces identified for intended use, occupant load calculations, egress path(s) delineated, travel distances, common path(s) of travel, exit remoteness, lengths of dead ends, egress component capacities, fire ratings of doors, corridors, stairs, tenant separations, exterior egress path(s), etc., classification of interior finishes, exit lights, emergency lighting, fire sprinklers and/or fire alarms details, if present. For assembly occupancies provide staffing details. Restaurant/bar/night club staffing details to include wait staff, bussing staff, hosts, managers, kitchen staff, DJ's, bands, etc.	ADDITIONAL LSP INFORMATION REQUIRED: FBC section 107.2.3. and 107.3.5 Provide life safety plan drawn to scale on a single drawing for each floor level. Minimum requirements shall include occupancy use classification(s), all rooms and spaces identified for intended use, occupant load calculations, egress path(s) delineated, travel distances, common path(s) of travel, exit remoteness, lengths of dead ends, egress component capacities, fire ratings of doors, corridors, stairs, tenant separations, exterior egress path(s), etc., classification of interior finishes, exit lights, emergency lighting, fire sprinklers and/or fire alarms details, if present. For assembly occupancies provide staffing details. Restaurant/bar/night club staffing details to include wait staff, bussing staff, hosts, managers, kitchen staff, DJ's, bands, etc. 8/11/2025 Occupant load not accurate. More seats than indicated occupant load and no staff counted. The correct numbers will probably meet code, but the LSP needs to be accurate.	Plan Condition : (Misc Condition)	David Herbert
08/11/2025	Plan Condition added			Plan Condition : (Misc Condition)	David Herbert
08/12/2025	Completed Date	[none]	8/12/2025		David Herbert
08/12/2025	Status	0	2		David Herbert
08/13/2025	Plan Condition added			Plan Condition : (Development Services Review)	Susana Rodrigues
08/13/2025	Workflow Status	Not Started	Failed	Plan workflow step action text: (Planner Review)	Susana Rodrigues
08/13/2025	Workflow Status	Failed	Not Started	Plan workflow step action text: (Planner Review)	Susana Rodrigues

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Changed On	Description	Before	After	Additional Info	User Name
08/13/2025	Proposed Use Classification (As in LDR)	[none]	Need Clarification	Plan (ZCU-000074-2025)	Susana Rodrigues
08/13/2025	CBD Required Retail Frontage?	[none]	No	Plan (ZCU-000074-2025)	Susana Rodrigues
08/13/2025	Parking Spaces Required/Provided	[none]	13 / 8 on-site, 5 in-lieu	Plan (ZCU-000074-2025)	Susana Rodrigues
08/13/2025	Approved?	[none]	Correction or Additional Info Required	Plan (ZCU-000074-2025)	Susana Rodrigues
08/13/2025	Commercial or Home-Based?	[none]	Commercial	Plan (ZCU-000074-2025)	Susana Rodrigues
08/13/2025	Planner Notes	[none]	Reference comments from Development Services, Fire and Building	Plan (ZCU-000074-2025)	Susana Rodrigues
08/13/2025	Workflow Status	Not Started	Failed	Plan workflow step action text: (Planner Review)	Susana Rodrigues
08/13/2025	Plan Status	ZCU Review - Current Planner	ZCU - Pending Corrections	"Automated Change: Action [SET VALUE: ZCU - Pending Corrections]"; Plan (ZCU-000074-2025)	EnerGov Service
10/21/2025	Plan Status	ZCU - Pending Corrections	Review Expired	"Automated Change: Action [PLAN: Set Expired Status]"; Plan (ZCU-000074-2025)	EnerGov Service
06/30/2026	Attachment added			Attachment (LS1.0 LIFE SAFETY (1)1.pdf)	Anthony Stalnaker
06/30/2026	Attachment added			Attachment (SP1.0 CURRENT_062426.pdf)	Anthony Stalnaker
06/30/2026	Plan Status	Review Expired	New Document	"Automated Change: Action [SET VALUE: ZCU New Document]"; Plan (ZCU-000074-2025)	Anthony Stalnaker
07/01/2026	Plan Status	New Document	Review Expired	"Automated Change: Action [PLAN: Set Expired Status]"; Plan (ZCU-000074-2025)	EnerGov Service