



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PPUBLIC ARTS ADVISORY BOARD STAFF REPORT

### 1878 Dr. Andre's Way

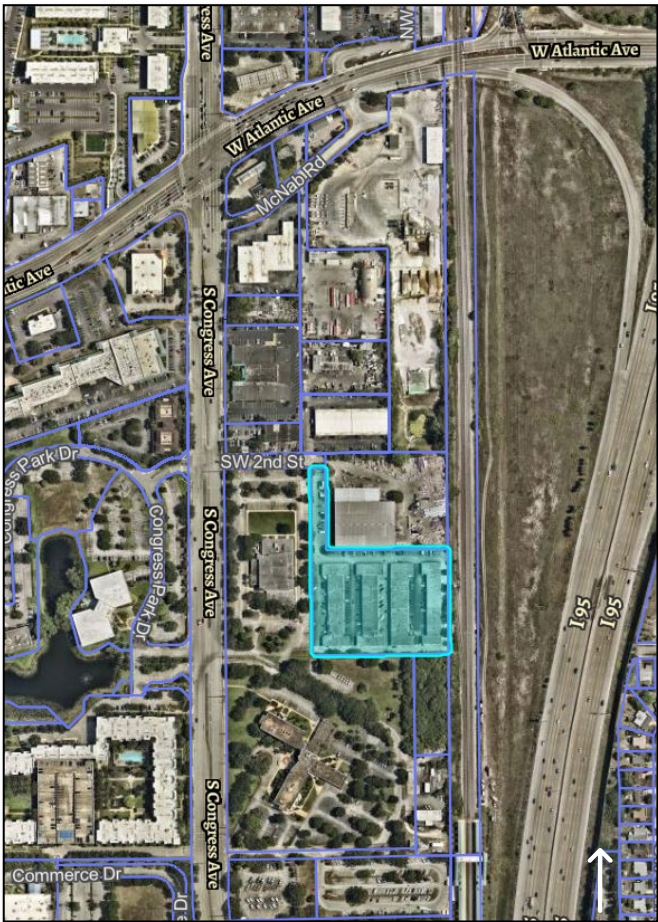
Meeting	File No.	Application Type
November 26, 2024	2024-206 (Bldg. 1878 Façade 1) 2024-207 (Bldg. 1878 Façade 2) 2024-209 (Bldg. 1878 Façade 4) 2024-210 (Bldg. 1878 Façade 5) 2024-211 (Bldg. 1878 Façade 6A) 2024-212 (Bldg. 1878 Façade 6B) 2024-213 (Bldg. 1878 Façade 6C)	2024-214 (Bldg. 1878 Façade 6D) 2024-215 (Bldg. 1878 Façade 6E) 2024-216 (Bldg. 1878 Façade 6F) 2024-217 (Bldg. 1878 Façade 6G) 2024-219 (Bldg. 1878 Façade 7) 2024-220 (Bldg. 1878 Façade 8)

Property Owner	Applicant /Agent
JMS Boynton Beach	Steven Michael

**Request**  
 Consideration of the installation of 13 murals on Building 1878 located at 1878 Dr. Andre's Way.

### General Data

**Location:** 1878 Dr. Andre's Way  
**PCN:** 12-43-46-18-16-000-0020  
**Property Size:** 3.9 acres  
**Land Use Designation:** Congress Avenue Mixed Use (CMU)  
**Zoning District:** Mixed Residential Office Commercial (MROC)  
**Adjacent Zoning:**  
 ○ North, South, and West – MROC  
 ○ East: Conservation District (CD) and Florida Department of Transportation (Railroad)  
**Existing Use:** Mixed Use Commercial, Retail, Warehouse and Light Industrial



## Background

The subject property is located directly west of I-95 and the FEC Railway, south of Atlantic Avenue on the east side of South Congress Avenue. The site is approximately 286 feet from S. Congress Avenue, beyond the County's Administrative Complex that is accessible by SW 2<sup>nd</sup> Street unto Dr. Andre's Way; a private access into the subject property. The 3.91-acre site, also known as "Andre's Design District" is located within the Mixed Residential Office and Commercial (MROC) zoning district and features four warehouse buildings, each with its own address, and associated parking providing 176 parking spaces. A summary of the development history is outlined below:

**1979:** The City Commission approved the final plat for a two-lot subdivision. Lot 1 received a Conditional Use for the McEwen Lumber Company. Additionally, a site plan was approved for the Store-All Warehouse Center Industrial Park to develop a four-building office/warehouse complex (Building A–D) with a total gross floor area of 65,075 square feet. Construction of these buildings occurred between 1981 and 1985.

**1984:** A site plan modification was approved to reduce the footprint of Building D (1874) from 18,000 square feet to 12,935 square feet. All four buildings are single-story structures.

**1990:** As part of a Citywide rezoning initiative, the property's zoning designation was changed from Light Industrial (LI) to Mixed Industrial and Commercial (MIC).

**1997:** The City Commission granted a Conditional Use to convert four bays, totaling 1,500 square feet located at the northeast corner of the site, to accommodate a stone cutting facility. Furthermore, the City Commission approved an amendment to the MIC zoning district regulations, reclassifying automobile paint, body, and repair shop from a Permitted use to a Conditional Use.

**1998:** An additional 9,785 square feet received Conditional Use approval for the establishment of automobile paint, body, and repair shops.

**2004:** The Public Art Advisory Board was established via Ordinance No. 77-04 with the purpose of advising and making recommendations to the City Commission on public art policy.

**2007:** City Commission passed Ordinance No. 5-07 to rezone the property from MIC to MROC zoning district.

**2019:** The current property owner acquired the four buildings with a vision to transform them into Delray's next hub for local businesses, galleries and restaurants which are permitted uses within the MROC zoning district. To attract the public to the "off the beaten path" unique mix of businesses known as "The Andre Design District", a series of murals were commissioned.

**However, these murals were installed without the required mural permit approvals, in violation of the Land Development Regulations (LDR).**

**2022:** The site became a subject to code enforcement action due to the unauthorized painting of the murals, without approval through the required mural permit process. At that time, mural installations were not permitted within the MROC zoning district.

In response, the City Commission adopted Ordinance No. 22-20, which expanded the zoning districts allowed for mural installations to include MROC, streamlining the approval process. Currently, there are 36 murals adorning the buildings, with each mural either directly associated with an individual tenant space or located on the exterior walls of the multi-bay warehouse.



It should be noted that the Code Enforcement case related to these murals remains active until all murals receive formal approval through the Public Arts Advisory Board (PAAB). Mural permit applications have been duly submitted for each building, and the murals are now scheduled for review and final action by the Board.

**April 23, 2024:** At the PAAB meeting, the board approved the first three murals for façades 1 and 4 on Building 1876 and façade 4 on Building 1874. The review of murals on Façade 2 of Building 1876 was postponed to a later meeting date to allow for concurrent review of all proposed murals on the same façade. This should enable the Board to determine if the murals represent a consistent theme or image.

**October 29, 2024:** At the PAAB meeting, the board approved five murals on façade 2 on Building 1876.

### Description of Request

#### LDR Section 2.1.8(E)(5), Duties, powers, and responsibilities. Board Actions

The following duties, powers, and responsibilities shall be carried out by the Public Art Advisory Board: The Board shall take action on all requests for the installation of murals on property not located within a historic district or on any individually designated site listed on the Local Register of Historic Places.

A total of five mural permit applications have been submitted to permit the existing murals on the west elevation of Building 1876. The Board shall make positive findings to LDR Section 8.5.2.

#### LDR Section 2.1.8(F), Final Actions.

All decisions may be appealed to the City Commission, pursuant to the procedures of [Chapter 2](#).

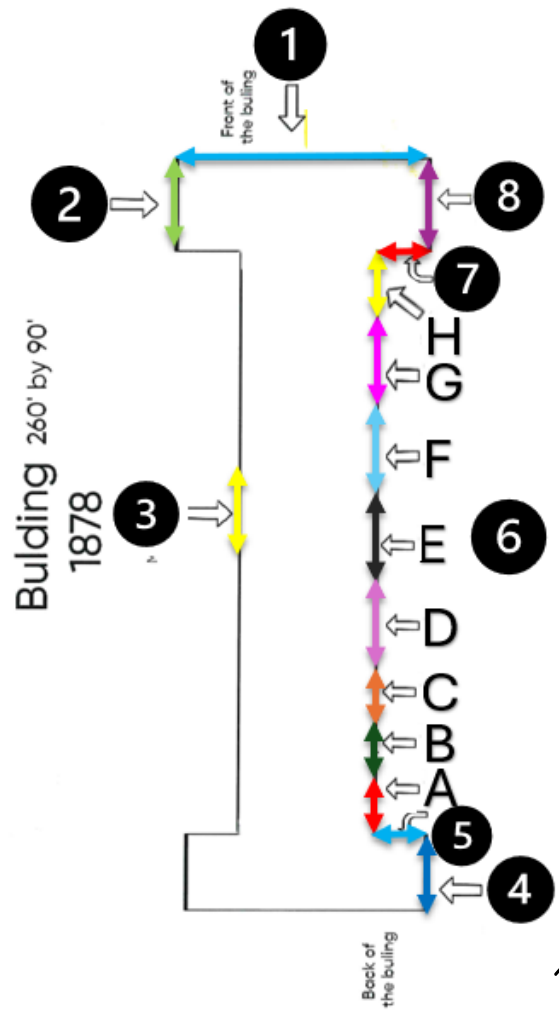
The request is to allow for 13 murals on building 1878 located at 1878 Dr. Andre's Way. Building 1878 has a total of 12 façades. A façade is considered the exterior surface or face of a building. Therefore, each flat surface of the exterior wall of the building is considered a distinct façade.

Pursuant to **LDR Section 8.5.3(C)(3)**, each façade is limited to one mural and may continue across a contiguous wall provided that the image or theme is consistent throughout. Each façade or surface included in the mural shall require a separate mural permit application. Therefore, as the request includes multiple murals on the building façade 6, each mural shall obtain a mural permit application approval.

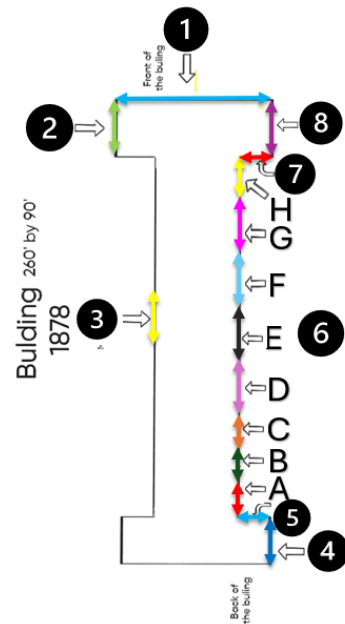
There are a total of 13 existing murals on the building; 7 of those murals are located on façade 6.

Regarding façade 6, pursuant to Land Development Regulations (LDR) Section 8.5.3(C)(3), *Mural limitations*, "each facade or surface of a building or accessory structure shall have only one mural. A consistent image or theme may continue across contiguous walls; however, each facade or surface included in the mural shall require a separate mural permit". The Board shall consider if the existing murals on façade 6 of building 1878 are a consistent image or theme to continue across to be considered one mural on one façade.

To note, there were existing murals on façade 3 and façade 6H, however, both murals were removed.



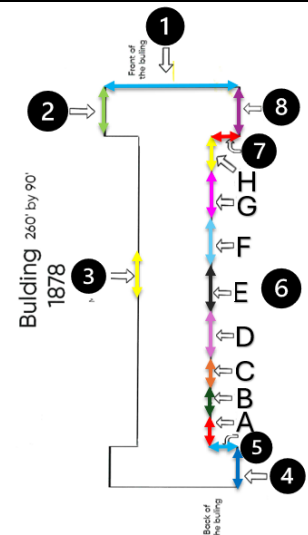
Building 1878 Façade 1 (File No. 2024-206)



**Dimensions:** 12 feet high by 90 feet wide (1,080 square feet)  
**Coverage:** 100% of the façade

The mural is located on Façade 1 on the north elevation of Building 1878. The mural is a celebration of vibrancy and abstraction, with bold black outlines weaving together mosaic-like shapes in vivid yellows, blues, reds, greens, oranges, and pinks. This expansive work invites the viewer into a kaleidoscopic journey of energy and joy, offering a playful yet cohesive composition that breathes life into the building. It speaks to the boundless potential of human creativity, captivating and uplifting in its bold simplicity.

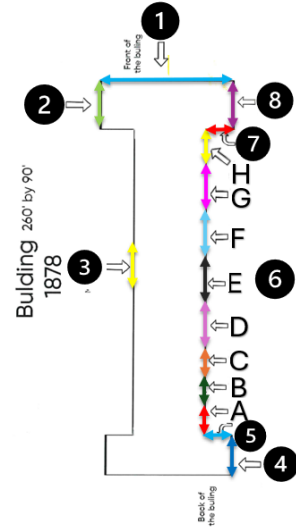
Building 1878 Façade 2 (File No. 2024-207)



**Dimensions:** 12 feet high by 37 feet wide (444 square feet)  
**Coverage:** 100% of the façade

The mural is located on Façade 2 on the west elevation of Building 1878. This mural intertwines cultural heritage and natural beauty, showcasing a vibrant orange flower, the Haitian flag, and a serene woman's face surrounded by birds in flight. The inclusion of the French text "L'union Fait La Force" (Unity Makes Strength) lends the piece a profound sense of identity and solidarity. The juxtaposition of the delicate flower and strong, symbolic imagery creates a balance of softness and resilience that transcends its physical medium.

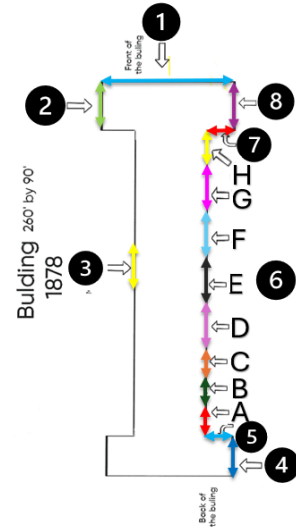
Building 1878 Façade 4 (File No. 2024-209)



**Dimensions:** 12 feet high by 30 feet wide (360 square feet)  
**Coverage:** 100% of the façade

The mural is located on Façade 4 located on east elevation of Building 1878. Minimalist in nature, this black-and-white mural creates a striking visual pause amidst the vivid murals around it. With its two blue squares and subtle asterisk motif, it feels like a quiet whisper of reflection, allowing space for the viewer's own interpretation. The restrained palette enhances the architectural rhythm of the façade while resonating with the viewer's need for simplicity and calm amidst a world of chaos.

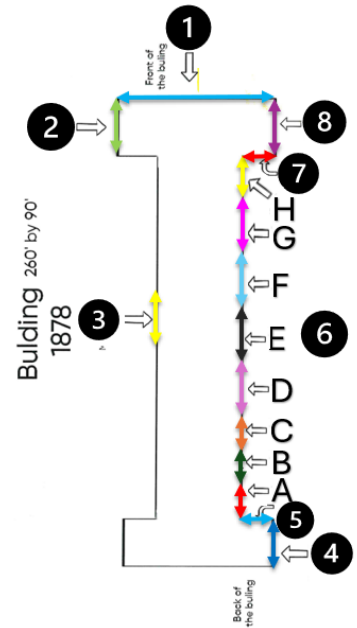
Building 1878 Façade 5 (File No. 2024-210)



**Dimensions:** 12 feet high by 20 feet wide (240 square feet)  
**Coverage:** 100% of the façade

The mural on Façade 5 is on the east elevation on Building 1878 towards the south end of the building. A serene interplay of blue hues creates a dreamscape where tower buildings rise towards an airplane soaring above. The abstract asterisk motif anchors the composition, connecting the grounded to the celestial. The mural captures the limitless aspirations of urban life, a poetic representation of ambition and exploration that aligns seamlessly with the innovative vision of the Andre Design District.

Building 1878 Façade 6A (File No. 2024-211)



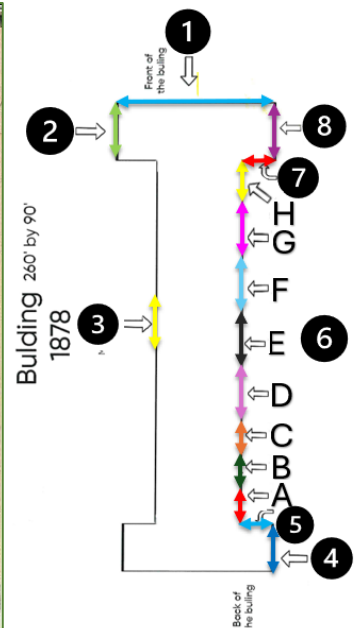
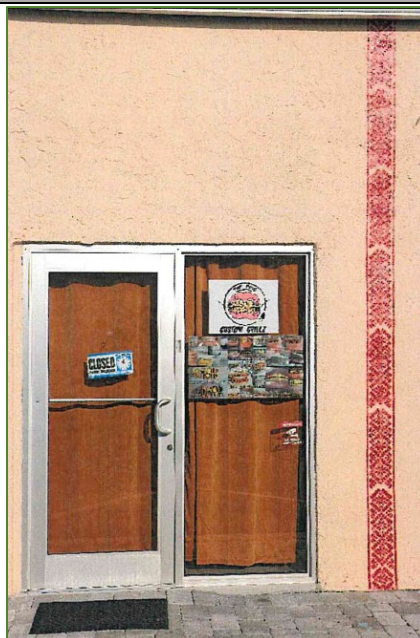
**Dimensions:** 12 feet high by 20 feet wide (240 square feet)  
**Coverage:** 100% of the façade

The mural is located on Façade 6A on the east elevation on Building 1878 towards the south end of the building which commences the 6 other murals that are on the east elevation of the building. A man in a suit stands draped in the American flag, his resolute figure set against a light blue background adorned with four white stars. This mural is a powerful portrait of identity and hope, a tribute to the individual's place within the larger cultural fabric. Its clean lines and iconic imagery are timeless, making it a visual anchor for the building's narrative.

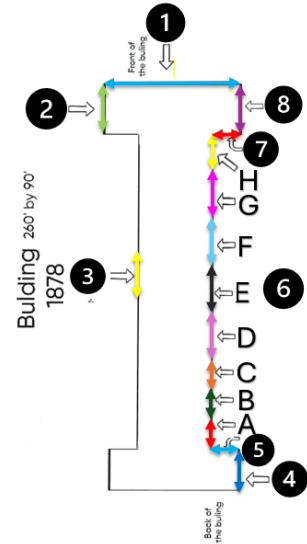
Building 1878 Façade 6B (File No. 2024-212)

**Dimensions:** 12 feet high by 8 feet wide (76 square feet)  
**Coverage:** 100% of the façade

The mural is located on Façade 6B on the east elevation on Building 1878 towards the south end of the building. Subtle and reserved, this mural features a beige backdrop with a red vertical pattern near the entrance. Its simplicity complements its functional placement, serving as a quiet but meaningful accent. The mural does not demand attention; instead, it rewards those who pause and notice, offering a contemplative moment within the bustling energy of the district.



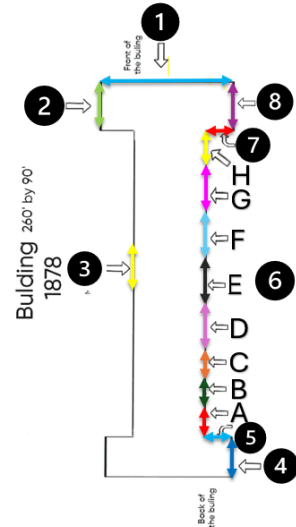
Building 1878 Façade 6C (File No. 2024-213)



**Dimensions:** 12 feet high by 11.5 feet wide (138 square feet)  
**Coverage:** 100% of the façade

The mural is located on Façade 6C on the east elevation on Building 1878 towards the middle portion of the building. A confident woman in leggings stands against a vibrant, splatter-painted background of greens, yellows, oranges, and purples. The text “You’re right where you need to be” adds an introspective affirmation, merging personal empowerment with artistic expression. This mural feels alive, bursting with energy and encouraging the viewer to embrace the present moment with confidence and joy.

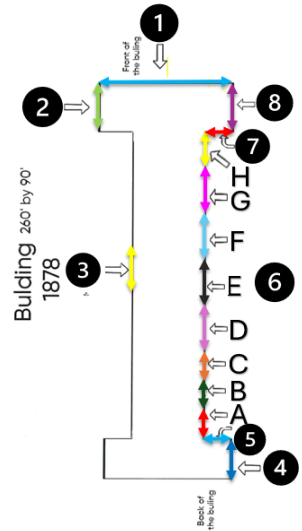
Building 1878 Façade 6D (File No. 2024-214)



**Dimensions:** 12 feet high by 31 feet wide (372 square feet)  
**Coverage:** 100% of the façade

The mural is located on Façade 6D on the east elevation on Building 1878 towards the middle portion of the building. A woman's face, crowned with pink flowers and green leaves, evokes a sense of quiet mystery and femininity. Her eyes are obscured, inviting the viewer to imagine her story. The mural's soft, harmonious colors transform the wall into a delicate yet powerful statement of beauty and introspection, evoking a connection to nature and inner peace.

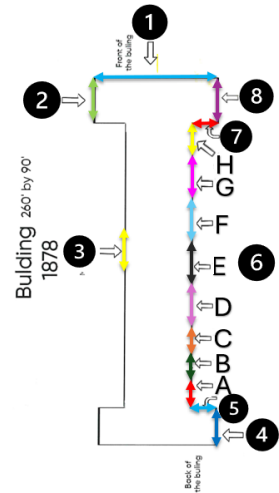
Building 1878 Façade 6E (File No. 2024-215)



**Dimensions:** 12 feet high by 31 feet wide (372 square feet)  
**Coverage:** 100% of the façade

The mural is located on Façade 6E on the east elevation on Building 1878 towards the middle portion of the building. A surreal interplay of black and white creates a hallucinatory effect, with butterflies fluttering through a striped illusion of a curving hallway. Above, the text "Imagine – Create – Design" encourages viewers to embrace their creativity. This mural is a gateway to limitless possibilities, blending the ethereal with the aspirational in a way that transforms the façade into a portal of imagination.

Building 1878 Façade 6F (File No. 2024-216)

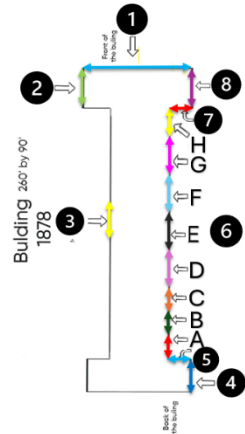


**Dimensions:** 12 feet high by 31 feet wide (372 square feet)  
**Coverage:** 100% of the façade

The mural is located on Façade 6F on the east elevation on Building 1878. Graffiti-style text bursts from the wall, surrounded by splashes of vibrant pink and orange. A spray paint can hovers above, paying homage to urban street art. This mural exudes raw energy, capturing the spirit of rebellion and freedom that defines graffiti as an art form. It is bold, unapologetic, and deeply rooted in the spirit of creative expression.



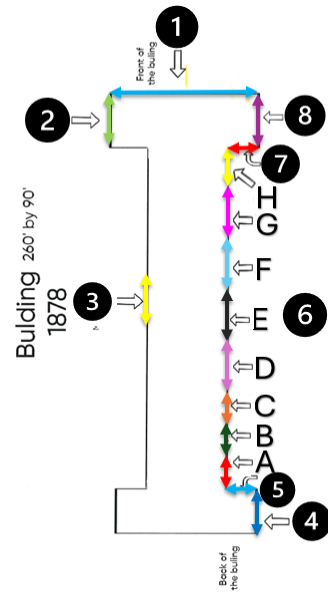
Building 1878 Façade 6G (File No. 2024-217)



**Dimensions:** 12 feet high by 32 feet wide (384 square feet)  
**Coverage:** 100% of the façade

The mural is located on Façade 6G on the east elevation on Building 1878 towards the end portion of the building. A silhouette of a woman, rendered in shades of pink, emerges from the background. The bold “Barbie” text adds a playful, almost whimsical element to the piece. This mural is both a celebration of femininity and a commentary on pop culture, standing as a dynamic, eye-catching feature within the district.

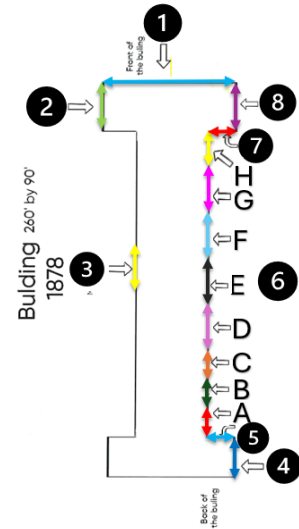
Building 1878 Façade 7 (File No. 2024-219)



**Dimensions:** 12 feet high by 20 feet wide (240 square feet)  
**Coverage:** 100% of the façade

The mural is located on Façade 7 on the east elevation, facing south on Building 1878 towards the north end. A solitary tree silhouette encircled in black rests against a striking red background. The simplicity of this mural belies its depth, offering a quiet reflection on nature’s permanence amidst an ever-changing urban landscape. It is a meditative pause within the energetic environment, grounding viewers in its stark beauty.

Building 1878 Façade 8 (File No. 2024-220)



**Dimensions: 12 feet high by 30 feet wide (360 square feet)**  
**Coverage: 100% of the façade**

The mural is located on Façade 8 on the east elevation on Building 1878 at the end of the building. A sunlit scene of a woman with pink hair gazing out over an ocean sunset graces Façade 8. The rich hues of blue, purple, orange, and green evoke warmth and tranquility, while the surfboard in the sand anchors the mural in the coastal charm of the district. This piece radiates serenity, encapsulating the joy and beauty of life near the water.

### Mural Analysis

These murals transform the industrial facades of Building 1878 into a vibrant tapestry of culture, identity, and artistic expression. Each mural tells its own story, yet collectively they create a cohesive narrative that bridges urban grit with creative imagination. The scale and craftsmanship of these works elevate them from mere decoration to a true celebration of human creativity, setting a new standard for public art in the Andre Design District.

There are specific criteria for the Board to consider when taking action on mural requests. The following board criteria and technical criteria are listed below.

#### LDR Section 8.5.2(A) – Criteria for Board Action.

*The following guidelines are to be utilized when making a recommendation or acting on a request for the installation of public art, whether located on private or public property: If the following criteria are not met, the application shall be disapproved:*

- (1) *Whether the proposed public art conforms to the definition of public art;*
- (2) *Whether the proposed public art is compatible with the neighborhood and not injurious to the neighborhood or otherwise detrimental to the public welfare;*
- (3) *Whether the proposed public art presents a safety hazard to the public;*
- (4) *Whether the proposed public art is of exceptional quality and enduring value;*
- (5) *Whether the proposed public art serves to further the City's goal of promoting cultural diversity;*
- (6) *Whether the proposed public art is appropriate to the site;*
- (7) *Whether the proposed public art should be installed at the proposed location on a site or at a different location;*
- (8) *Whether the proposed public art requires extraordinary maintenance, such as any special servicing due to periodic adjustment, repairing, or repair or replacement of moving parts.*
- (9) *Whether the proposed public art conforms with all other applicable aspects of the LDRs.*

The following analysis is provided that includes the board criteria listed above, and the technical criteria listed below.

**LDR Section 8.5.3(A), Location**

*Murals may be proposed on a façade, flat top roof, parking deck, perimeter walls or fences, or dumpster enclosures of any building or structure on a property not located in a historic district or individually designated on the Local Register of Historic Places but that:*

- (a) Faces a railroad right-of-way;*
- (b) Faces Interstate 95;*
- (c) Is located within the Central Business District (CBD), Community Facilities (CF), Industrial (I), Light Industrial (LI), Mixed Industrial and Commercial (MIC), **Mixed Use Residential Office and Commercial (MROC)**, General Commercial (GC), Planned Commercial (PC), Neighborhood Commercial (NC), Planned Office Commercial (POC), Professional Office District (POD), Open Space and Recreation (OSR), or Special Activities District (SAD) zoning districts.*

The subject property is located within the MROC zoning district and features a warehouse building, specifically Building 1878. Although this building does not directly face either a railroad right-of-way or Interstate 95, the property in its entirety does front the FEC Railway and Interstate 95 is directly to the east of the railway.

**LDR Section 8.5.3(B), Design and installation**

*Each mural shall be designed and installed with techniques and/or materials that do not permanently damage the facade of the building. Murals are also subject to compliance with the applicable requirements of the Florida Building Code any other applicable local, state, or federal regulations.*

**LDR Section 8.5.3(C), Placement and Design requirements**

*All murals must meet the following requirements:*

- (1) **Coverage, size, and scale.** Murals shall be proportionate in size and scale to the building facade. A mural may cover 100 percent of the wall, provided it does not paint over windows.*
- (2) **Façade features.** Murals shall be positioned on the façade in a manner that respects architectural features. Murals shall not cover windows or mask architectural details in a manner that detracts from the architecture of the building.*
- (3) **Mural limitations.** Each facade or surface of a building or accessory structure shall have only one mural. A consistent image or theme may continue across contiguous walls; however, each facade or surface included in the mural shall require a separate mural permit.*
- (4) **Mural text size.** The mural shall be predominantly pictorial, with text limited to no more than 5 percent of the proposed mural size, except for text used to create the graphic.*
- (5) **Signage and commercial messaging.** Signage and commercial messaging in murals are regulated in accordance with Section 4.6.7.*
- (6) **Illumination.** Murals may be illuminated only by indirect lighting. Any proposed illumination shall be accompanied by a photometric plan as set forth in Section 2.4.3(B)(17) that demonstrates compliance with Section 4.6.8. Illumination shall not continue after 11:00 pm. Internal illumination, blinking lights, and flashing lights are prohibited.*
- (7) **Preservation and maintenance.** Applicants must provide a preservation and maintenance plan for the proposed mural.*
- (8) **Public safety.** Mural faces may not have any moving or animated parts, or any other electronic movements. Murals may not be illuminated in such a manner so as to cause glare or to impair the vision of motorists or otherwise distract motorists and interfere with their ability to safely operate their vehicles.*
- (9) **Compliance with laws.** Murals must comply with all applicable laws, rules and regulations of the federal, state and county governments. Any proposed amendments to this section must be consistent with applicable federal, state and county laws and ordinances in effect at the time of such amendment.*

Each of the existing murals covers 100 percent of the wall surface without obstructing any window openings or doors. While the warehouse buildings do not feature prominent architectural elements, the façades are segmented by insets for windows, doors, garage doors as well as rain gutters for the tenant spaces. Each mural is positioned in a manner that respects these architectural features.

The applicant has provided a detailed maintenance plan for the murals, which includes biannual visual assessments to check for signs of fading, chipping, cracking, vandalism, or other damages. In addition, minor repairs will be addressed promptly with touch-ups for fading, damage or vandalism within 72 hours of identification. The maintenance plan also outlines an annual cleaning schedule for removing dirt, dust, and pollutants from all murals, with a protective clear coat or sealant reapplied to safeguard the murals against environmental factors. The proposed murals do not include any electronic components, animated parts or any illumination that would cause glare to impair or distract the vision of motorists from the ability to safely operate their vehicle

The murals were the creation of Denny Graff, an established artist with experience in graffiti art, murals, acrylic painting, and design. His work can be found in prominent locations like Orlando and Wynwood. He began as a graffiti artist on the streets. He is known for his unique ability to blend urban grit with contemporary art. Graff's comprehensive Biography is attached.

Overall, Andre Design District has a total of 36 existing murals spread across four warehouse buildings, illustrating various murals. Per Appendix A of the LDRs, "Public Art" is defined as "a means of artwork or works of art including, but not limited to sculptures, integrated architectural or landscape architectural work, community art, digital media installations, or murals...."

Therefore, the murals meet the definition of public art and satisfy criterion number 1 for public art consideration. However, further analysis of public art locations, as explored in the **Always Delray Comprehensive Plan**, is necessary to align with the City's broader vision for public art.

The subject property is surrounded by an industrial use to the north and the County's Administrative Complex to the west and south within the Congress Avenue Corridor with a Congress Avenue Mixed Use (CMU) land use designation. The vision for the Congress Avenue Corridor is to offer new development and redevelopment with a mix of commercial, industrial, office, and residential uses with a cohesive aesthetic for the corridor.

**Objective NDC 1.4 Industrial Land Use Designations**

Apply the industrial land use designations of Industrial and Commerce to those areas where industrial type uses, such as fabrication and assembly of goods, warehousing, and vehicle repair, are the primary economic strategy for the district, to ensure that those industries, which are essential to the local economy, are appropriately accommodated in the city.

**Policy NDC 1.4.9**

Analyze the existing land use and zoning designations of Commerce and Congress Avenue Mixed Use assigned to property along the Congress Avenue Corridor for the purpose of accommodating a balanced mix of commercial, industrial, office, and residential uses with a cohesive aesthetic for the corridor.

**OBJECTIVE HCE 3.6 Design & Social Interaction**

Encourage new developments to promote social interaction through site design.

**Policy HCE 3.6.3**

Encourage the provision of public art and preserve and increase access to cultural resources.

A similar redevelopment strategy has been taking wave through industrial zoned districts such as Wynwood in Miami to revitalize the neighborhood after a mass exodus of residents leaving behind abandoned warehouses. The transformation began for the neighborhood in the early 2000s by a real estate developer who bought the properties. Wynwood has since evolved into one of the most prominent creative communities in the United States, and a global

destination for art, fashion, and innovation.

In 2019, the current property owner acquired the four buildings with a vision to transform them into Delray's next hub for local businesses, galleries and restaurants which are permitted uses within the MROC zoning district. The purpose was to attract the public to the "off the beaten path" offering a unique mix of businesses known as "The Andre Design District". At that time, the commissioning of the existing murals existing today was pursued.

**Objective SPE 2.1 Private and Nonprofit Organizations**

Increase efforts to build new public-private partnerships and expand existing partnerships to improve the quality of life for Delray Beach residents.

**Policy SPE 2.1.9**

Coordinate with private partners involved in the creative arts to establish policies and programs in building a cultural master plan. [Complete by 2025]

The Comprehensive Plan highlights the importance of allowing public art, preserving and increasing access to cultural resources. It promotes strategic partnerships with those involved with the creative arts to establish policies and programs that enhance Delray Beach as a diverse City through cultural attractions, traditions, communities and business districts.

The plan also identifies synergies between these clusters of cultural and innovation districts to encourage economic development in mixed use centers and neighborhoods.

Delray Beach is rich in cultural history, and the vision for the city includes preserving the existing cultural districts, market and brand cultural attractions and traditions. Meanwhile, identifying new opportunities for additional cultural district, allow public arts and expand by creating innovation districts to grow the clusters to create economic prosperity in mixed use centers and neighborhoods.

The creation of a new cultural or innovation district through the commissioning of these murals in the “Andre Design District” aligns with the vision of the Comprehensive Plan provided that this initiative improves the quality of life of Delray Beach residents.

Additionally, further analysis is required under **LDR Section 8.5.3(C)(3), mural limitations** which regulates the number of murals permitted on a façade or flat surface. Only one mural is permitted on one façade of the building. The LDR continues to highlight that a “consistent image or theme may continue across contiguous walls; however, each facade or surface included in the mural shall require a separate mural permit.”

Therefore, the LDR implies that one mural is permitted on a façade that may continue across a contiguous wall provided it is one image or theme. The façade along the east elevation of Building 1878 continues across for 260 feet while the mural or murals are installed across approximately 206 feet of the total building length. See below image.

The Board shall consider whether the proposed public art is compatible with the surrounding neighborhood, created with exceptional quality and enduring value that serves the City’s goal of promoting cultural diversity and identifies as an opportunity to create an innovation district to grow and encourage economic development. The Board shall also consider if the expansion of the public art which is typically found downtown is appropriate to this site or shall be located at a different location. Additionally, the Board shall consider if the 5 existing murals on the west elevation constitute as separate images or form one consistent theme or image.

Below is an aerial view of the west elevation of Building 1878 identifying the location and the overall length of the murals. The seven murals encompass the east building elevation.

**Objective ECP 3.2 Cluster Marketing**

Market and brand Delray Beach focused on the synergies of its industry clusters.

**Policy ECP 3.2.6**

Promote Delray Beach as a diverse city highlighting cultural attractions, traditions and communities in neighborhoods and business districts as well as downtown.

**Policy ECP 3.3.2**

Identify opportunities for potential zones, cultural districts or innovation district to grow the clusters and encourage economic development in mixed-use centers and neighborhoods.



## Optional Board Actions

### Façade 1 (File No. 2024-206)

- A. Move approval, of the Mural Permit (2024-206) to paint a mural (façade 1) on the north elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- B. Move approval, as amended, of the Mural Permit (2024-206) to paint a mural (façade 1) on the north elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- C. Move denial, of the of the Mural Permit (2024-206) to paint a mural (façade 1) on the north elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations
- D. Postpone

### Façade 2 (File No. 2024-207)

- A. Move approval, of the Mural Permit (2024-206) to paint a mural (façade 1) on the north elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- B. Move approval, as amended, of the Mural Permit (2024-206) to paint a mural (façade 1) on the north elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- C. Move denial, of the of the Mural Permit (2024-206) to paint a mural (façade 1) on the north elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations
- D. Postpone

### Façade 4 (File No. 2024-209)

- A. Move approval, of the Mural Permit (2024-209) to paint a mural (façade 4) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- B. Move approval, as amended, of the Mural Permit (2024-209) to paint a mural (façade 4) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- C. Move denial, of the of the Mural Permit (2024-209) to paint a mural (façade 4) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations
- D. Postpone

### Façade 5 (File No. 2024-210)

- A. Move approval, of the Mural Permit (2024-210) to paint a mural (façade 5) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.

- B. Move approval, as amended, of the Mural Permit ((2024-210) to paint a mural (façade 5) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- C. Move denial, of the of the Mural Permit ((2024-210) to paint a mural (façade 5) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations
- D. Postpone

#### Façade 6

##### **Façade 6A**

- E. Move approval, of the Mural Permit (2024-211) to paint a mural (6a) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- F. Move approval, as amended, of the Mural Permit (2024-211) to paint a mural (6a) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- G. Move denial, of the of the Mural Permit ((2024-211) to paint a mural (6a) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations
- H. Postpone

##### **Façade 6B**

- A. Move approval, of the Mural Permit (2024-212) to paint a mural (6b) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- B. Move approval, as amended, of the Mural Permit (2024-212) to paint a mural (6b) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- C. Move denial of the Mural Permit (2024-212) to paint a mural (6b) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way** by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations
- D. Postpone

##### **Façade 6C**

- A. Move approval, of the Mural Permit (2024-213) to paint a mural (6c) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- B. Move approval, as amended, of the Mural Permit (2024-213) to paint a mural (6c) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.

- C. Move denial of the Mural Permit (2024-213) to paint a mural (6c) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- D. Postpone

#### **Façade 6D**

- A. Move approval, of the Mural Permit (2024-214) to paint a mural (6d) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- B. Move approval, as amended, of the Mural Permit (2024-214) to paint a mural (6d) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- C. Move denial of the Mural Permit (2024-214) to paint a mural (6d) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- D. Postpone

#### **Façade 6E**

- A. Move approval, of the Mural Permit (2024-215) to paint a mural (6e) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- B. Move approval, as amended, of the Mural Permit (2024-215) to paint a mural (6e) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- C. Move denial of the Mural Permit (2024-215) to paint a mural (6e) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- D. Postpone

#### **Façade 6F**

- A. Move approval, of the Mural Permit (2024-216) to paint a mural (6f) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- B. Move approval, as amended, of the Mural Permit (2024-216) to paint a mural (6f) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- C. Move denial of the Mural Permit (2024-216) to paint a mural (6f) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.



D. Postpone

**Façade 6G**

- A. Move approval, of the Mural Permit (2024-217) to paint a mural (6g) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- B. Move approval, as amended, of the Mural Permit (2024-217) to paint a mural (6g) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- C. Move denial of the Mural Permit (2024-217) to paint a mural (6g) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- D. Postpone

**Façade 7 (File No. 2024-219)**

- A. Move approval, of the Mural Permit (2024-219) to paint a mural (façade 7) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- B. Move approval, as amended, of the Mural Permit (2024-219) to paint a mural (façade 7) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- C. Move denial of the Mural Permit (2024-219) to paint a mural (façade 7) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- D. Postpone

**Façade 8 (File No. 2024-220)**

- A. Move approval, of the Mural Permit (2024-220) to paint a mural (façade 8) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- B. Move approval, as amended, of the Mural Permit (2024-220) to paint a mural (façade 8) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- C. Move denial of the Mural Permit (2024-220) to paint a mural (façade 8) on the east elevation of Building 1878 located at **1878 Dr. Andre's Way**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- D. Postpone