



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

100 NW 1st AVENUE, DELRAY BEACH, FLORIDA 33444 | (561) 243-7040 | (561) 243-7221 (fax) | www.delraybeachfl.gov

FOR OFFICE USE ONLY
FILE # _____
DATE SUBMITTED: _____
TOTAL PAID: _____

MURAL PERMIT APPLICATION

A Mural permit application must be submitted for **each mural façade or wall plain** with the following completed items:

- Required fee: \$0.50 per square foot, up to a maximum of \$500.
- Fee Due 444 SF X \$0.50 = \$222 or _____ (\$500.00 Maximum fee)
- Survey or site plan showing the wall/ building or surface location;
- Wall/ building elevation or surface depicting the following:
 - Height and width of the wall or surface;
 - Location of any doors, windows, or architectural elements; and
 - Color rendering of the proposed mural.
- Description of materials, including paint type, UV protections, etc.
- Mural maintenance plan, per LDR Section 8.5.3
- Artist's Name and Biography
- Examples of other mural installations by the artist. Attach digital files with application.

Procedure: Upon submission of a complete Mural Permit application, the Public Art Advisory Board and/or Historic Preservation Board will review and evaluate the request to determine conformity with Section 8.5.3, Murals.

CONTACT INFORMATION

Property Owner:
JMS Boynton Beach LLC

| | | | |
|---------------------------------------|-----------------------|--------------|--------------------|
| Address: 1880 Dr Andres Way Unit 1 | City: Delray Beach | State: FL | Zip Code: 33445 |
|---------------------------------------|-----------------------|--------------|--------------------|

| | |
|------------------------|-------------------------------------|
| Phone: 561-594-0799 | Email: smichael@banyangroupe.com |
|------------------------|-------------------------------------|

Agent/ Applicant (if other than Property Owner):

| | | | |
|----------|-------|--------|-----------|
| Address: | City: | State: | Zip Code: |
|----------|-------|--------|-----------|

| | |
|--------|--------|
| Phone: | Email: |
|--------|--------|

PROPERTY INFORMATION

Property Address:
1878Dr Andres Way Facade 2

Property Control Number (PCN):
12-43-46-18-16-000-0020

Legal Description:
MC EWEN LUMBER SUBD LOT 2

| | |
|---|--|
| Existing Property Use: Multi Office, Warehouse | Zoning District: MROC Mixed Res Office com. |
|---|--|

Historic District or Individually Designated:

Yes No District: _____

PROPOSAL

Project Name:
Andrea Design District

Is the mural already completed? Yes No

Is this request a result of a code enforcement action: Yes No Case No.:

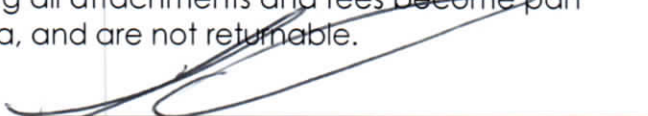
Describe in detail the proposed artwork/ mural (please provide an attachment, if necessary):
The artwork displayed on our walls are unique spray-painted murals which have a diverse subject matter. There is subject matter, style, and medium which include unity of races, Delray Beach sunsets, important current world affairs, historic people, and abstract features. This also includes landscape, portrait, as well as abstract design. There were unique techniques and methods used to create the artwork.

OWNER'S DESIGNATION OF AGENCY

JMS Boynton Beach, LLC (*Owner's Name as it appears on the recorded warranty deed, see notes below if owned by a business), the fee simple owner of the property with the following legal description (as it appears on the warranty deed; attach separate sheet if necessary):

MCEWEN LUMBER SUBD LOT 2

hereby petition to the City of Delray Beach for a Mural Permit. I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. I consent to inspections, photographing and placement of signs on the subject property by City Staff for purposes of consideration of this application and/or presentation to the approving body. Further, I understand that this application, including all attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.

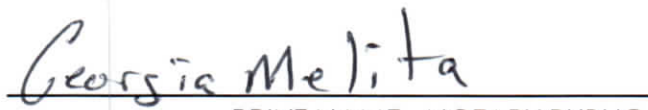


SIGNATURE - OWNER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of February, 2025, by Steven Michael (name of person acknowledging), who has produced personally known to me as identification and/or is personally known to me.

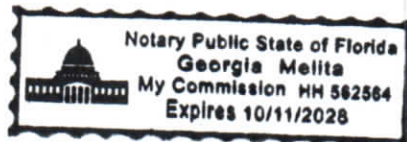


SIGNATURE - NOTARY PUBLIC



PRINT NAME - NOTARY PUBLIC

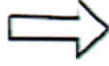
NOTARY SEAL OR STAMP



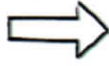
My Commission Expires: 10/11/2028

Bulding 260' by 90' 1878

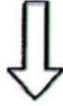
Facade 2
444 SF,
37' by 12'



Facade 3
Mural has been
removed



Front of
the bulding



Facade 1
1,080 SF,
90' by 12'

Facade 8
360 SF,
30' by 12'



Facade 7
240 SF,
20' by 12'



Facade 6H
Mural has
been
removed

Facade 6F
384 SF,
32' by 12'



Facade 6G
132 SF,
11' by 12'



Facade 6E
372 SF,
31' by 12'



Facade 6D
372 SF,
31' by 12'



Facade 6C
138 SF,
11.5' by 12'

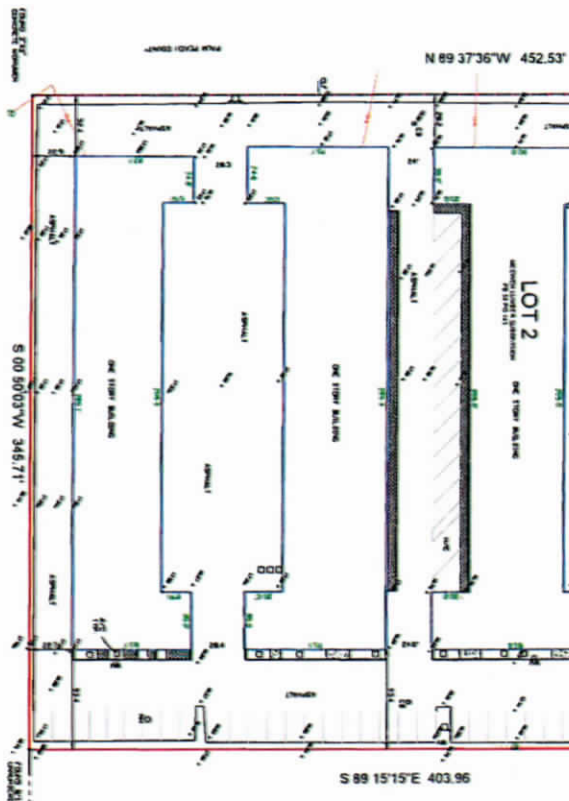


PALM BEACH COUNTY

1878 DR ANDRES WAY

SW 2ND STREET

LOT 1
MCEWEN LUMBER SUBDIVISION
PLAT BOOK 38, PAGE 143



LOT 2 MCEWEN LUMBER SUBDIVISION

ACCORDING TO THE PLAT RECORDS
RETURNED TO THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA

S.C.L. RAILROAD RIGHT-OF-WAY
FOR ABBOTT ROAD OF 60'



| | |
|--|--|
| | |
| <p>CONTRACTOR: MCEWEN LUMBER SUBDIVISION</p> <p>DATE: 11/15/2011</p> <p>PROJECT: LOT 2</p> | <p>SCALE: 1" = 40'</p> <p>DATE: 11/15/2011</p> |
| <p>DESIGNED BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: 11/15/2011</p> | <p>DATE: 11/15/2011</p> |

Building 1878 - Façade 2

Mural description: Haitian Life



Response:

1. The mural is 444 SF (37' wide by 12' tall) and 100% of the façade. The text measures are 61" by 136" or 55 SF, which is 12% of the whole mural. This mural does not need a separate sign permit as the wording in the mural is not commercial messaging.

Materials used: Montana colors "Hardcore" spray paint. Physical properties of the paint:

Propellant: Butane / Propane / Mix.

Shine: 60-80% gloss, <20% matt. Heat resistance of paint: 100 degrees Celsius.

UV protection: "Mural Shield". MuralShield is designed for the protection and conservation of murals. It offers UV protection, consolidation, and weatherproofing.

2. Maintenance plan:

Regular Inspections: Conduct biannual visual assessments of all murals within the city limits. Identify signs of fading, chipping, cracking, vandalism, and other damage.

Document the condition of each mural, including location, artist's name, and date of creation. Immediate Repairs: Address minor issues promptly, such as touch-ups for small areas of fading or damage. Repair any vandalism or graffiti within 72 hours of identification. Annual Maintenance: Schedule annual cleaning and maintenance for all murals to remove dirt, dust, and pollutants. Use gentle cleaning methods and appropriate products to avoid damaging

the mural's surface. Reapply a protective clear coat or sealant to safeguard murals against environmental factors.

3. Biography of artist: Denny Graff, a dynamic and multi-talented graffiti artist, muralist, acrylic painter, and designer hailing from the vibrant city of Orlando, Florida. With a

passion for color and a knack for transforming spaces, Denny Graff has become a prominent figure in the urban art scene. From the bustling streets of Orlando to the expansive walls of Wynwood, Denny Graff's work is a fusion of bold graffiti styles and intricate acrylic techniques. His murals are not just paintings; they are stories told through a spray-can, capturing the essence of street culture with every vibrant line and curve. Denny Graff began his artistic journey on the streets, armed with nothing but spray cans and a vision to bring art to unexpected places. His graffiti is a testament to their roots-raw, expressive, and unapologetically bold. As he evolved, so did their medium, embracing acrylics to bring a new depth and texture to his work. In the world of design, Denny Graff is known for his unique ability to blend urban grit with contemporary aesthetics. His designs, whether for apparel, posters, or branding, are infused with the same energy and color that make street art so captivating. With each mural, Denny Graff aims to not only beautify spaces but also to inspire and provoke thought. His work is a dialogue with the community, a visual feast that encourages viewers to question, interpret, and connect. Denny Graff continues to push the boundaries of urban art, leaving a trail of awe-inspiring murals and designs in their wake. In the ever-changing landscape of street art, Denny Graff stands out as not just an artist, but as a visionary, constantly redefining what it means to create art in the urban jungle.

You may see Denny Graff's work throughout Wynwood, Miami, Orlando, and Tampa.

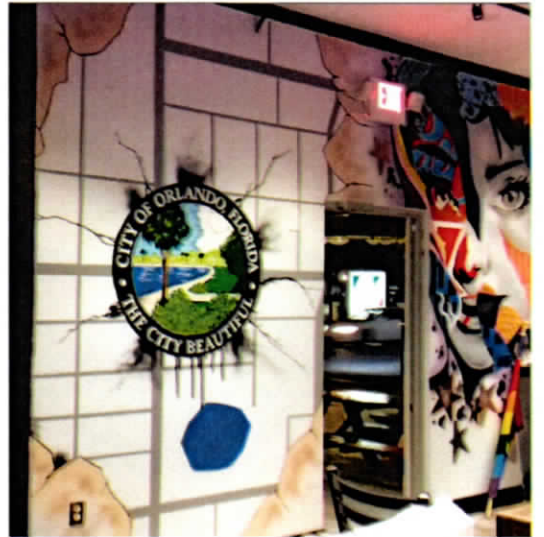
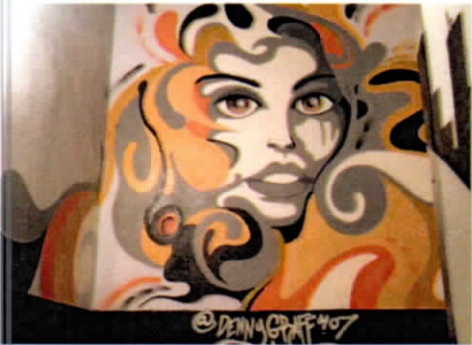


#L'UNION LA FORCE



Denny Graff

Denny Graff stands out as not just an artist, but as a visionary, constantly redefining what it means to create art in the urban jungle. You may see Denny Graff's work throughout Wynwood, Miami, Orlando, and Tampa.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
JMS BOYNTON BEACH LLC

Filing Information

Document Number L13000039242
FEI/EIN Number 46-2576836
Date Filed 03/14/2013
State FL
Status ACTIVE

Principal Address

4868 W. Dempster St.
SUITE 2E
Skokie, IL 60077

Changed: 01/09/2014

Mailing Address

4868 W. Dempster St. 2E
skokie, IL 60077

Changed: 11/08/2013

Registered Agent Name & Address

DADE COUNTY CORPORATE AGENTS INC.
20295 N.E. 29th Place
SUITE 200
AVENTURA, FL 33180

Address Changed: 01/09/2017

Authorized Person(s) Detail

Name & Address

Title Manager

Michael, Mark B

4868 W. Dempster St.
Skokie, IL 60077

Title Manager

Michael, Steven A.
20 S Swinton Avenue
Delray Beach, FL 33444

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2023 | 01/23/2023 |
| 2024 | 02/06/2024 |
| 2025 | 02/05/2025 |

Document Images

| | |
|---|--------------------------|
| 02/05/2025 -- ANNUAL REPORT | View image in PDF format |
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| 01/23/2023 -- ANNUAL REPORT | View image in PDF format |
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| 03/28/2019 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 02/06/2019 -- ANNUAL REPORT | View image in PDF format |
| 01/12/2018 -- ANNUAL REPORT | View image in PDF format |
| 01/09/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/02/2016 -- ANNUAL REPORT | View image in PDF format |
| 01/07/2015 -- ANNUAL REPORT | View image in PDF format |
| 01/09/2014 -- ANNUAL REPORT | View image in PDF format |
| 03/14/2013 -- Florida Limited Liability | View image in PDF format |

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L13000039242

Entity Name: JMS BOYNTON BEACH LLC

Current Principal Place of Business:

4868 W. DEMPSTER ST.
SUITE 2E
SKOKIE, IL 60077

Current Mailing Address:

4868 W. DEMPSTER ST. 2E
SKOKIE, IL 60077 US

FEI Number: 46-2576836

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

DADE COUNTY CORPORATE AGENTS INC.
20295 N.E. 29TH PLACE
SUITE 200
AVENTURA, FL 33180 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

| | | | |
|-----------------|----------------------|-----------------|-----------------------|
| Title | MANAGER | Title | MANAGER |
| Name | MICHAEL, MARK B | Name | MICHAEL, STEVEN A. |
| Address | 4868 W. DEMPSTER ST. | Address | 20 S SWINTON AVENUE |
| City-State-Zip: | SKOKIE IL 60077 | City-State-Zip: | DELRAY BEACH FL 33444 |

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MARK MICHAEL

MANAGER

02/05/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date