



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PPUBLIC ARTS ADVISORY BOARD STAFF REPORT

1878 Dr. Andre's Way

Meeting	File No.	Application Type
October 29, 2024	2024-200 (Bldg. 1876 Façade 2A) 2024-201 (Bldg. 1876 Façade 2B) 2024-202 (Bldg. 1876 Façade 2C) 2024-203 (Bldg. 1876 Façade 2D) 2024-204 (Bldg. 1876 Façade 2E)	Mural Permit Applications
Property Owner	Applicant /Agent	
JMS Boynton Beach	Steven Michael	

Request

Consideration of the installation of five murals on the west elevation of Building 1876 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

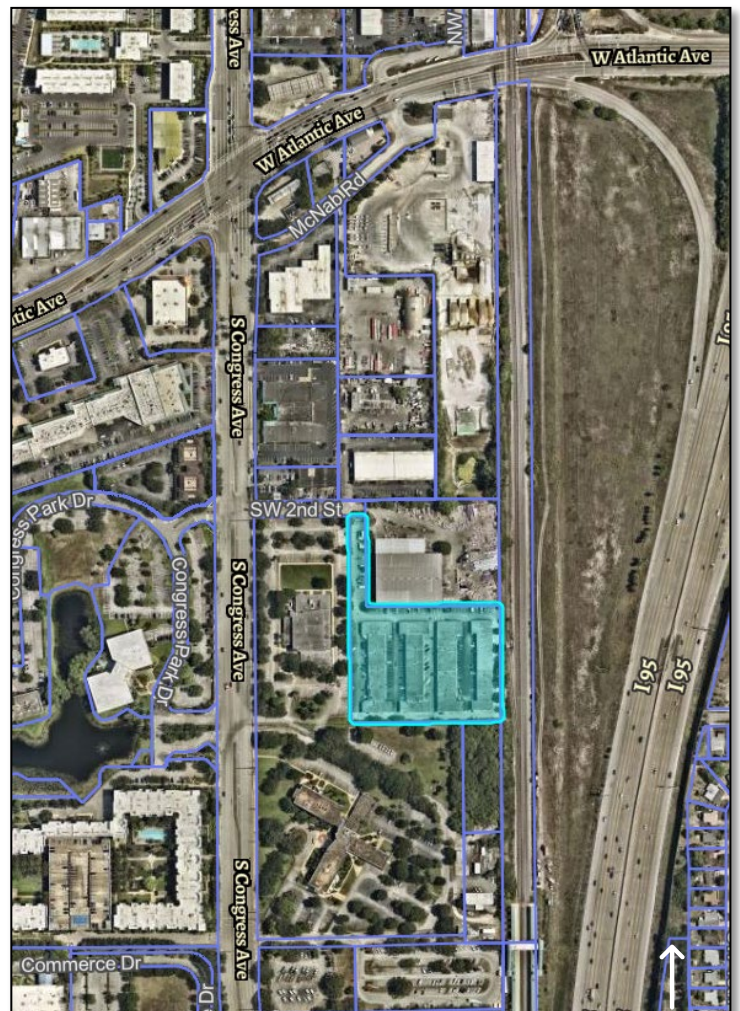
Land Use Designation: Congress Avenue Mixed Use (CMU)

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



Project Planner:

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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 2nd 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.

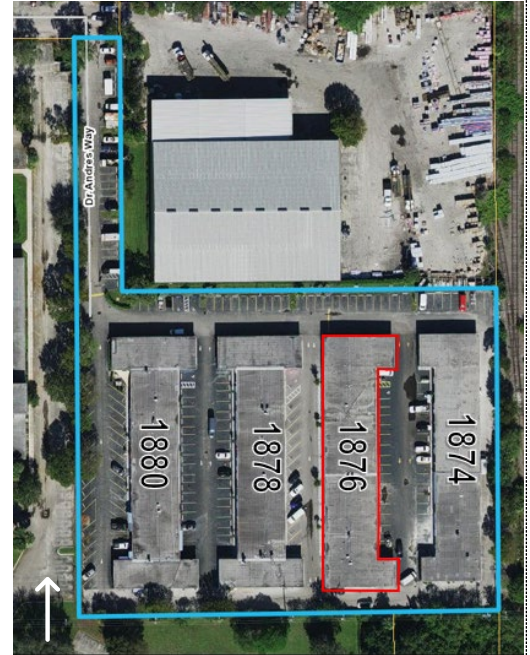
2007: City Commission passed Ordinance No. 5-07 to rezone the property from MIC to MROC zoning district.

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.

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](#).

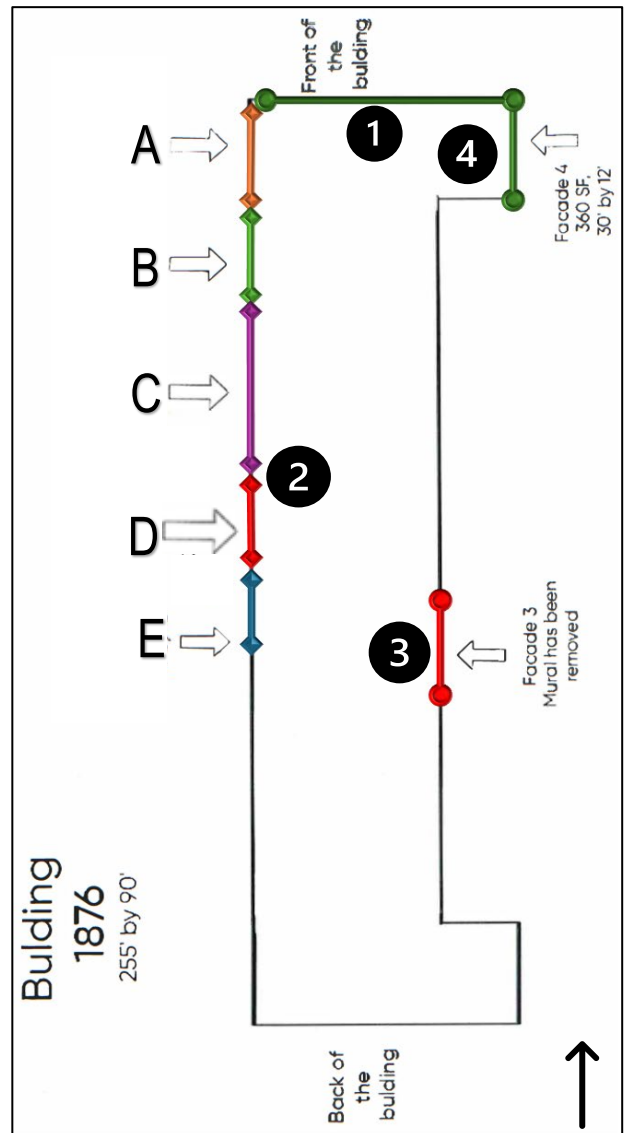
The request is to allow for five murals on the west elevation (façade 2) of building 1876 located at 1878 Dr. Andre's Way. Building 1876 has a total of eight façades. A façade is considered the exterior surface or face of a building. Therefore, each flat surface of the exterior wall of the building is 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, each mural shall obtain a mural permit application approval.

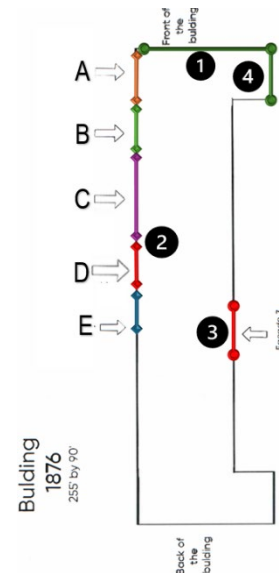
There are a total of seven existing murals on the building; five of those murals are located on façade 2.

In April, 2024 the Board approved one mural on façade 1 and one mural on façade 4 of building 1876 as shown in the image to the right with a dark green line. However, the mural located on façade 3 was removed by the applicant

Regarding façade 2, the mural that went before the Board in April 2024 was postponed for further review to allow for simultaneous consideration of the other four murals proposed on the same façade. The purpose of the postponement was to determine if the murals collectively represent a consistent image or theme across the west elevation of the building 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 2 of building 1876 are a consistent image or theme to continue across to be considered one mural on one façade.

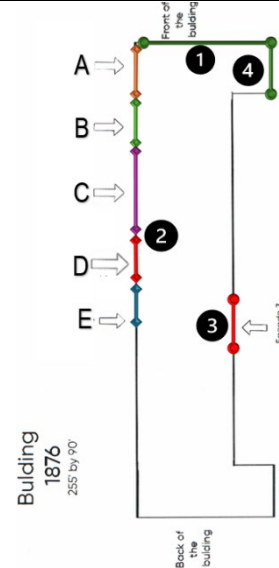


Building 1876 Façade 2A (File No. 2024-200)



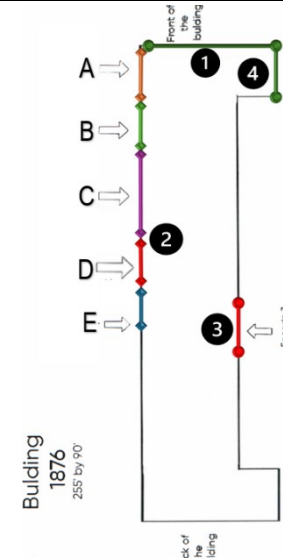
The mural is located on Façade 2A on the west elevation of Building 1876 at the northwest corner. It commences the mural sequence along the west facade. The mural is 12 feet high by 30 feet wide for a total of 360 square feet and covers 100% of the wall surface. The mural features an image of a woman with blue wearing rainbow-colored sunglasses and red lips, surrounded by a background of geometric shapes in orange, red, yellow, pink, green and blue. While the mural is visually cohesive within itself, the board should consider whether it is consistent with the image or theme along the entire wall of Building 1876 in accordance to 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 application.*

Building 1876 Façade 2B (File No. 2024-201)



The mural is located on Façade 2B the west elevation of Building 1876 continuing the mural sequence to the mural of the women in blue. The mural is 12 feet high by 10 feet wide and 10 feet by 5 feet above the doors for a total of 170 square feet. The mural depicts two white sheep with a hat and holding money, set against a backdrop of rolling green hills and a sky in shades of purple and blue. The transition between this mural and the mural on Façade 2A moves from the geometric shapes in orange, green and yellow to the nighttime hues of purple and blue skies, broken up by the glass doorway entrance. While the colors and styles of both murals appear visually cohesive to some extent, the board should consider whether the mural on Façade 2B is consistent with the image or theme of the mural on Façade 2A, pursuant to 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.*

Building 1876 Façade 2C (File No. 2024-202)



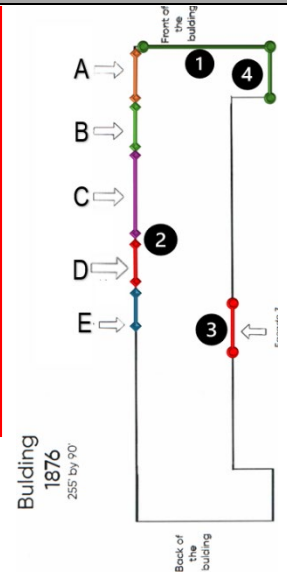
The mural is located on Façade 2C located in the middle section of the west elevation of Building 1876. The mural is 12 feet in height by 30 feet in width for a total of 360 square feet and covers 100% of the façade. The mural features various cartoon characters including Batman and Spiderman with a city skyscraper outline and splattered colors throughout the composition. Although the colors in this mural are visually cohesive with the previous two murals on Facades 2A and 2B, the board should consider whether the subject mural aligns with the overall theme of the murals on the west elevation and is consistent with 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.*

Building 1876 Façade 2D (File No. 2024-203)

The mural on Façade 2D is on the west elevation on Building number 1876 towards the south end of the building. The mural is 12 feet high by 10 feet wide with an additional section 5 feet high by 10 feet wide above the glass window and doors for a total of 170 square feet covering 100% of the façade of the tenant space. The mural consists of blue hues with angled stripes in various shades of blue and yellow accent.



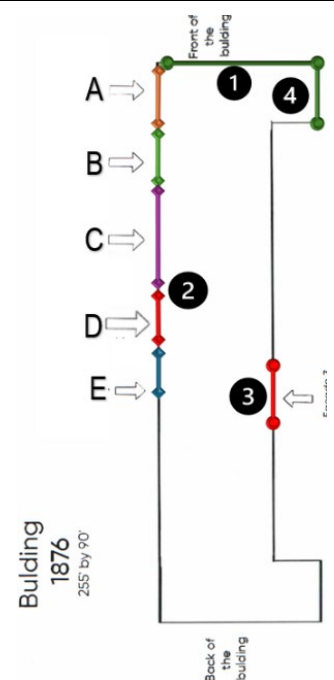
The board should consider whether the below mural is consistent with the other murals above pursuant to LDR Section 8.5.3(C)(3), *Mural limitations, each facade or surface of a building or accessory structure shall have only one mural. A consistent image or theme may continue across contiguous walls; however, each facade or surface included in the mural shall require a separate mural permit.*



Building 1876 Façade 2E (File No. 2024-204)

The mural is located on the west elevation and is the last mural on Façade 2 of Building 1876. This mural ends in the middle of the building. The mural is 12 feet high by 11 feet wide for a total of 132 square feet and covers 100% of the area. The mural illustrates a music theme by the composition of the headphones, music notes, a record player.

While the colors are alike with the other murals, the board should consider whether the above mural is consistent with 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.*



Mural Analysis

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 1876. With its west façade as the focus of the mural applications. Although this building does not directly face either a railroad right-of-way or Interstate 95, the property in its entirety does fronts 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. Additionally, none of the five murals illustrate any text or signage.

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.

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.

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.

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.

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.

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 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]

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 west elevation of Building 1876 continues across for 255 feet while the mural or murals are installed across approximately 160 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 1876 identifying the location and the overall length of the murals. The five murals encompass half of the building elevation, with the remaining portion of the wall painted in white.

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 2A

- A. Move approval, of the Mural Permit (2024-200) to paint a mural (2a) on the west elevation of Building 1876 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 (2024-200) to paint a mural (2a) on the west elevation of Building 1876 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 (2024-200) to paint a mural (2a) on the west elevation of Building 1876 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 2B

- A. Move approval, of the Mural Permit (2024-201) to paint a mural (2b) on the west elevation of Building 1876 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 (2024-201) to paint a mural (2b) on the west elevation of Building 1876 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 (2024-201) to paint a mural (2b) on the west elevation of Building 1876 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 2C

- A. Move approval, of the Mural Permit (2024-202) to paint a mural (2c) on the west elevation of Building 1876 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 (2024-202) to paint a mural (2c) on the west elevation of Building 1876 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 (2024-202) to paint a mural (2c) on the west elevation of Building 1876 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 2D

- A. Move approval, of the Mural Permit (2024-203) to paint a mural (2d) on the west elevation of Building 1876 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 (2024-203) to paint a mural (2d) on the west elevation of Building 1876 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 (2024-203) to paint a mural (2d) on the west elevation of Building 1876 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 2E

- A. Move approval, of the Mural Permit (2024-204) to paint a mural (2e) on the west elevation of Building 1876 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 (2024-204) to paint a mural (2e) on the west elevation of Building 1876 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 (2024-204) to paint a mural (2e) on the west elevation of Building 1876 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