

You can't afford to not know what's  
in your development order...





Let us **free** you from your paperwork!  
We'll make sense of it all so you don't have to.

**A**llowing Urban Design Kilday Studios (UDKS) to handle your entitlements will maximize your property's potential. Our land use analysis, site-specific design, and landscape architecture for both the public and private development sectors is second to none. By acting as your liaison with government agencies in South Florida, we will navigate your project towards completion while helping your property to retain its value.

**about us:**

Urban Design Kilday Studios is the result of the merger of Urban Design Studio and Kilday & Associates, each with more than 30 years of landscape architecture and land planning experience. Individually, these firms were the most respected urban design, planning and landscape architecture firms in Palm Beach County. The combined UDKS now provides the most experienced staff and most comprehensive planning and design services within Palm Beach

County and the greater Treasure Coast and Gold Coast areas of South Florida.

Urban Design Studio brought significant experience in master planning, landscape architecture, and graphics while Kilday & Associates specialized in governmental approvals and land planning. Urban Design Kilday Studios has been cited as the most influential design firm in creating the distinctive style and character of Palm Beach County.



What **good** is  
your APPROVAL if  
it's expired?

Call UDKS before time runs out  
on your development approval:  
**561.366.1100**

urban  
design  
kilday  
STUDIOS

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urban planning & design  
landscape architecture  
communication graphics

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**staff breakdown:**

7 landscape architects  
11 urban planners  
(incl. 4 AICP-certified planners)  
6 project managers  
4 LEED-accredited professionals  
6 CAD operators  
2 Graphic Designers

UDKS's large project history has led to the creation of an extensive network of professional consultants including architects, engineers, and marketing firms that we work with on a regular basis.

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**Did you Know?**

◀ UDKS is located in CityPlace, the heart of downtown West Palm Beach and services all of South Florida.

## Services recognizing current real estate conditions:

### **approval preservation:**

Florida has strong growth management guidelines, including a concept called concurrency, which requires that public services and facilities, including traffic capacity, are in place at the time a project develops. For that reason, many development approvals have phasing or time requirements during which a project is required to move forward. Failure to meet these timetables may result in the revocation or loss of the development approvals. Generally, careful monitoring of development approvals should be maintained, and opportunities for extension requests be utilized to keep approvals in place. UDKS has a history of working with various financial institutions and the Resolution Trust Corporation (RTC) in assessing and maintaining approvals, due diligence and assessment of development potential analysis.

### **project modifications:**

Many current project approvals have been planned, designed, and approved to accommodate a different product than what is currently (or in the foreseeable future) marketable. Site plans and master plans can be modified to meet current needs with housing and non-residential uses that can meet current pricing and market demands. Modifications that can be secured now can set up projects to be ready to go when the market improves. UDKS has the experience to file appropriate applications and manage the process to obtain the necessary approvals.

### **new land uses for properties:**

Florida growth management legislation requires that zoning and development plans be consistent with locally adopted comprehensive plans which establish land use designations for all properties. With changes in the general real estate marketplace, some land uses are no longer appropriate. UDKS has the resources to file applications and

represent clients who are seeking the necessary changes to be ready for the eventual upturn in the market.

### **developments of regional impact (DRI):**

Large scale projects in Florida oftentimes exceed DRI thresholds requiring not only local, but regional and state review. These projects require significant pre-approval review and management of numerous phasing and on- and off-site improvement conditions once approved. UDKS is well versed in managing DRI projects, generally as the professional team leader, coordinating the activities of numerous sub-consultants and providing a single point of contact for the client.

### **general land use, planning and zoning consultation:**

The best word to describe UDKS is experience. For more than 30 years, the employees of UDKS have provided consistent, ethical, and educated advice to their clients. In these uncertain times, this experience can help property owners maintain or create value for their properties.



UDKS has been maximizing our clients' entitlements for over 30 years. By helping financial institutions do the same, we relieve them of their burden.



**-Kieran Kilday**  
Principal  
Urban Design Kilday Studios





UDKS Principals (left to right): Nick Mihelich, Collene Walter, Wendy Tuma, Ken Tuma, Kieran Kilday, Joni Brinkman, and Anne Booth.

UDKS - Experience you can turn to.

urban  
design  
kilday  
STUDIOS

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