

PALM BEACH COUNTY FIRE RESCUE STATION #31

PALM BEACH COUNTY, FLORIDA

Urban Design Kilday Studios was retained by Palm Beach County to provide a development feasibility review for the redevelopment of Non-Battalion Fire Rescue Station No. 31 located in the Village of Palm Springs. This review considered the County's desire to raze the existing Fire Rescue Station and redevelop the property to include a more modern facility. UDKS' scope included a confirmation of the Village of Palm Springs process to seek development approval.

The scope of work included a complete evaluation of the development requirements applicable to redevelopment of the property

and specifically the determination of any "fatal flaws" that would prohibit redevelopment of the site. In general, this scope of work included a due diligence evaluation of the ability to reconstruct an approximate 5,600 square foot Fire Rescue Station on a 1.27 acre parcel. The overall focus of the evaluation included researching the land use, zoning designations and other property development regulations, meeting with the Village of Palm Springs to confirm the appropriate approval process and the associated time frames, and preparation of a preliminary site plan to comply with applicable codes and accommodate the proposed use. Upon completion of the due diligence

evaluation, and following submission of a summary report to Palm Beach County for review and comment, UDKS prepared a final report outlining the information ascertained from the project review and identifying the areas that have potential impact on the ability to redevelop the site. This work ultimately resulted in the actual submission of applications to the Village of Palm Springs for a Small Scale Comprehensive Plan Amendment, Rezoning, and Site and Development approvals.

Client: Palm Beach County
Site Area: 1.27 acres
Building Area: 5,600 sf
Architect: MPA Architects

