

“Our strength is in our employees. They each bring a unique skill set to the firm - and they are a lot of fun to work with!”

-Ken Tuma, Managing Principal



FIRM OVERVIEW

Urban Design Kilday Studios is a multi-disciplinary firm providing land use planning and landscape architecture services to a variety of public and private clients. With an outstanding reputation of project success and effective leadership, our services include due diligence investigation, land use and zoning changes, master planning, preparation of site plans, planting plans and irrigation plans, and providing construction administration. We also pride ourselves in our ability to facilitate public outreach and community interaction. An integral reason for our success is our depth of staff. Our staff has an average of 22 years of experience and not only do they employ detailed project management skills, but they also understand the importance of prioritizing tasks, meeting timelines and coordinating with other consultants. As designers and project managers, we are equally dedicated to our client and to the quality of places we create.

SHOVELREADYPALMBEACH.COM

“Provides the only comprehensive listing of shovel ready land in Palm Beach County...”



The Business Development Board of Palm Beach County has implemented the Shovel Ready Palm Beach program to assist property owners and business interests in locating shovel-ready commercial and industrial land in Palm Beach County. As one of the first programs of its kind in the State of Florida, this listing is a valuable tool for site selection consultants and executives who are interested in relocating or expanding a business in Palm Beach County. Once a site is determined to be “shovel ready”, its pertinent information is listed on the Business Development Board’s web site.

UDKS is a proud member of the Business Development Board and Ken Tuma serves on the Shovel Ready Palm Beach Committee.

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**OPPORTUNITIES ARE AVAILABLE FOR THOSE READY TO ADAPT
- A LETTER FROM KEN TUMA**

With the first quarter of 2010 behind us, we have noticed a steady uptick of activity from our residential builders and developer clients. In particular, the work we are finding is providing due diligence analysis on foreclosed property, converting product types within existing communities and obtaining land entitlements in the urban areas of Palm Beach County. Opportunities are becoming available for those ready to position themselves for the eventual economic upturn.

Since our last writing, our firm has been part of the team that secured approvals for the following projects:

- **Intermodal Logistic Center-Land Use Change**
- **Star Ranch Rock Mine Expansion - Conditional Use**
- **1515 Flagler Building/The Modern - Rezoning**
- **Hilltop Mobile Home Park-Land Use Change**
- **Lox Road-Palm Beach/Broward County Boundary Change**
- **Scripps Florida Phase II/Briger Tract - Development of Regional Impact**

County visiting the important projects within the area. Three of the highlighted projects (Scripps Florida Phase II/Briger Tract DRI, the First Park of South Florida and the Intermodal Logistic Center) are UDKS projects. In addition, I am happy to serve on the Business Development Board’s Shovel Ready Committee. Please see their webpage and the article in this newsletter for more information on this unique program. Don’t hesitate to submit your project for consideration!

Please enjoy this edition of Urban Update as it focuses on urban infill projects and the revitalization of existing developments!

UDKS has also been actively engaged with the Business Development Board of Palm Beach County. Recently, Principals Kerry Kilday and I spent the day with site selection professionals from around the country on a bus tour of the

09.11.01 MEMORIAL PLAZA

Everybody remembers where they were on the morning of September 11, 2001, and the emotional connection that many of us have to Ground Zero will now have a very physical presence in Palm Beach Gardens.

PBG has acquired a piece of the steel structure from the World Trade Center to use for a memorial. Led by local artist, Mark Fuller, the design work is under way with UDKS providing planning, site planning and landscape design services. Framed by a planted berm, the brick plaza's Maltese Cross form pays homage to the fire-fighter's insignia, and names of those killed in the attacks will be etched on panels of glass which circle the central steel piece.

This memorial allows our community to pay respect to the victims, and broaden our own perspectives as we not only remember those that suffered but also look forward to creating a better future.



CONTRIBUTE

Art in Public Places funds and the volunteer services of many local professionals are supporting this project. If you would like to donate, please send checks to:

**City of Palm Beach Gardens
c/o 9-11 Memorial Project
4425 Burns Road
Palm Beach Gardens, FL
33410**

or go to www.pbgfl.com

Thank you!

TOWER 1515 BITES THE DUST TO MAKE ROOM FOR THE MODERN

A loud "boom" and a big cloud of dust were the final images of Tower 1515, a 31-story condominium on Flagler Drive in downtown West Palm Beach. The implosion of this circa 1974 building, severely damaged during the hurricanes of 2004 and 2005, brought an end to the era of Disco and is making room for a new 24-story residential condominium called The Modern. UDKS was instrumental in obtaining the complex development approvals needed for the redevelopment from the City of West Palm Beach. UDKS facilitated extensive public outreach with the Mango Promenade Historic District to mitigate concerns related to demolition of the existing structure and construction of the new tower. Our knowledge of the codes, our working relationships with City officials and early outreach to the community resulted in gaining entitlements for our client.



UP AND COMING PROJECTS

- **Crestwood Redevelopment**
UDKS was selected by the Village of Royal Palm Beach to provide land use and master planning services, and to pursue entitlements for the redevelopment of their former 140 acre wastewater treatment plant to create an economic development and employment center within the Village.
- **Central Gardens**
A new mixed use development is being considered on 41 acres of land in Palm Beach Gardens. UDKS is providing land planning and site planning services for the developer.

- **Lake Worth Park of Commerce**
As part of the CDM Team, UDKS is providing planning services to the City of Lake Worth to prepare an infrastructure implementation plan for the 393 acre Park of Commerce. Services will also include facilitating public comment throughout the planning process.

PALM BEACH GARDENS HOSPITAL EXPANSION



The renovation and expansion of the Emergency Department at Palm Beach Gardens Medical Center is well under way. The improvements will double the capacity of the emergency department and allow technological advances for improved patient care. UDKS represented the hospital during the entitlement process, gaining zoning and site plan approvals. UDKS also prepared landscape plans. To address neighborhood concerns regarding screening, the redevelopment of the site included the relocation of over 130 existing trees, including 14 large Oaks. The 100% survival rate for the Oaks is a result of careful planning and post relocation monitoring and care by the UDKS team. UDKS was also instrumental in the review and approval for the new Master Signage Program and public art, which were created by local artist Mark Fuller.

PINK LADIES SERVE UP THE HOT STUFF

The Third Annual Palm Beach Gardens "Heart Burner Chili Cook-Off", held on May 7th in the beautiful Mirasol Park, was a rousing success for the UDKS team of Anne Booth, Wendy Tuma, Collene Walter and Sandra Parks. The Big Heart Brigade fund raiser was the pre-cursor to the "Grillin in the Gardens" national Bar-B-Q event. Although they didn't win the Chili contest, The "Pink Ladies" were victorious and brought home the "Best Theme" award.



JAY'S CORNER - TREE RELOCATION

Over the years UDKS has been involved in the relocation of thousands of trees for a variety of clients and contractors. Last fall UDKS worked with TreeMovers, a local contractor, to relocate 13 live oaks, 93 cabbage palms, 14 coconut palms, 8 queen palms and 5 golden shower trees at Palm Beach Gardens Medical Center, as part of the Emergency Department expansion.

Recently our staff worked for Seacoast Utility Authority on a new water main project where 8 live oaks were relocated along Military Trail at the Isles residential community. Impact Landscape and Irrigation moved the trees and Tomberg Landscape provided the root pruning services.

UDKS staff has a broad range of details and specifications for relocating a variety of species of trees, palms and pines, including temporary irrigation and post

move care for the trees. The next time you elect to move trees on your property, consider using a firm who can competitively bid the work and oversee construction successfully.



WESTGATE CRA



UDKS provides professional services to the Westgate/ Belvedere Homes Community Redevelopment Area (CRA) to further its goals of redevelopment. UDKS has been involved in two key projects. The Central Lake is planned as a solution to the chronic drainage problems in the Westgate CRA area and as a secondary benefit, it will also serve as a public park for the community. Amenities will include ornamental and aquatic planting around the lake, canoeing and recreational features such as walkways and a gazebo. UDKS also proposed converting Westgate Avenue from a four-lane street to a two lane street with parallel parking, street trees, public art, benches, lighting, trellises, and specialty paving. This concept will solidify Westgate Avenue as the heart of Westgate, and create a core area of business, social, and cultural activities.