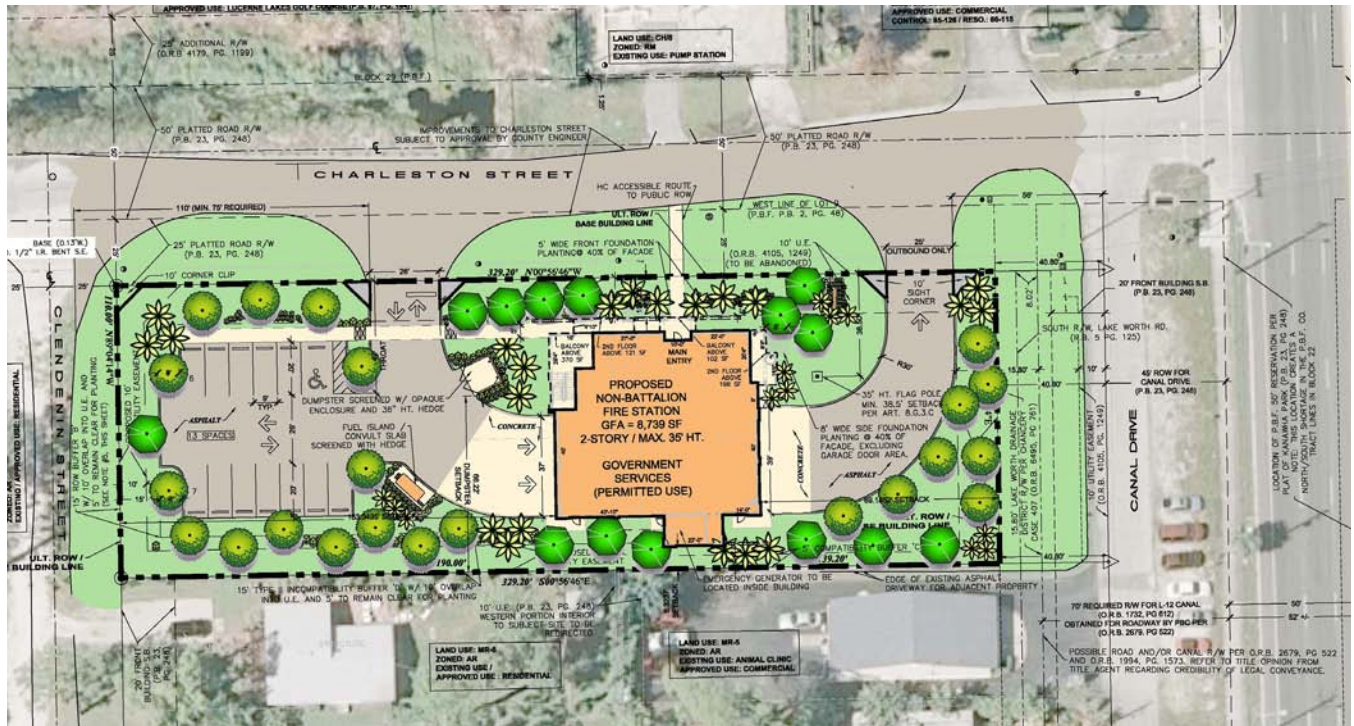


PALM BEACH COUNTY FIRE RESCUE STATION #32

PALM BEACH COUNTY, FLORIDA



Urban Design Kilday Studios was retained by Palm Beach County Facilities Development & Operations to provide a preliminary feasibility analysis and to obtain zoning approvals for the redevelopment of Non-Battalion Fire Rescue Station No. 32. The project site is a 0.83 acre parcel located on the southeast corner of Lake Worth Road and Charleston Street in unincorporated Palm Beach County. The project offered several unique challenges including lot size and configuration constraints, utility encumbrances, and consideration of the need to phase the redevelopment such that the existing station building would remain in operation until completion of the new station.

The analysis considered the County's desire to ultimately raze the existing

one-story Fire Rescue Station and redevelop the property to include a two-story station building with accessory facilities. The final report defined the requirements of the Palm Beach County Unified Development Code as it relates to the use, site design, and the associated approval process as well as site plan alternatives that identified solutions to the existing constraints on the site that may impede the proposed redevelopment.

Upon completion of the preliminary development review phase, UDKS prepared, submitted and processed the rezoning and concurrency applications, and provided representation for Palm Beach County during the required technical reviews and public hearings. In addition, UDKS provided general coordination

with various agencies throughout the approval process to resolve challenges related to public right-of-way improvements, easement encroachments and the preparation of design solutions to mitigate neighbor concerns related to the proposed site layout. The project was approved by the Palm Beach County Board of County Commissioners in August 2008. Following approval of the development order, UDKS continued to work closely with Palm Beach County Facilities Compliance and the project design team to expedite completion of the Fire Rescue Station.

Client: Palm Beach County

Site Area: 0.83 acres

Building Area: 8,739 sf

Architect: Stephen Boruff Architects