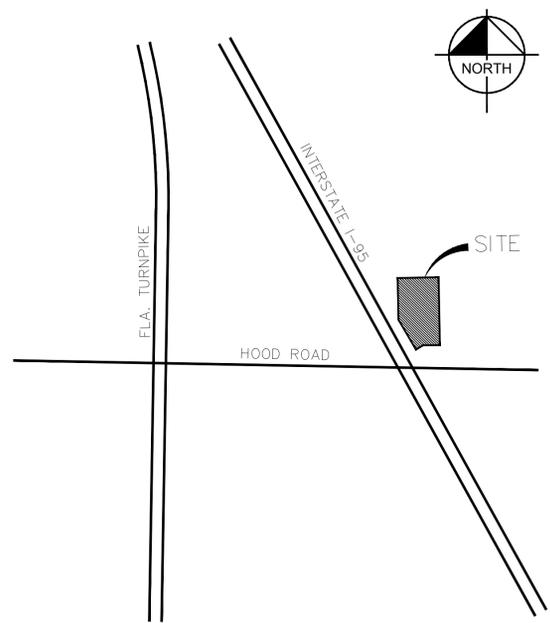


Printed By: Delia, Christina, Sheet Set: EXTER PAVILION, Layout: C-102 SITE PLAN, January 09, 2026, 09:38:12am, k:_BDD_cw\140518014 - Exter Pavilion\CAD\PlanSheets\C-102-SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LOCATION MAP
SCALE: N.T.S.

| BUILDING SETBACK REQUIREMENTS | | |
|-------------------------------|------------------|----------|
| | REQUIRED | PROPOSED |
| FRONT YARD | N/A ¹ | 151.4 FT |
| SIDE YARD | N/A ¹ | 114.1 FT |
| REAR YARD | N/A ¹ | 85.9 FT |

NOTE:
 1. THERE IS NO CODE SPECIFIED SETBACK REQUIREMENTS FOR MXD DEVELOPMENTS. THE PALM BEACH COUNTY LAND USE DEVELOPMENT CODE CHAPTER 78 SECTION 157 ITEM K (2) INDICATES "MINIMUM FRONT, SIDE, REAR, AND SIDE CORNER SETBACKS SHALL BE ESTABLISHED BY THE CITY COUNCIL."

NAME OF PROJECT: MADEL JCC MIXED-USE FACILITY
 PROPERTY CONTROL NUMBER: 52-42-41-35-00-000-1050
 SECTION, RANGE, TOWNSHIP: 35, 41, 42

EXISTING FUTURE LAND USE: MXD
 PROPOSED FUTURE LAND USE: MXD

EXISTING ZONING: PDA
 PROPOSED ZONING: MXD/PUD

| | SF | AC |
|------------------------|----------------|--------------|
| TOTAL SITE AREA | 592,238 | 13.60 |

| LAND USE ALLOCATION | SF | AC | % |
|-----------------------|----------------|--------------|---------------|
| BUILDING LOT COVERAGE | 113,412 | 2.60 | 19.1% |
| VEHICULAR USE AREA | 145,825 | 3.35 | 24.6% |
| OPEN SPACE | 318,878 | 7.32 | 53.8% |
| OTHER | 14,123 | 0.32 | 2.4% |
| TOTAL | 592,238 | 13.60 | 100.0% |

| EXISTING SURFACE COVER | SF | AC | % |
|-----------------------------|----------------|-------------|--------------|
| IMPERVIOUS AREA | 113,412 | 2.60 | 19.1% |
| BUILDING LOT COVERAGE | 145,825 | 3.34 | 24.6% |
| VEHICULAR USE AREA | 4,321 | 0.10 | 0.7% |
| SIDEWALK (UNDER 6 FT WIDE) | 5,572 | 0.13 | 0.9% |
| SIDEWALK (6 FT WIDE & OVER) | 4,430 | 0.10 | 0.7% |
| POOL | 35,950 | 0.83 | 6.1% |
| PLAZA & POOL DECK | 0 | 0.00 | 0.0% |
| PAVERS | 0 | 0.00 | 0.0% |
| TOTAL | 309,310 | 7.10 | 52.2% |

| PERVIOUS AREA | S.F. | MAX. | PROV. |
|--------------------------------------|----------------|--------------|---------------|
| BUFFERS | 26,644 | 0.61 | 4.50% |
| GREENSPACE | 111,725 | 2.56 | 18.86% |
| RECREATION - BALLFIELDS & PLAYGROUND | 92,134 | 2.12 | 15.56% |
| UPLAND PRESERVE | 52,425 | 1.20 | 8.85% |
| TOTAL PERVIOUS | 282,928 | 6.50 | 47.77% |
| TOTAL | 592,238 | 13.60 | 100.0% |

| | S.F. | MAX. | PROV. |
|-----------|--------|------|-------|
| TOTAL SOD | 90,471 | 40% | 65% |

| REQUIRED ADDITIONAL OPEN SPACE - REDUCED PARKING | | | |
|---|---------------|----|--|
| TOTAL OPEN SPACE REQUIRED (15%) | 88,836 | SF | |
| TOTAL OPEN SPACE REQUIRED FOR REDUCED PARKING | 4,246 | SF | |
| TOTAL REQUIRED | 93,082 | SF | |
| TOTAL OPEN SPACE PROVIDED | 32,880 | SF | |
| (TOTAL DOES NOT INCLUDE SIDEWALKS LESS THAN 6 FT) | | | |

| BUILDING DATA | | |
|---|----------------|--------------|
| EXISTING BUILDING #1 | | |
| THE MANDEL JCC/ARTHUR I. MEYER ACADEMY | 1 STORY | |
| PHASE 1 PRE-SCHOOL (107 STUDENTS) | 11,206 | SF |
| CULTURAL, ENTERTAINMENT, & RECREATIONAL | 38,488 | SF |
| ARTHUR I. MEYER ACADEMY GYMNASIUM | 5,607 | SF |
| BUILDING #1 PHASE 1 TOTAL | 55,301 | SF |
| PHASE 2 PRE-SCHOOL (192 STUDENTS) | 15,629 | SF |
| CULTURAL, ENTERTAINMENT, & RECREATIONAL | 38,488 | SF |
| ARTHUR I. MEYER ACADEMY GYMNASIUM | 5,607 | SF |
| BUILDING #1 PHASE 2 TOTAL SF | 59,724 | SF |
| EXISTING BUILDING #2 | | |
| ARTHUR I. MEYER ACADEMY | 2 STORIES | |
| BUILDING #2 TOTAL | 70,703 | SF |
| CLASSROOMS | 37 | SF |
| ADMINISTRATIVE OFFICES | 7,500 | SF |
| K-8 PRIVATE SCHOOL | 500 | STUDENTS |
| GROSS BUILDING TOTAL | 130,427 | SF |
| EXISTING FAR CALCULATION | 0.22 | |
| EXISTING PLAYGROUND | REQ. | PROV. |
| PRE-SCHOOL PLAYGROUND | 10,800 | 11,797 |

| PROPOSED SURFACE COVER | | | |
|-----------------------------|----------------|-------------|--------------|
| IMPERVIOUS AREA | SF | AC | % |
| BUILDING LOT COVERAGE | 128,912 | 2.96 | 21.8% |
| VEHICULAR USE AREA | 162,755 | 3.74 | 27.5% |
| SIDEWALK (UNDER 6 FT WIDE) | 5,396 | 0.12 | 0.9% |
| SIDEWALK (6 FT WIDE & OVER) | 5,572 | 0.13 | 0.9% |
| POOL | 4,430 | 0.10 | 0.7% |
| PLAZA & POOL DECK | 35,950 | 0.83 | 6.1% |
| PAVERS | 13,560 | 0.31 | 2.3% |
| TOTAL | 356,575 | 8.19 | 60.2% |

| PERVIOUS AREA | | | |
|--|----------------|--------------|----------------|
| BUFFERS | 26,644 | 0.61 | 4.50% |
| GREENSPACE | 111,725 | 2.56 | 18.86% |
| RECREATION - PLAYING FIELDS & PLAYGROUND | 44,869 | 1.03 | 7.58% |
| UPLAND PRESERVE | 52,425 | 1.20 | 8.85% |
| TOTAL PERVIOUS | 235,663 | 5.41 | 39.79% |
| TOTAL | 592,238 | 13.60 | 100.00% |

| | S.F. | MAX. | PROV. |
|-----------|--------|------|-------|
| TOTAL SOD | 90,471 | 40% | 65% |

| REQUIRED ADDITIONAL OPEN SPACE - REDUCED PARKING | | | |
|--|---------------|----|--|
| TOTAL OPEN SPACE REQUIRED (15%) | 88,836 | SF | |
| TOTAL OPEN SPACE REQUIRED FOR REDUCED PARKING | 4,246 | SF | |
| TOTAL REQUIRED | 93,082 | SF | |

| TOTAL OPEN SPACE PROVIDED IN PREVIOUS PERMIT | | | |
|---|---------|----|--|
| TOTAL OPEN SPACE PROVIDED FOR AFFECTED AREA | 32,880 | SF | |
| TOTALS DO NOT INCLUDE SIDEWALKS LESS THAN 6 FT) | 109,512 | SF | |

| BUILDING DATA | | |
|--|----------------|-----------|
| PROPOSED AUDITORIUM BUILDING | | |
| THE MANDEL JCC/ARTHUR I. MEYER ACADEMY | 1 STORY | |
| INDOOR AUDITORIUM | 15,740 | SF |
| GROSS BUILDING TOTAL | 146,167 | SF |

| FAR CALCULATION | |
|-----------------|------|
| | 0.93 |

| PLAYGROUND | REQ. | PROV. |
|------------------------------|---------------|---------------|
| PRE-SCHOOL PLAYGROUND | 10,800 | 11,797 |
| COVERED PLAYGROUND | - | 3930 |
| TOTAL PLAYGROUND AREA | 10,800 | 15,727 |

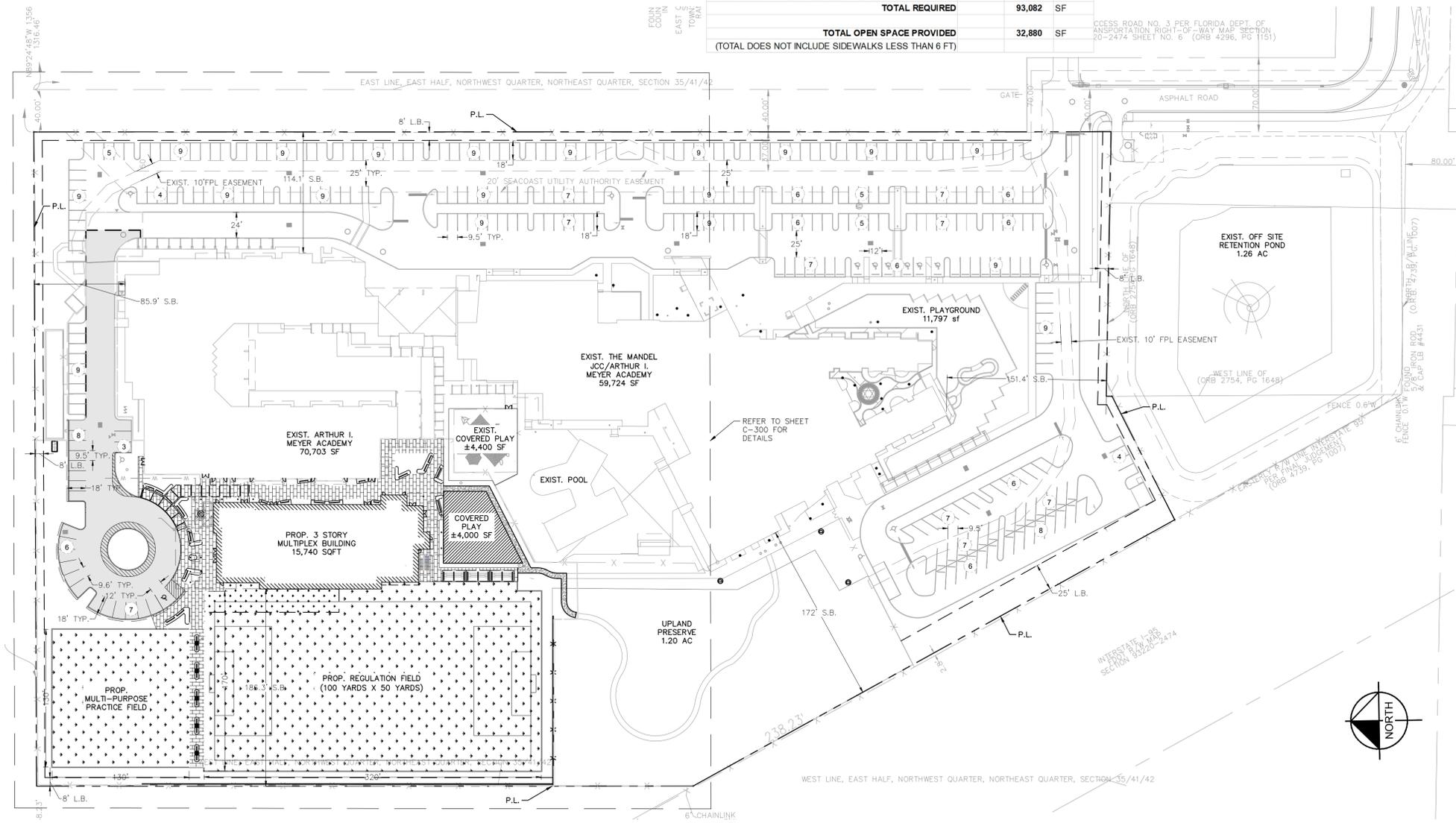
| LOADING SPACE (35'x12') | |
|-------------------------|---|
| | 2 |

| PEDESTRIAN AMENITIES | | |
|------------------------------|----|-----------|
| BENCH | - | 2 |
| TRASH RECEPTACLE | - | 2 |
| BIKE RACK (7 BIKES PER RACK) | 14 | 21 SPACES |

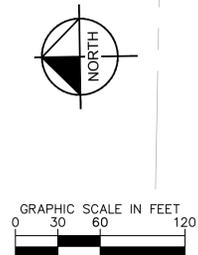
| PARKING DATA | | |
|---|----------------|----------------|
| | REQUIRED | PROVIDED |
| EXISTING JCC COMMUNITY CENTER | | |
| CLUB OR LODGE, PRIVATE (1/300 SF) | 128 | 128 |
| EXISTING JCC PRE-SCHOOL | | |
| DAYCARE, CHILD & ADULT (1/10 STUDENTS) PLUS (1 PICKUP & DROPOFF /10 STUDENTS) | 38 | 39 |
| EXISTING ARTHUR I. MEYER ACADEMY | | |
| ELEMENTARY & MIDDLE SCHOOLS (1/CLASSROOM) PLUS (1/250 SF OFFICE) PLUS (1 PICKUP & DROPOFF /10 STUDENTS) | 118 | 141 |
| EXISTING MULTIPLEX BUILDING | | |
| STANDARD SPACES | 0 | 16 |
| PROPOSED AUDITORIUM | | |
| AUDITORIUM (1/3 SEATS) | 250 1.3 | 250 2.3 |
| TOTAL | 284 1.3 | 324 2.3 |
| OVERALL ADA SPACES | 7 | 9 |

NOTES:
 1. MAXIMUM PARKING DEMAND FOR AUDITORIUM USE IS NON-CONCURRENT WITH MAXIMUM DEMAND FOR OTHER USES ON SITE.
 2. PARKING SUPPLY PROPOSED FOR AUDITORIUM USE IS BASED UPON PARKING DEMAND FOR OTHER USES ON SITE.
 3. REFER TO THE PARKING STUDY PREPARED BY KIMLEY HORN & ASSOCIATES, INC. DATED 12/18/2025.

LEGEND
 P.L. PROPERTY LINE
 S.B. SETBACK
 L.B. LANDSCAPE BUFFER



OVERALL SITE PLAN
SCALE: N.T.S.



This item has been digitally signed and sealed by Jason Webber, P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

PLANS ARE IN NAVD 1988 DATUM
 CONVERSION EQUATION IS BELOW:
 NAVD 1988 + 1.522' = NGVD 1929

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine 811.com

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

KHA PROJECT 140518014
 DATE DEC. 2025
 SCALE: AS SHOWN
 DESIGNED BY: JVD
 DRAWN BY: JZ
 CHECKED BY: JAW

LICENSED PROFESSIONAL ENGINEER
 Jason A. Webber
 License No. 73962
 State of Florida
 Date: 01/09/2026

REVISIONS
 No. DATE BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 1615 S. CONGRESS AVE., SUITE 201,
 DELRAY BEACH, FLORIDA 33445
 PHONE: 561-330-2345 FAX: 561-863-8175
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

SITE PLAN

THE EXTER CENTER
 PREPARED FOR
 DITMAN ARCHITECTURE

PALM BEACH GARDENS
 FLORIDA

SHEET NUMBER
C-102