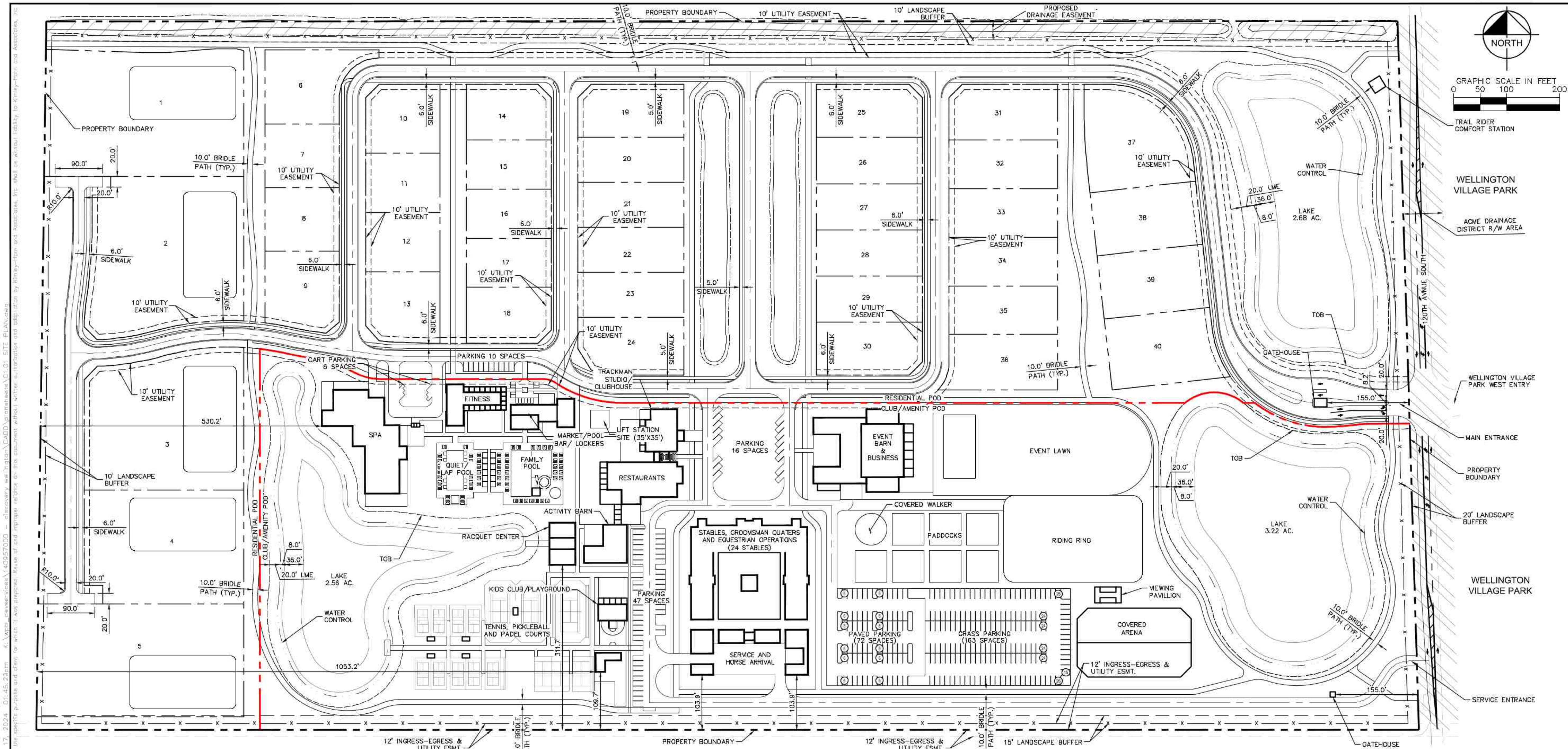


Exhibit E - Conceptual Site Plan



NO.	REVISIONS	DATE	BY

Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 1920
 PHONE: 561-845-6655 FAX: 561-863-8775
 WWW.KIMLEY-HORN.COM REGISTRY NO. 25106

LICENSED PROFESSIONAL
 KHA PROJECT
 140957000
 DATE
 SEPT. 2024
 SCALE AS SHOWN
 DESIGNED BY MFG
 DRAWN BY MFG
 CHECKED BY MFS

SITE PLAN

ISLA CARROLL PROJECT TEAM
 OWNER/DEVELOPER
 120TH AVENUE S, LLC
 3665 120TH AVENUE SOUTH
 WELLINGTON, FL 33414
 TEL: (212)-314-1900

CLUB DEVELOPMENT PARTNER AND OPERATOR
 DISCOVERY LAND COMPANY
 257 NORTH CANYON DRIVE, SUITE 300
 BEVERLY HILLS, CA 90210

PROJECT ARCHITECT AND PLANNERS
 HART HOWERTON
 10 EAST 40TH STREET
 NEW YORK, NY 10016

CIVIL AND TRAFFIC ENGINEERS
 KIMLEY - HORN
 1920 NEVOA WAY, SUITE 200
 WEST PALM BEACH, FL 33411

SURVEYORS
 CAULFIELD & WHEELER, INC.
 7900 CLADES ROAD, SUITE 100
 BOCA RATON, FL 33434

PREPARED FOR
**MCCOURT PARTNERS
 DEVELOPMENT LLC**
 WELLINGTON, FL

SHEET NUMBER
C1.01

ISLA CARROLL PROJECT TEAM

OWNER/DEVELOPER

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 3665 120TH AVENUE SOUTH
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SURVEYORS

CAULFIELD & WHEELER, INC.
 7900 CLADES ROAD, SUITE 100
 BOCA RATON, FL 33434

DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01° 20' 12" EAST, ALONG THE EAST LINE OF THAT CERTAIN 75 FOOT WIDE CANAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1548, PAGES 388 AND 389, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THOSE CERTAIN LANDS DEEDED TO SIVERT KLEFSTAD IN OFFICIAL RECORD BOOK 1097, PAGES 327 AND 328, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND FURTHER BEING A LINE WHICH TERMINATES ON THE SOUTH LINE OF SAID SECTION 23, 228.06 FEET EAST, AS MEASURED ALONG SAID SOUTH LINE, OF THE SOUTHWEST CORNER OF SAID SECTION 23, A DISTANCE OF 1405.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01° 20' 12" EAST, ALONG SAID EAST LINE A DISTANCE OF 1338.36 FEET; THENCE NORTH 89° 37' 48" WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 2742.90 FEET SOUTH OF, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, ALSO BEING THE SOUTH LINE OF THOSE CERTAIN LANDS DEEDED TO SAID SIVERT KLEFSTAD, AND THE NORTH LINE OF THOSE CERTAIN LANDS DEEDED TO ALBERT R. KRECK AND GRACE KRECK IN OFFICIAL RECORD BOOK 1097, PAGES 336 THROUGH 339, BOTH INCLUSIVE, A DISTANCE OF 2891.50 FEET TO A POINT 2754.94 FEET EAST OF THE WEST LINE OF SAID SECTION 22, AS MEASURED ALONG THE WESTERLY EXTENSION OF THE LAST HEREIN DESCRIBED LINE; THENCE NORTH 01° 10' 25" EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1337.90 FEET; THENCE SOUTH 89° 37' 48" EAST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 1405.00 FEET SOUTH OF AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, A DISTANCE OF 2622.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE EAST 75.00 FEET THEREOF FOR ROAD AND DRAINAGE RIGHT-OF-WAY.

SAID LANDS ALSO BEING DESCRIBED AS FOLLOWS:
 A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01° 20' 12" EAST, ALONG THE EAST LINE OF THAT CERTAIN 75 FOOT WIDE CANAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1548, PAGES 388 AND 389, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THOSE CERTAIN LANDS DEEDED TO SIVERT KLEFSTAD IN OFFICIAL RECORD BOOK 1097, PAGES 327 AND 328, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND FURTHER BEING A LINE WHICH TERMINATES ON THE SOUTH LINE OF SAID SECTION 23, 228.06 FEET EAST, AS MEASURED ALONG SAID SOUTH LINE, OF THE SOUTHWEST CORNER OF SAID SECTION 23, A DISTANCE OF 1405.48 FEET; THENCE N 89° 37' 48" W ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 1405.00 FEET SOUTH OF AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 75.03 FEET TO A POINT ALONG THE WEST LINE OF A RIGHT-OF-WAY EASEMENT FOR ROAD AND DRAINAGE PURPOSES, SAID EASEMENT BEING 75.00 FEET IN WIDTH AND RECORDED IN OFFICIAL RECORDS BOOK 1548, PAGE 388, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 01° 20' 12" EAST ALONG SAID WEST LINE, A DISTANCE OF 1338.36 FEET; THENCE NORTH 89° 37' 48" WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 2742.90 FEET SOUTH OF, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, ALSO BEING THE SOUTH LINE OF THOSE CERTAIN LANDS DEEDED TO SAID SIVERT KLEFSTAD, AND THE NORTH LINE OF THOSE CERTAIN LANDS DEEDED TO ALBERT R. KRECK AND GRACE KRECK IN OFFICIAL RECORD BOOK 1097, PAGES 336 THROUGH 339, BOTH INCLUSIVE, A DISTANCE OF 2897.46 FEET TO A POINT 2754.94 FEET EAST OF THE WEST LINE OF SAID SECTION 22, AS MEASURED ALONG THE WESTERLY EXTENSION OF THE LAST HEREIN DESCRIBED LINE; THENCE NORTH 01° 10' 25" EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1337.90 FEET; THENCE SOUTH 89° 37' 48" EAST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 1405.00 FEET SOUTH OF AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, THE NORTHWEST CORNER OF SAID SECTION 22, A DISTANCE OF 2648.49 FEET TO THE POINT OF BEGINNING.

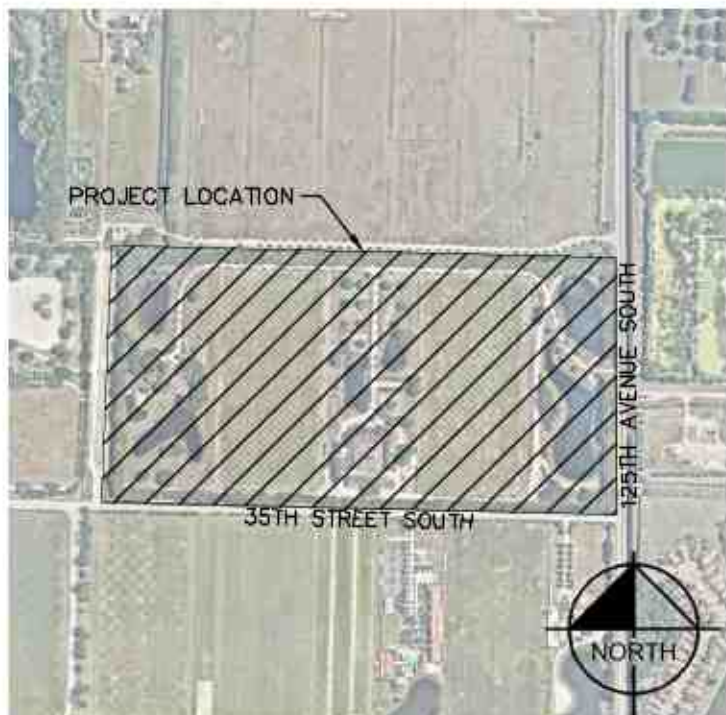
SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 3,448.71 SQUARE FEET OR 79.171 ACRES, MORE OR LESS.

LEGEND:

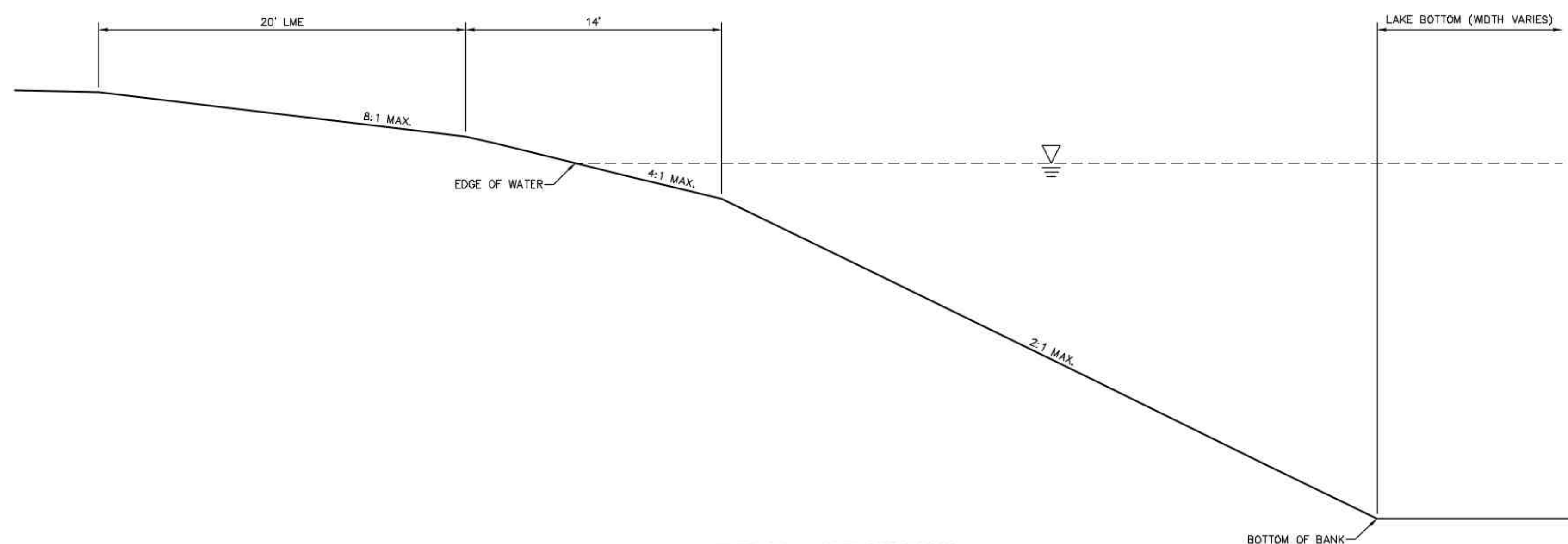
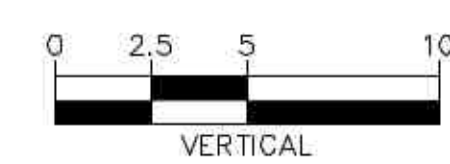
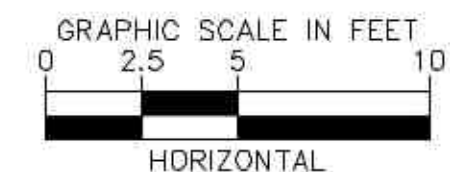
- PROPERTY LINE
- LOT LINE
- - - - RESIDENTIAL POD/ CLUB POD BOUNDARY
- - - - UTILITY EASEMENT
- x FENCE
- ACME DRAINAGE DISTRICT R/W AREA
- PROPOSED DRAINAGE EASEMENT

GENERAL NOTES

1. SINGLE FAMILY RESIDENCES ARE SELF-PARKED VIA GARAGES AND/OR PRIVATE DRIVEWAYS.
2. 3 RAIL EQUESTRIAN FENCE SHALL BE PROVIDED ALONG THE PROPERTY BOUNDARY PER VILLAGE OF WELLINGTON STANDARDS.
3. ALL BUILDINGS IN EXCESS OF 35 FEET SHALL REQUIRE WELLINGTON COUNCIL APPROVAL AND SHALL SATISFY THE CRITERIA OF LDR SECTION 6.3.16.5.
4. PARKING FOR RESIDENTIAL UNITS WITH 4 OR MORE BEDROOMS SHALL PROVIDE 1 ADDITIONAL SPACE PER BEDROOM.
5. PARKING RATE TO BE DETERMINED AT TIME OF SITE PLAN REVIEW.



APPROVED BY:



TYPICAL LAKE SECTION

No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2024, KIMLEY-HORN AND ASSOCIATES, INC.
 1920
 33411
 PHONE: 561-845-0665 FAX: 561-863-8725
 WWW.KIMLEY-HORN.COM REGISTRY NO. 25106

LICENSED PROFESSIONAL

 DATE: _____

KHA PROJECT
 140957000
 DATE
 SEPT. 2024
 SCALE AS SHOWN
 DESIGNED BY MFG
 DRAWN BY MFG
 CHECKED BY MFS
 DATE: _____

SITE PLAN DATA

ISLA CARROLL
 PREPARED FOR
MCCOURT PARTNERS
DEVELOPMENT LLC
 WELLINGTON, FL

SHEET NUMBER
C1.02

APPROVED BY: _____

SITE DATA		BUILDING HEIGHT MAXIMUMS		EQUESTRIAN FARM LOTS		BUILDING AREAS - CLUB POOD		CONDITIONED	COV. UNCONDITIONED	UNCOVERED	S.F.
PROJECT NAME	ISLA CARROLL WELLINGTON	RESIDENTIAL POOD	35 FT.	MIN. LOT AREA	1.50 AC	STABLES, GROOMSMAN AND EQ OPS (24 STALLS)	22,000				22,000
RANGE 41, TOWNSHIP 22, SECTION 23		CLUB POOD	35 FT.	MIN. LOT WIDTH	215 FT.	SERVICE AND HORSE ARRIVAL	8,855				8,855
PROPERTY CONTROL NUMBER	73-41-44-22-00-000-1030			MIN. LOT DEPTH	285 FT.	VIEWING PAVILLION	1,035	690			1,725
PETITION NUMBER	2024-0003-REZ	ALL BUILDINGS IN EXCESS OF 35 FT. SHALL REQUIRE WELLINGTON COUNCIL APPROVAL AND SHALL SATISFY THE CRITERIA OF LDR 6.3.1.G.5		MAX. BUILDING HEIGHT	35 FT.	EVENT BARN	20,000	1,795	10,150		31,945
	2024-0002-MFA			MIN. SETBACK AT PROP. BOUNDARY	50 FT.	MAN LEVEL	10,720				10,720
EXISTING LAND USE	EQUESTRIAN RESIDENTIAL (LOW DENSITY)	SITE DEVELOPMENT STANDARDS		ALL WALKURE BNS SHALL COMPLY WITH GUIDELINES OF THE LDR, BET MA NAGEMENT PRACTICES FOR LIVESTOCK WASTE		BUSINESS CENTER	5,204	1,495	4,199		10,895
PROPOSED LAND USE	RESIDENTIAL - LOW DENSITY - CATEGORY B	RESIDENTIAL POOD - OVERALL		MIN. SETBACKS AT INTERNAL LOT LINES		CLUBHOUSE	10,304	2,300			12,604
PROPOSED USE	RESIDENTIAL B (0.01 DU / AC - 1.0 DU / AC)	AREA	47.75 AC	ALL PRIM & ACCES. STRUCTURES		MAIN AND SUSHI RESTAURANTS	5,865	1,150			7,015
RESIDENTIAL DENSITY	0.15 DU / AC	MAX. BUILDING COVERAGE	20%	FRONT	25 FT.	TRACKMAN STUDIO (ABOVE CLUBHOUSE)	5,779	978			6,757
CLUB / AMENITY FAR	0.2	MAX. COVERAGE TOTAL	426,888 SQ.FT.	REAR		MARKET/POOL BAR/CHANGING	5,325	656		5,980	5,980
EXISTING ZONING	EQUESTRIAN RESIDENTIAL / EQUESTRIAN OVERLAY ZONING DISTRICT (EOZD) SUB AREA	MAX. FAR	0.20	FRIM & ACCES. STRUCTURES < 10 FT.	15 FT.	FAMILY POOL	4,830		1,702		6,532
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT / EOZD - SUBAREA D	MAX. DEV. POTENTIAL	426,888 SQ.FT.	ACCES. STRUCTURES > 10 FT.	10 FT.	ACTIVITY BARN	1,898	719		2,392	2,392
		SINGLE FAMILY LOTS		SIDE INTERIOR	10 FT.	KIDS CLUB	4,859	2,214		2,392	7,073
		MIN. LOT AREA	0.33 AC	SIDE CORNER	15 FT.	FITNESS	18,601	1,001		3,508	23,110
		MIN. LOT WIDTH	85 FT.	PERMITTED SETBACK ENCROACHMENTS: PER TABLE 6.3-2 OF THE LDRs		SPA	2,611	1,834	679	5,124	1,150
		MIN. LOT DEPTH	140 FT.			QUIET/LA P POOL		1,150			598
		MIN. SETBACK AT PROP. BOUNDARY	50 FT.			RACQUET CENTER/GRILL					690
		MIN. SETBACK AT INTERNAL LOT LINES				FARM/PETTING ZOO					129,013
TOTAL SITE AREA	3448711.28	ALL PRIM & ACCES. STRUCTURES	25 FT.	MAX. BUILDING COVERAGE	20%	GATEHOUSES (SQ. FT. OF EACH)	437	161			598
TOTAL STORMWATER AREA	92053.28	FRONT		WITHIN IMPERV. AREA WITHIN FRONT SETBACK	50%	HORSE AND RIDER COMFORT STATION	690				690
RESIDENTIAL POOD	2040125.11	REAR		WITHIN SIDE AND REAR SETBACKS		TOTAL	129,013	16,143	31,553		176,708
PROPOSED DRAINAGE EASEMENT AREA	82798.98	PRIM & ACCES. STRUCTURES < 10 FT.	15 FT.	LOTS > 0.50 AC, WHICH SHALL NOT EXCEED	75%						
PROPOSED LAKE AREA	116350.93	ACCES. STRUCTURES > 10 FT.	10 FT.	6,000 SQ.FT. IN IMPERV. AREA		OWELLING UNITS					
PROPOSED LAKE MAINTENANCE AREA	147020.30	SIDE INTERIOR	10 FT.	LOTS < 0.50 AC, WHICH SHALL NOT EXCEED	50%	SINGLE FAMILY					
CLUB POOD	1368881.17	SIDE CORNER	15 FT.	12,000 SQ.FT. IN IMPERV. AREA		EQUESTRIAN FARM LOTS					
PROPOSED LAKE AREA	126201.36	PERMITTED SETBACK ENCROACHMENTS: PER TABLE 6.3-2 OF THE LDRs				TOTAL					
PROPOSED LAKE MAINTENANCE AREA	321961.70	AREA	31.42 AC	MAX. BUILDING COVERAGE	20%	GROOMS QUARTERS (NOT INCLUDED IN DENSITY CALCULATIONS)					
RESTURANT SEATING		MAX. FAR	0.20	MIN. SETBACK AT PROP. BOUNDARY	100 FT.						
INDOOR/OUTDOOR SEATING	400 SEATS	WITHIN IMPERV. AREA WITHIN FRONT SETBACK	50%	FRIM STRUCTURES	50 FT.	PARKING	REQUIRED	PROVIDED			
		WITHIN SIDE AND REAR SETBACKS		LOTS > 0.50 AC, WHICH SHALL NOT EXCEED		SINGLE FAMILY	80	160			
		LOTS > 0.50 AC, WHICH SHALL NOT EXCEED		6,000 SQ.FT. IN IMPERV. AREA	75%	CLUB (1 SPA CE / 500 S.F. OF CONDITIONED SPACE)	236	308			
		LOTS < 0.50 AC, WHICH SHALL NOT EXCEED		12,000 SQ.FT. IN IMPERV. AREA	50%	SURFACE (PER PARKING STUDY)	145	145			
		12,000 SQ.FT. IN IMPERV. AREA	50%			GRASS PARKING	183	183			