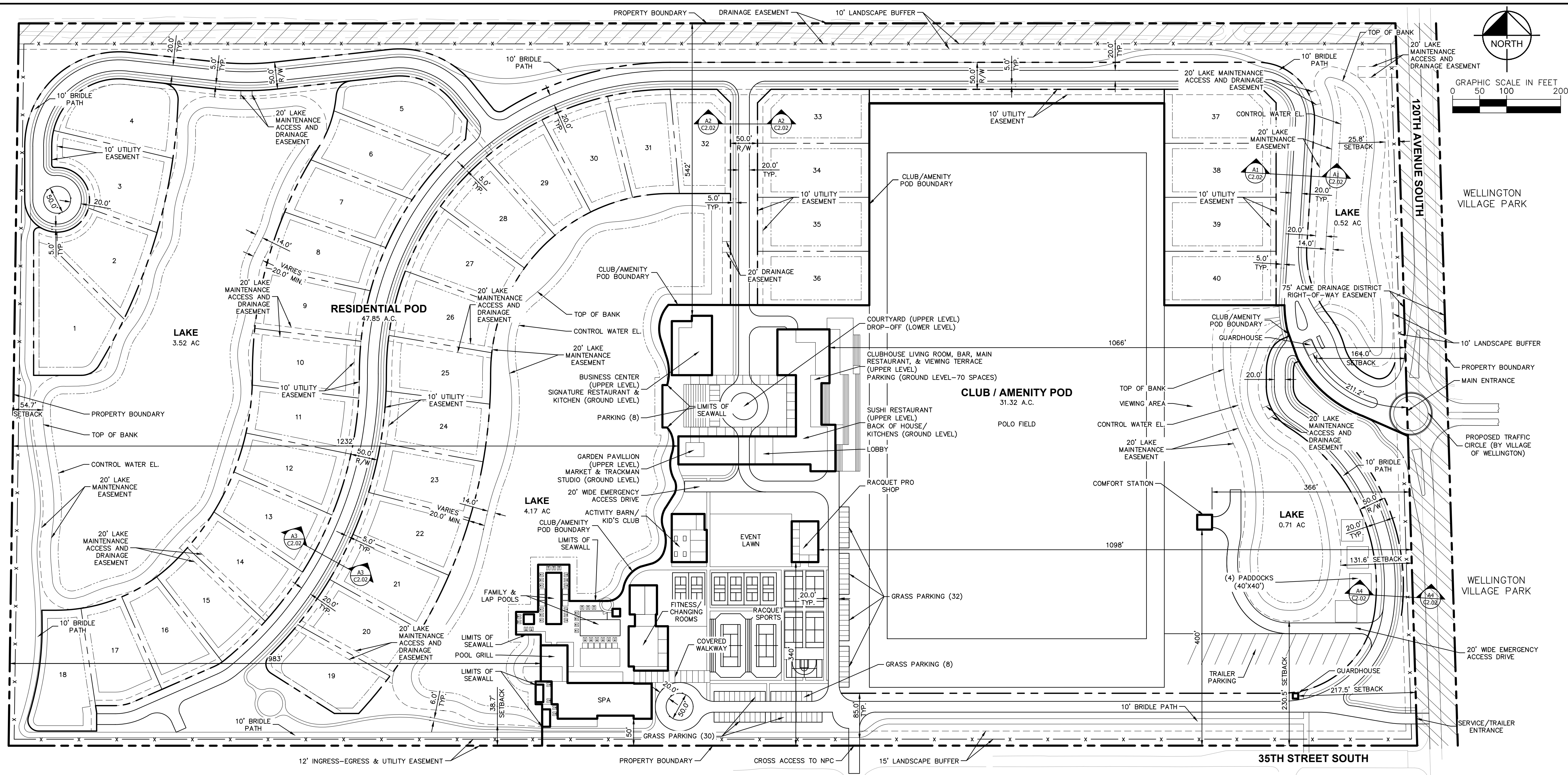


Exhibit E - Conceptual Site Plan



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 CANON 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 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411

SURVEYORS

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

DESCRIPTION

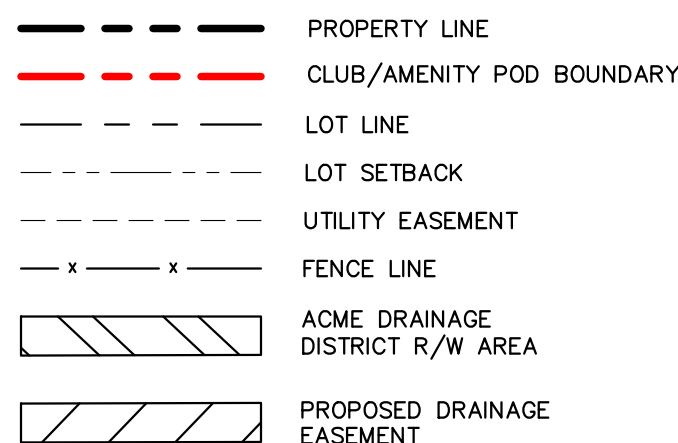
A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, TO A POINT 1405.00 FEET ALONG THE WEST LINE OF SAID SECTION 22; THENCE SOUTH 37° 48' WEST, ALONG THE WEST LINE OF SAID SECTION 22, TO A POINT 1405.00 FEET ALONG THE WEST LINE OF SAID SECTION 22, TO THE NORTHWEST 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 TO THE WEST LINE OF SAID SECTION 22, TO A POINT 2754.94 FEET WEST OF 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, TO THE NORTHEAST CORNER OF SAID SECTION 22; A DISTANCE OF 2622.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 3,549,088 SQUARE FEET OR 81.476 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

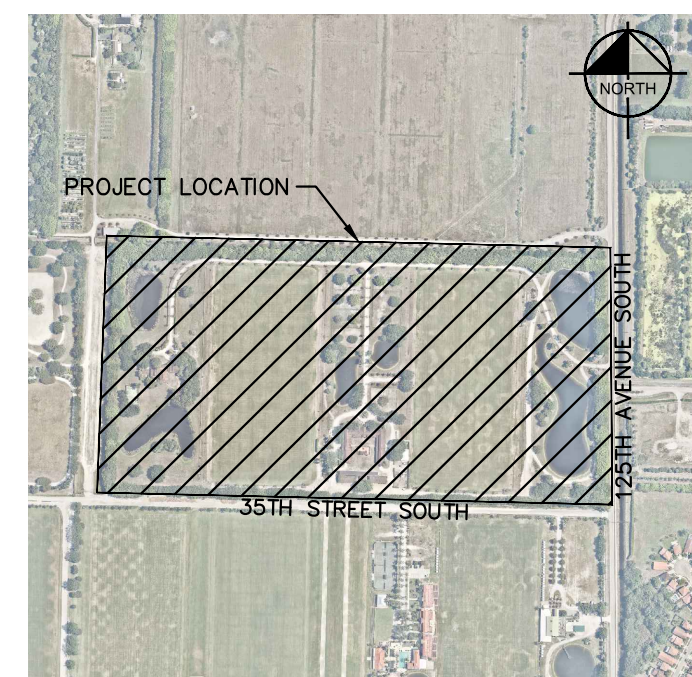
LEGEND:



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 6.3.1G.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:



VICINITY MAP
SCALE: 1"=1000'

[illegible]

Kimley»»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
920 WEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

MICHAEL F. SCHWARTZ,
P.E.

DENSE NUMBER
5600

DATE: _____

KHA PROJECT

HA PROJECT

DATE _____

TABLE AS SHOWN

DESIGNED BY MRC

Checked by	MFS

SITE PLAN

ISLA CARROLL

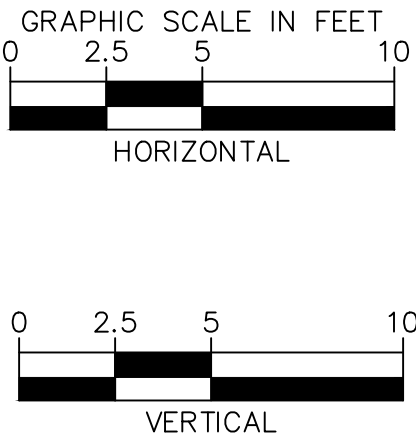
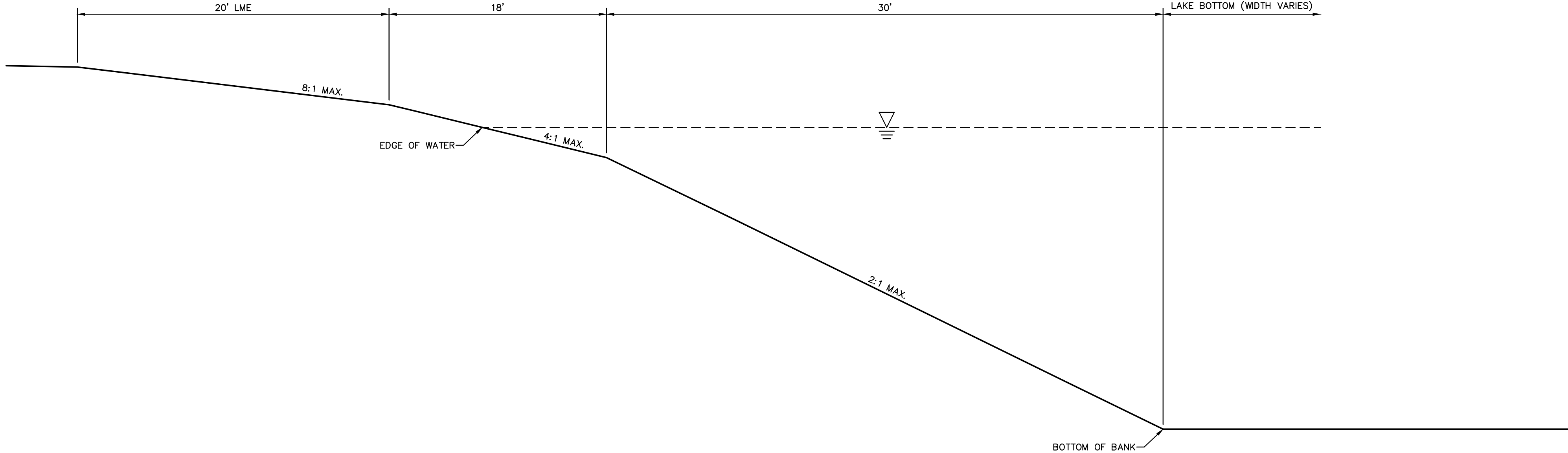
OR

MCCOURT PARTNERS
DEVELOPMENT LLC

WELLINGTON FL

SHEET NUMBER
C2.00

Plotted By: Gombarro, Michael Sheet Set: DISCOVERY WELLINGTON Layout: C2.01 SITE PLAN DATA October 07, 2025 11:40:26am K:\wpb-devservices\140957000 -- discovery wellington\CADD\plansheets\C2.00 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.



<u>SITE DATA</u>	
PROJECT NAME	ISLA CARROLL WELLINGTON
RANGE 41, TOWNSHIP 22, SECTION 23	
PROPERTY CONTROL NUMBER	73-41-44-22-00-000-1030
PETITION NUMBER	2025-0004-REZ 2025-0002-MP
<u>EXISTING LAND USE</u>	
EQUESTRIAN RESIDENTIAL (LOW DENSITY)	
<u>PROPOSED LAND USE</u>	
PROPOSED USE	RESIDENTIAL - LOW DENSITY - CATEGORY B
RESIDENTIAL DENSITY	RESIDENTIAL B (0.01 DU /AC - 1.0 DU /AC)
CLUB / AMENITY FAR	0.5 DU/AC 0.2
<u>EXISTING ZONING</u>	
EQUESTRIAN RESIDENTIAL / EQUESTRIAN OVERLAY ZONING DISTRICT(EOZD) SUB AREA D	
<u>PROPOSED ZONING</u>	
PLANNED UNIT DEVELOPMENT / EOZD - SUBAREA D	
<u>SQ. FT.</u>	
<u>TOTAL AREA - RESIDENTIAL POD</u>	2084491.36
PROPOSED RESIDENTIAL POD	1,240,817.70
PROPOSED LAKE MAINTENANCE AREA	113,118.57
PROPOSED LAKE AREA	462,043.94
PROPOSED DRAINAGE EASEMENT AREA (CANAL)	96,790.76
EXISTING DRAINAGE AREA (CANAL)	71,338.35
EXISTING DRAINAGE EASEMENT AREA (ACME)	100,382.04
<u>TOTAL AREA - COMERCIAL POD</u>	1,364,141.27
PROPOSED COMERCIAL POD	1,282,593.35
PROPOSED LAKE MAINTENANCE AREA	25,796.79
PROPOSED LAKE AREA	55,751.13
<u>TOTAL SITE AREA</u>	3,448,632.63

RESIDENTIAL POD - OVERALL		
AREA	47.85	AC.
MAX. BUILDING COVERAGE	20%	
MAX. COVERAGE TOTAL	436,994	SQ. FT.
MAX. FAR	0.20	
MAX. DEV. POTENTIAL	436,994	SQ. FT.
SINGLE FAMILY LOTS		
MIN. LOT AREA	0.43	AC.
MIN. LOT WIDTH	100	FT.
MIN. LOT DEPTH	200	FT.
MIN. SETBACK A.T PROPOSED BOUNDARY	50	FT.
MIN. SETBACK A.T INTERNAL LOT LINES		
ALL PRIMARY & ACCESSORY STRUCTURES		
FRONT	25	FT.
REAR		
PRIMARY & ACESSORY STRUCTURES < 10 FT.	15	FT.
ACCESSORY STRUCTURES > 10 FT.	10	FT.
SIDE INTERIOR	10	FT.
SIDE CORNER	15	FT.
PERMITTED SETBACK ENCROACHMENTS:		
PER TABLE 6.3-2 OF THE LDRs		
MAX. BUILDING COVERAGE	35%	
WITHIN IMPERV. AREA WITHIN FRONT SETBACK	50%	
WITHIN SIDE AND REAR SETBACKS		
LOTS > 0.50 AC., WHICH SHALL NOT EXCEED		
6,000 SQ.FT. IN IMPERVIOUS AREA	75%	
LOTS < 0.50 AC., WHICH SHALL NOT EXCEED		
12,000 SQ.FT. IN IMPERVIOUS AREA	50%	
DWELLING UNITS		
SINGLE FAMILY	40	
CLUB POD - OVERALL		
AREA	31.32	AC.
MAX. BUILDING COVERAGE	20%	
MAX. FAR	0.20	
MAX. DEV. POTENTIAL	272,860	SQ. FT.
MIN. SETBACK A.T PROPOSED BOUNDARY		
PRIMARY STRUCTURES	50	FT.
ACCESSORY STRUCTURES	50	FT.

<u>BUILDING HIGHT MAXIMUMS</u>				
RESIDENTIAL POD	35	FT.		
CLUB POD	35	FT.		
<u>ALL BUILDINGS IN EXCESS OF 35 FT. SHALL REQUIRE WELLINGTON COUNCIL APPROVAL AND SHALL SATISFY THE CRITERIA OF LDR 6.3.1.G.5</u>				
<u>PARKING - RESIDENTIAL POD</u>		<u>REQUIRED</u>	<u>PROVIDED</u>	
SINGLE FAMILY		80	80	
<u>PARKING - CLUB POD</u>				
CLUB (1 SPACE / 500 S.F. OF CONDITIONED SPACE)	144	78		
GRASS PARKING (ADDITIONAL CLUB COUNT)		70		
	144	148		
<u>PARKING TOTAL - CLUB POD</u>				
	<u>CONDITIONED</u>	<u>UNCONDITIONED</u>	<u>UNCOVERED</u>	<u>SQ. FT.</u>
CLUBHOUSE LIVING ROOM & BAR	5,215	4,290	-	9,505
MAIN RESTAURANT (UPPER LEVEL)	4,721	4,985	-	9,706
KITCHEN / BACK OF HOUSE (GROUND LEVEL)	-	7,820	-	7,820
PARKING (GROUND LEVEL)	-	30,418	-	30,418
SUSHI RESTAURANT (UPPER LEVEL)	1,972	1,006	-	2,978
KITCHEN / BACK OF HOUSE (GROUND LEVEL)	-	2,875	-	2,875
BUSINESS CENTER (UPPER LEVEL)	6,992	1,771	-	8,763
SIGNATURE RESTAURANT (GROUND LEVEL)	4,675	4,301	-	8,976
GARDEN PAVILION & WALKWAY (UPPER LEVEL)	-	8,136	10,741	18,877
MARKET & TRACKMAN (GROUND LEVEL)	5,330	851	-	6,181
LOBBY	4,456	-	-	4,456
CENTRAL PLAZA (UPPER LEVEL)	-	-	12,455	12,455
DROP-OFF / COURTYARD (GROUND LEVEL)	-	23,920	-	23,920
VIEWING TERRACE	-	-	18,067	18,067
ACTIVITY BARN / KIDS CLUB	3,674	443	2,363	6,480
ACTIVITY / EVENT LAWN	-	-	15,410	15,410
RACQUET CENTER	2,202	4,635	-	6,837
COVERED WALKWAY	-	3,686	-	3,686
FITNESS	7,308	2,938	1,696	11,942
SPA	17,670	8,125	3,726	29,521
FAMILY POOL	-	-	3,450	3,450
ADULT POOL & SPA	-	-	3,433	3,433
COMFORT STATION	863	-	-	863
GATEHOUSE	437	161	-	598
TOTAL	65,515	110,361	71,341	247,217

APPROVED BY:

SITE PLAN DATA

ISLA CARROLL
PREPARED FOR
MCCOURT PARTNERS
DEVELOPMENT LLC

SHEET NUMBER
C2.01

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

MICHAEL F. SCHWARTZ,
P.E.

FL LICENSE NUMBER
56200

DATE: _____

KHA PROJECT
140957000

DATE
OCT. 2025

SCALE AS SHOWN

DESIGNED BY MFG
DRAWN BY MFG

CHECKED BY MFS

WELLINGTON

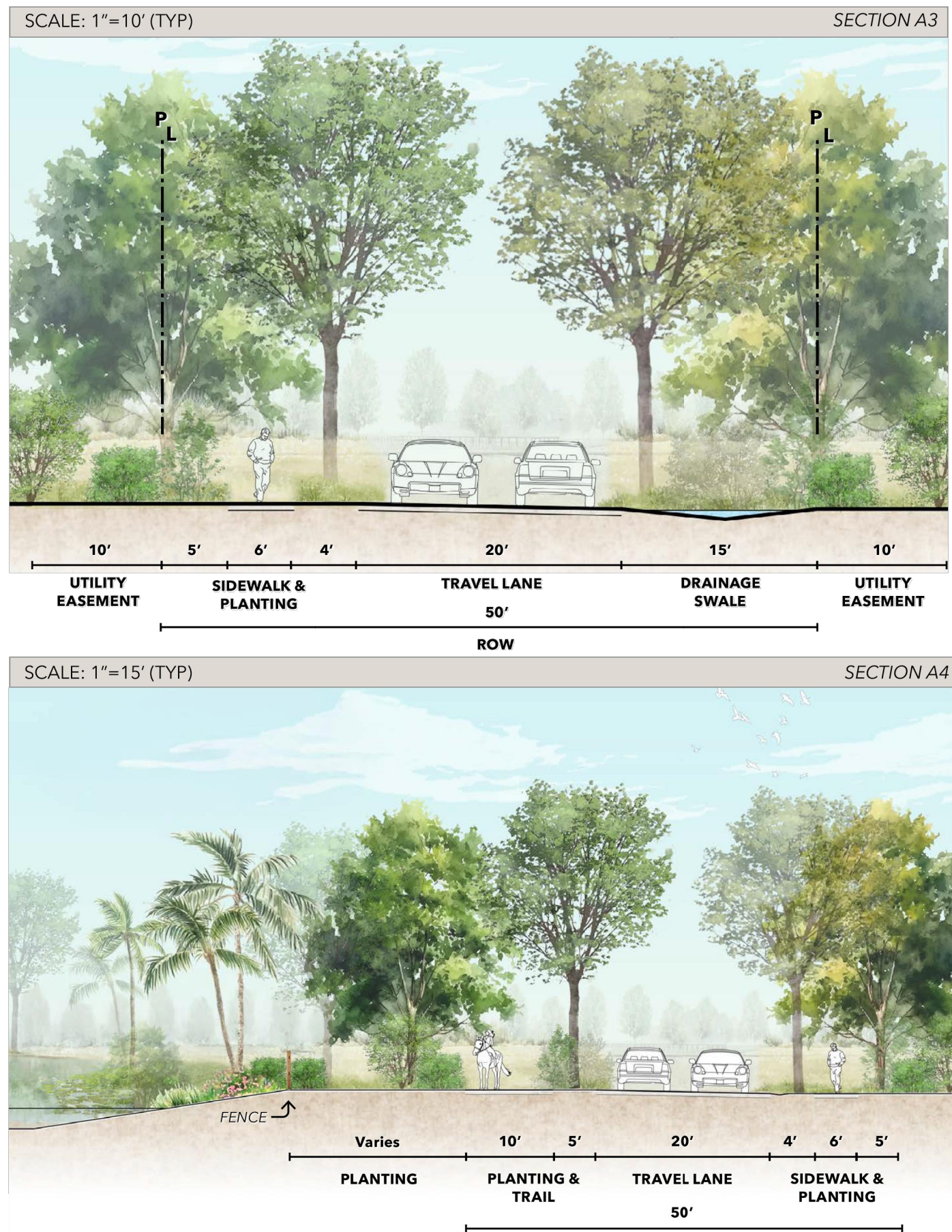
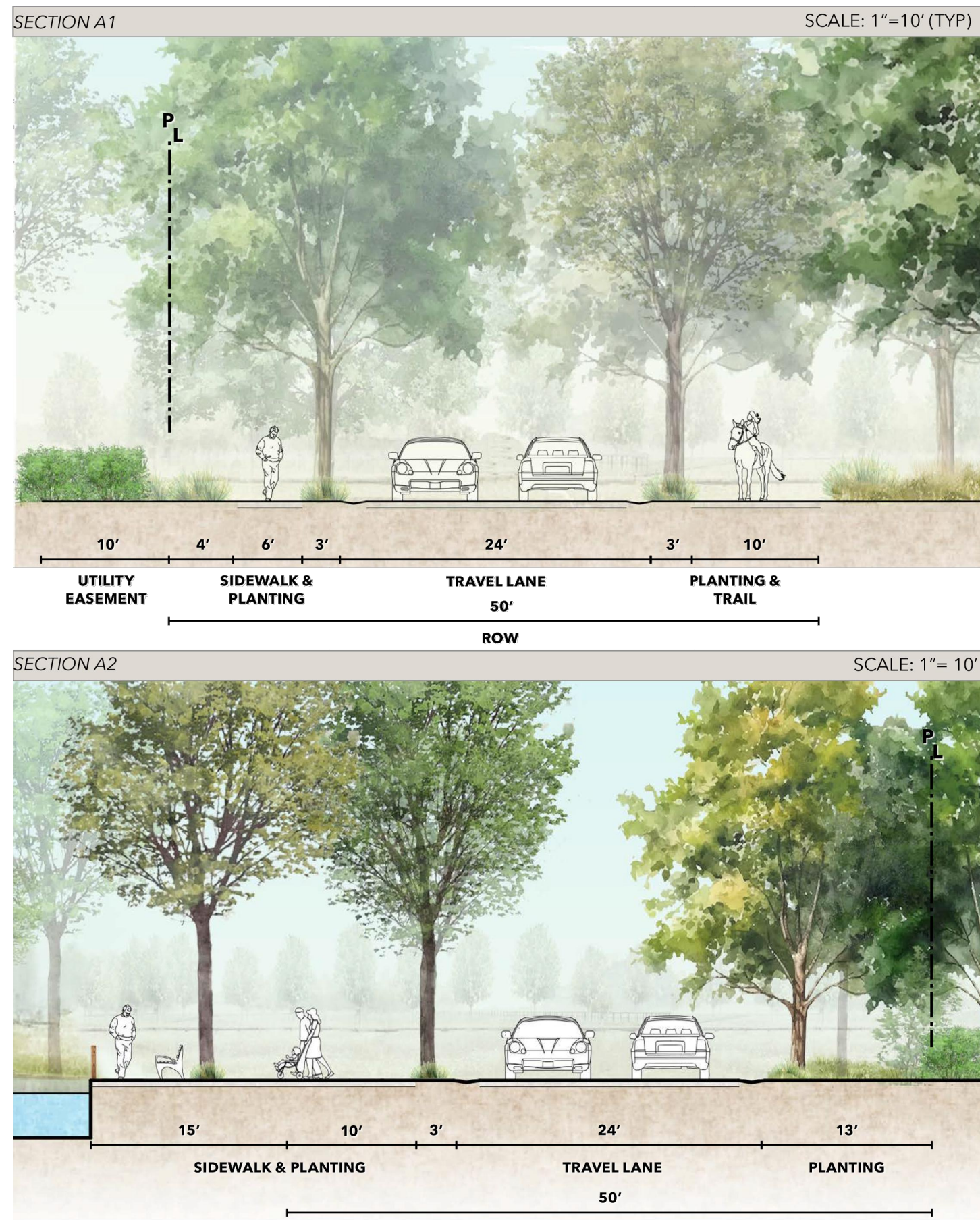
REVISIONS

NO.

DATE

BY

TYPICAL STREET SECTIONS



APPROVED BY:

ISLA CARROLL
PREPARED FOR
MCCOURT PARTNERS
DEVELOPMENT LLC
FELLINGTON

CROSS SECTIONS

LICENSED PROFESSIONAL

MICHAEL F. SCHWARTZ, D.C.

LICENSE NUMBER
56200

DATE: _____

KHA PROJECT

DATE
OCT. 2025

SCALE AS SHOWN

DESIGNED BY	MRG
DRAWN BY	MRG

HECKED BY	MFS
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CHECKED BY MFS

Kimley»Horn

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REVISIONS

No.

DATE _____

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