



John Campbell - District 1
Calvin D. Reams - District 3
Jordan Stewart - Member at Large
Chip Landers - Alternate

Robert Votaw - District 2
Mark Mucher - District 5
Thomas S. Lowther – Vice Chairman, Member at Large
Teri Barenborg - Non-Voting School Board Liaison
Jonathan F. Day-District 4, Chairman

The Planning and Zoning Commission will meet at **6:00 PM** on **Thursday, May 14, 2026, in the County Commission Chambers** of the County Administration Building, 1801 27th Street, Vero Beach.

THE PLANNING AND ZONING COMMISSION SHALL ADJOURN NO LATER THAN 11:00 P.M. UNLESS THE MEETING IS EXTENDED OR CONTINUED TO A TIME CERTAIN BY A COMMISSION VOTE.

AGENDA

ITEM #1 **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

ITEM #2 **ADDITIONS AND DELETIONS TO THE AGENDA**

ITEM #3 **APPROVAL OF MINUTES**

A. April 9, 2026

ITEM #4 **PUBLIC HEARINGS**

A. **Westside Racquet Club:** Request for Site Plan and Special Exception Use Approval to Construct and Operate a Racquet Club Facility. Westside Racquet Club, LLC; Applicant. MBV Engineering, Inc.; Agent. Zoning: RS-3, Residential Single-Family (up to 3 units/acre). Land Use Designation: L-2, Low-Density Residential-2 (up to 6 units/acre). [SP-MA-25-05-17 / 91060129-97640] **[Quasi-Judicial]**

ITEM #5 **COMMISSIONERS MATTERS**

ITEM #6 **PLANNING MATTERS**

ITEM #7 **ATTORNEY'S MATTERS**

ITEM #8 **ADJOURNMENT**

Except for those matters specifically exempted under the State Statute and Local Ordinance, The Commission shall provide an opportunity for public comment prior to the undertaking by the Commission of any action on the agenda, including those matters on Consent Agenda or matters added to the agenda at the meeting.

ANYONE WHO MAY WISH TO APPEAL ANY DECISION, WHICH MAY BE MADE AT THIS MEETING, WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE ON WHICH THE APPEAL IS BASED.

ANYONE WHO NEEDS A SPECIAL ACCOMMODATION FOR THIS MEETING MUST CONTACT THE COUNTY'S AMERICANS WITH DISABILITIES ACT (ADA) COORDINATOR AT 772-226-1223, AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.

PLANNING AND ZONING COMMISSION

There was a meeting of the Indian River County (IRC) Planning and Zoning Commission (PZC) on Thursday, April 9, 2026, at 6:00 PM in the Commission Chambers of the County Administration Building, 1801 27th Street, Vero Beach, Florida. You may view a video of the meeting and/or review the meeting agenda, backup material and minutes on the [Indian River County website](#).

Present were the following members: Chairman **Dr. Jonathan Day**, District 4 Appointee; Vice Chairman **Mr. Tom Lowther**, Member-at-Large; **Mr. John Campbell**, District 1 Appointee; **Mr. Robert Votaw**, District 2 Appointee; **Mr. Calvin Reams**, District 3 Appointee; **Mr. Mark Mucher**, District 5 Appointee; and **Mr. Jordan Stewart**, Member-at-Large.

Mr. Chip Landers, Alternate Member, was present but not on dais.

Ms. Teri Barenborg, non-voting School Board liaison, was absent.

Also present were IRC staff members: Ms. Susan J. Prado, Deputy County Attorney; Mr. Ryan Sweeney, Assistant Director of Planning and Development Services; Mr. Brandon Creagan, Chief of Current Development; and Recording Secretary, Ms. Kimberly Moirano.

1. Call to Order and Pledge of Allegiance

Chairman Dr. Jonathan Day called the meeting to order at 6:00 pm. All stood for the Pledge of Allegiance.

2. Additions and Deletions to the Agenda

No additions or deletions were requested.

3. Approval of Minutes

Approval of the March 26, 2026, meeting minutes with noted corrections.

ON MOTION BY ROBERT VOTAW, SECONDED BY MR. TOM LOWTHER, the members voted unanimously (7-0) to approve the March 26, 2026, meeting minutes as presented.

4. ITEMS NOT ON CONSENT

Chairman Day read the following:

A. Blue Water Bay -- Preliminary Planned Development (PD) Plan & Plat Approval

The secretary administered the testimonial oath to those present who wished to speak.

Brandon Creagan provided an overview of the proposed Blue Water Bay project. Key details included:

- Applicant: D.R. Horton, Inc.
- Agent: BSE Consultants, Inc.
- Location: North of 85th St; east of 90th Ave; west of 86th Ave; with unimproved 89th St to the north.
- Zoning / FLU: RS-3 (Residential Single Family); FLU L-1 (Low Density Residential, up to 3 du/ac). Proposed density: - 2.79 du/ac; 374 single-family lots; two phases.

Staff Presentation Highlights:

- PD originally approved in 2005; updated January 2026.
- Development to occur in two phases.
- Right-of-way dedications, internal/external sidewalks, street lighting, landscape buffers, and participation in required traffic improvements.
- Updated traffic study confirmed compliance; improvements include turn lanes and signal participation at CR 510/86th Ave.
- 510 widening (FDOT) progressing but completion timing uncertain.

Commission Discussion:

- Significant discussion on traffic congestion on CR 510, emergency access, school impacts, and coordination with FDOT.
- Commissioners expressed concern about approving developments before major infrastructure is complete.
- Questions on public benefits associated with the PD and whether additional conditions could be imposed at this stage.

Staff and County Attorney clarified:

- The conceptual PD public benefits were already approved by BCC in January.
- Commission may only determine consistency with the approved conceptual plan -- not renegotiate terms.
- Neighboring landowner (Mr. Spencer) raised concerns regarding notice, road access, and development agreement history. Staff clarified notice requirements and jurisdictional limits.

ON MOTION BY MR. JORDAN STEWART, SECONDED BY MR. JOHN CAMPBELL, the members voted unanimously (7-0) to approve Blue Water Bay Preliminary PD Plan & Plat with staff conditions.

B. Oceans Unite Christian Centre – Major Site Plan & Administrative Use Approval

The secretary administered the testimonial oath to those present who wished to speak.

Brandon Creagan provided an overview of the proposed Oceans Unite Christian Centre project. Key details included:

- **Request:** Construction of a new 17,000 sq. ft. church, daycare accessory use, parking areas (including stabilized grass), stormwater ponds.
- **Location:** West of 66th Avenue, north of 53rd Street.

Staff Notes:

- Daycare permitted only as accessory use operating during church hours.
- Any school use would require a separate special exception approval.
- Required turn lane and sidewalks along 53rd Street.

ON MOTION BY MR. TOM LOWTHER, SECONDED BY MR. ROBERT VOTAW, the members voted unanimously (7-0) to approve Oceans United Christian Center Major Site Plan & Administrative Use Approval.

5. PUBLIC HEARINGS

A. Indian River County Habitat for Humanity – Rezoning Request (Public Hearing)

The secretary administered the testimonial oath to those present who wished to speak.

Staff provided an overview of the proposed Indian River County Habitat for Humanity – Rezoning project. Key details included:

- Request:** Rezone 7.79 acres from RS-6 & RMH-8 to RM-6 (multifamily residential) to allow a mix of affordable housing types.
- Location:** North side of 45th Street, east of 58th Avenue

Staff Findings:

- Rezoning aligns with M-2 future land use designation (up to 10 units/acre).
- Density remains unchanged; housing types become more flexible.
- Compatible with surrounding residential patterns and Gifford industrial node.

Applicant Remarks:

- Habitat has seen a 103% increase in construction costs in 4 years.
- Multifamily and small-unit options help maintain affordability.

There being no further commissioner questions, Chairman Day opened the floor to public comment.

There being no further comments pertaining to tonight's agenda item Chairman Day closed the Public Hearing.

ON MOTION BY MR. CALVIN REAMS, SECONDED BY MR. TOM LOWTHER, the members voted unanimously (7-0) to recommend approval of the Indian River County Habitat for Humanity Rezoning.

6. COMMISSIONER MATTERS

No Commissioner matters were presented.

7. Planning Matters

Mr. Sweeney noted the next meeting is scheduled for May 14, 2026, with a public hearing already advertised.

8. Attorney's Matters

Brief update regarding evolving state legislation on pre-manufactured homes and potential impacts on county zoning.

9. Adjournment

There being no further business, the meeting was adjourned at 7:38 pm.

**INDIAN RIVER COUNTY, FLORIDA
M E M O R A N D U M**

TO: The Members of the Planning and Zoning Commission

THROUGH: Ryan Sweeney; Assistant Planning & Development Services Director *RS*

THROUGH: Brandon C. Creagan, LEED Green Associate; Chief, Current Development *BCC*

FROM: Kelly McKinley; Senior Planner, Current Development *KM*

DATE: May 6, 2026

SUBJECT: **Westside Racquet Club, LLC's Request for Special Exception Use and Site Plan Approval to Construct and Operate a Racquet Club Facility [SP-MA-25-05-17 / 91060129-97640]**

It is requested that the data herein presented be given formal consideration by the Planning and Zoning Commission at its regular meeting of May 14, 2026.

DESCRIPTION & CONDITIONS

MBV Engineering, Inc., has applied on behalf of Westside Racquet Club, LLC, to expand an existing racquet club facility located at 4291 5th Place SW that will be improved in four phases. The special exception use request will cover all four phases. However, only Phase 1 is included in this site plan approval request, and each subsequent phase will require a separate site plan review and approval in the future. The site is located east of 43rd Avenue, north of 6th Lane SW, and South of 5th Place SW (see attachment 1). The site is zoned RS-3, Single-Family Residential (up to 3 units per acre). Special exception use approval is required to expand the existing racquet club facility.

The subject site is improved with a 2,390 square foot (SF) building that is used as a clubhouse and eight (8) tennis courts. All existing improvements are proposed to remain, with the intent of restoring the current facilities and incorporating additional enhancements. Phase I includes the restoration of the existing eight (8) tennis courts, construction of four (4) new padel courts, and associated site improvements (i.e. utilities, stormwater, parking, and landscaping). Phase II consists of restoring the existing 2,390 SF clubhouse building and the construction of two (2) additional padel courts. Phase III proposes the addition of a pool as a clubhouse amenity, and the construction of four (4) pickleball courts. Phase IV includes the construction of two (2) additional tennis courts.

Currently, the Planning & Zoning Commission (PZC) is to consider the special exception use and site plan approval (Phase 1 only) and is to recommend to the Board of County Commissioners (BCC) to approve, approve with conditions, or deny the special exception use request for the proposed expansion of the existing racquet club facility. Pursuant to Section 971.05 of the Land Development Regulations (LDR's), the PZC is to consider the appropriateness of the requested use for the subject site and surrounding area. The PZC may attach reasonable conditions and safeguards necessary to mitigate impacts and to ensure compatibility of the use with the surrounding area.

ANALYSIS

- 1. Project Area:** 6.89 acres
- 2. Zoning Classification:** RS-3, Single-Family Residential (up to 3 units per acre)
- 3. Land Use Designation:** L-2, Low-Density Residential-2 (up to 6 unit per acre)
- 4. Open Space:**

Required:	40.00% (Minimum)
Proposed:	66.94% (Phase 1)
Proposed:	55.03% (Overall)
- 5. Building Coverage:**

Required:	30.0% (Maximum)
Proposed:	0.80%
- 6. Impervious Area:**

Existing	68,639 sq. ft.
Demo	-8,259 sq. ft.
Proposed	38,852 sq. ft. (Phase 1)
Proposed	35,011 sq. ft. (Phases 2-4)
Total	134,243 sq. ft. (overall)
- 7. Off-Street Parking:**

Required:	32 spaces (Phase 1)
Provided:	33 spaces (30 standard, 3 ADA, + 33 stabilized)
Required:	16 spaces (Phases 2-4)
Provided:	19 spaces (19 standard)
Required:	48 spaces (overall)
Provided:	52 spaces (49 standard, 3 ADA, +33 stabilized)

Note: As an infrequent use, stabilized grass parking is allowed for events and that allowance applies to the proposed project.

- 8. Phasing:** The project is proposed to be constructed in four phases (see attachment 3).
- 9. Utilities:** The project will be served by the public water and sewer service provided by County Utility Services. The County Department of Utility Services and the Department of Health have approved these project utility provisions.
- 10. Traffic Circulation:** The site will be accessed from 5th Place SW via an existing, full-movement, two-way driveway connection (see attachment 4). The proposed driveway connections and traffic circulation plan have been reviewed and approved by Traffic Engineering and Fire Prevention. A traffic impact study (TIS) was not required for Phase 1 because the proposed project does not generate more than 400 average daily trips. No off-site improvements are required or proposed.
- 11. Stormwater Management:** The project includes large stormwater pond, located along the southern project boundary (see attachment 4). The site improvements to the stormwater pond are proposed for construction during Phase 1. The stormwater management design proposes a master stormwater management system and has an interconnected system of stormwater pipes and drainage structures that will direct the project's stormwater runoff into the system. Public Works has reviewed and approved the project's stormwater management design. The final stormwater management design will be reviewed and approved by the Public Works Department via the County stormwater permitting process.

12. Landscape Plan: The project's landscape plan meets all applicable landscaping regulations of Chapter 926 of the County LDRs (see attachment 5). A 20' wide Throughfare Plan Road landscape buffer will be installed along the western property line. Additionally, a 30' Type-B landscape buffer will be installed along the southern, eastern, and northern property lines. The landscape plan also includes interior parking area landscaping, nonvehicular area landscaping, and foundational plantings. All of the required buffers and landscape improvements must be installed prior to the issuance of a site certificate of occupancy (C.O.) for the project.

13. Concurrency: As required under the County's concurrency regulations, the developer has applied for and obtained a conditional concurrency certificate for the project, which is sufficient for site plan approval. The concurrency certificate was issued based upon a concurrency analysis and a determination that adequate capacity was available to serve the subject project at the time of the determination. In accordance with County concurrency regulations, the developer will be required to obtain a final concurrency certificate prior to issuance of a building permit for the building.

14. Surrounding Land Use and Zoning:

North: Westside Subdivision, 5th Place SW / RS-3
East: Westside Subdivision, 40th Avenue SW / RS-3
South: Westside Subdivision, 6th Lane SW / RS-3
West: Relief Canal, 43rd Avenue SW, Arbor Trace Phase 2 PD / RS-3

15. Required Notice: For this project, staff was required to publish a legal advertisement in the newspaper, send out notice by mail to all property owners within 300 feet of the project site, and post a project notice sign at the project site.

16. Specific Land Use Criteria for Tennis Clubs [971.40(9)(c)]: the specific criteria for the proposed Tennis Club are addressed as follows:

a. *No off-street parking or loading areas for buildings and structures shall be located closer than twenty-five (25) feet from any property line abutting a residentially designated property. The minimum setback shall be reduced to fifteen (15) feet when the parking lot is located adjacent to a non-residential use.*

NOTE: The minimum proposed setback for off-street parking or loading areas to any property line abutting residential or non-residential designated property exceeds the requirements as noted above. The parking area at its closets is 30' from the western property line.

b. *All outdoor lighting shall be adequately shielded in order to prevent reflection onto adjacent properties.*

NOTE: All outdoor lighting is planned to adhere to the above requirements and will be verified by staff before approval of the site C.O. inspections for each phase.

c. *Type "C" screening shall be provided on all perimeter boundaries.*

NOTE: The development features 30' Type-B buffering along the north, east, and south property lines. The western right-of-way buffer is a 20' thoroughfare road buffer. All proposed perimeter buffers exceed Type-C screening.

- d. *All outdoor recreation facilities shall be located a minimum of thirty (30) feet from adjacent residentially designated properties. The minimum setback shall be reduced to fifteen (15) feet when the outdoor recreation facility is located adjacent to a non-residential use.*

NOTE: No recreation facilities are proposed within 30' of residentially designated properties.

- e. *Type "B" screening shall be provided between outdoor recreation facilities and adjacent residentially designated properties within one hundred (100) feet of adjacent residentially designated properties. Where the tennis club or beach club is located adjacent to an existing cemetery, place of worship, child care facility, adult care facility, community center, school, or other non-residential use, buffer requirements for each use may be combined into a single Type "C" buffer located between the tennis club or beach club and adjacent use. Joint landscape buffers shall be located in a landscape easement approved by the county, with the consent of the adjacent property owner.*

NOTE: The development features 30' Type-B buffering along the north, east, and south property lines. The western right-of-way buffer is a 20' Thoroughfare Road buffer.

Therefore, all applicable specific land use criteria for the proposed residential treatment center are satisfied by the proposed site plan.

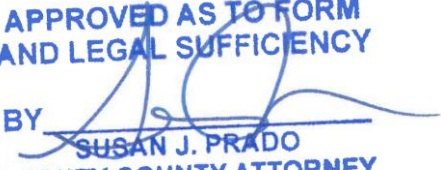
RECOMMENDATION

Staff recommends that the Board make a finding that it is empowered under the provisions of LDR Chapter 971 to review the special exception and that granting it will not adversely affect the public interest. The Board further finds that both the general and specific criteria for the review of special exceptions have been satisfied and that adequate special conditions have been imposed to ensure compatibility between the special exception use and surrounding land uses based on the criteria included in LDR Section 971.05(7)(a)-(g). Based on this, staff recommends that the PZC recommend that the BCC grant special exception use and Phase 1 site plan approval for Westside Racquet Club, with the following conditions:

1. Prior to the issuance of a site certificate of occupancy for each phase, the applicant shall:
 - a. Install all required buffers and landscape improvements.
 - b. Install all required lighting improvements.
 - c. Install all required site infrastructure improvements.
2. Site lighting adjustments may be required after installation and shall be continually maintained in a manner that is consistent with the County's site lighting requirements.

ATTACHMENTS:

1. Location Map
2. Aerial
3. Phasing Plan
4. Site Plan
5. Landscape Plan

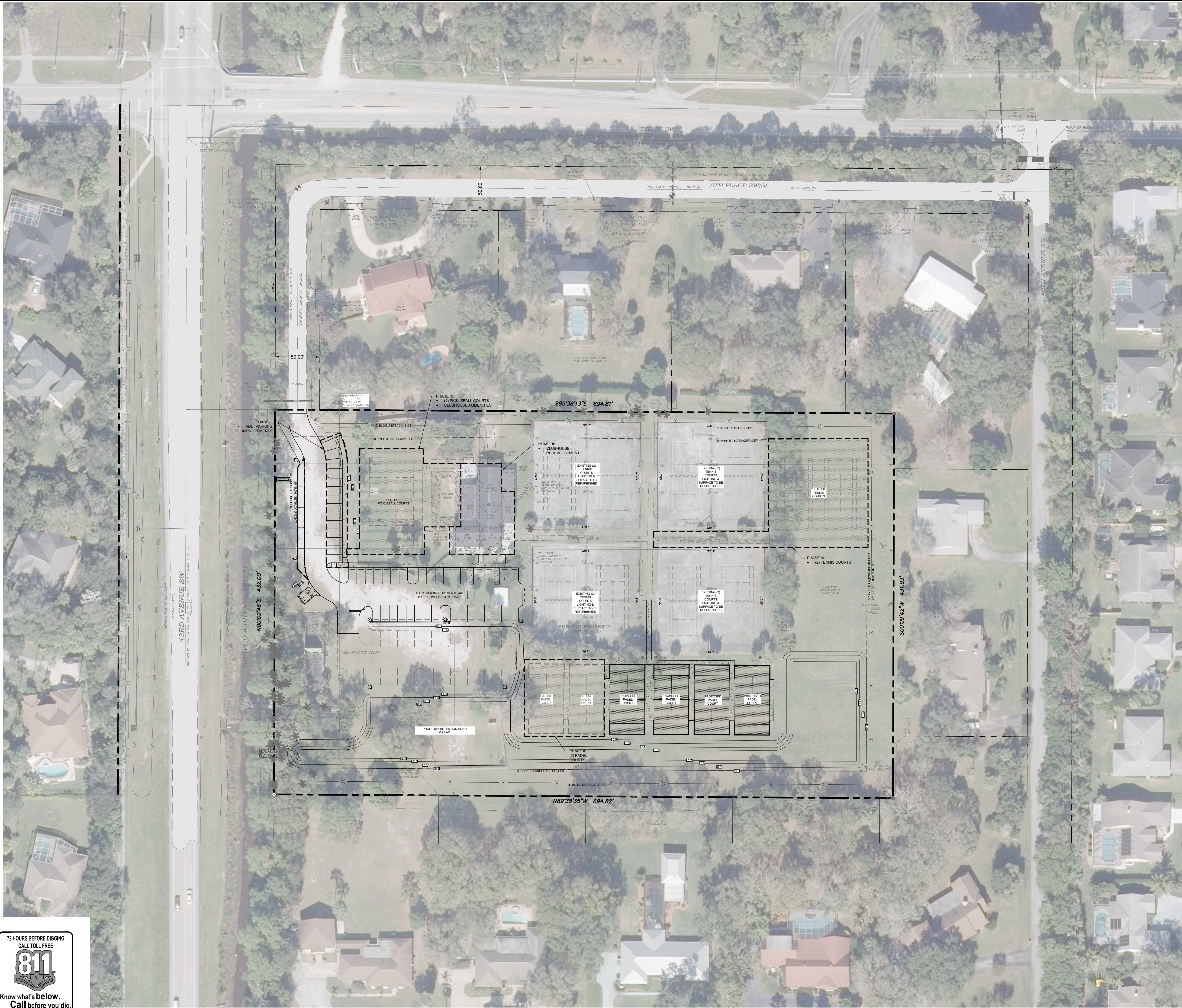
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY 
SUSAN J. PRADO
DEPUTY COUNTY ATTORNEY



Location Map



C:\DRAWINGS\2023\23-0355 CS SITE PLAN.dwg 14/02/2026 1:31 PM RVAN



72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

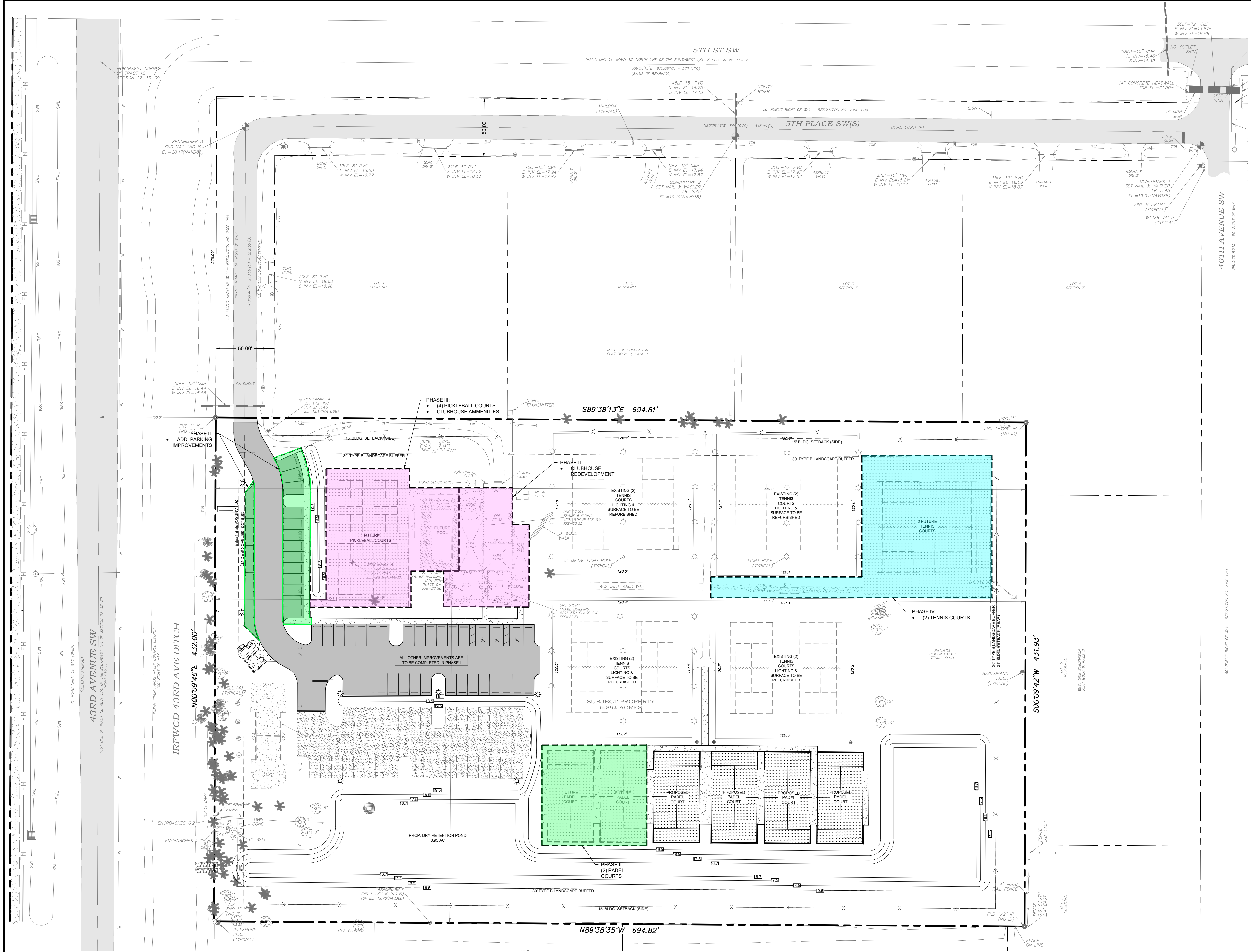
ATTACHMENT 2

 ENGINEERING, INC. MOJA BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #5728 1884 SOUTH STREET P.O. BOX 545235 FT. PIERCE, FL 34955 TEL: (888) 331-1140 FAX: (772) 798-5817		OVERALL SITE PLAN		WESTSIDE RACQUET CENTER (PHASE I)		FLORIDA					
JOB NO. 23-0355		DESIGNED RTM		DRAWN RTM		DATE APRIL 2024		CHECKED AIB		DATE ISSUED 5/4/2026	
REVISIONS		1 REVISION PER RC		2 REVISION PER RC		3 REVISION PER RC		4 REVISION PER RC		DATE 11-19-2025	
DATE		11-19-2025		07-05-2025		07-05-2025		07-05-2025		DATE	



AARON J. BOWLES
FL P.E. #55313
SHEET
23-0355

O:\DRAWINGS\2023\23-0355 CS SITE PLAN.dwg 5/4/2026 1:29 PM RAN

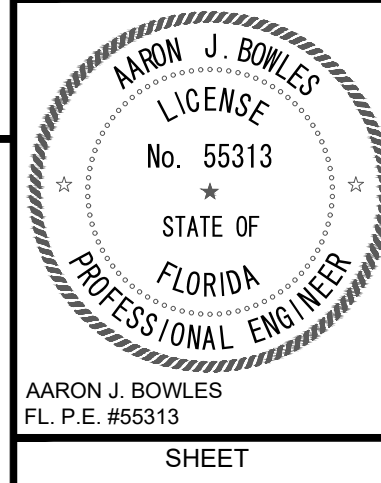


- PHASE I
- PHASE II
- PHASE III
- PHASE IV

ATTACHMENT 3

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

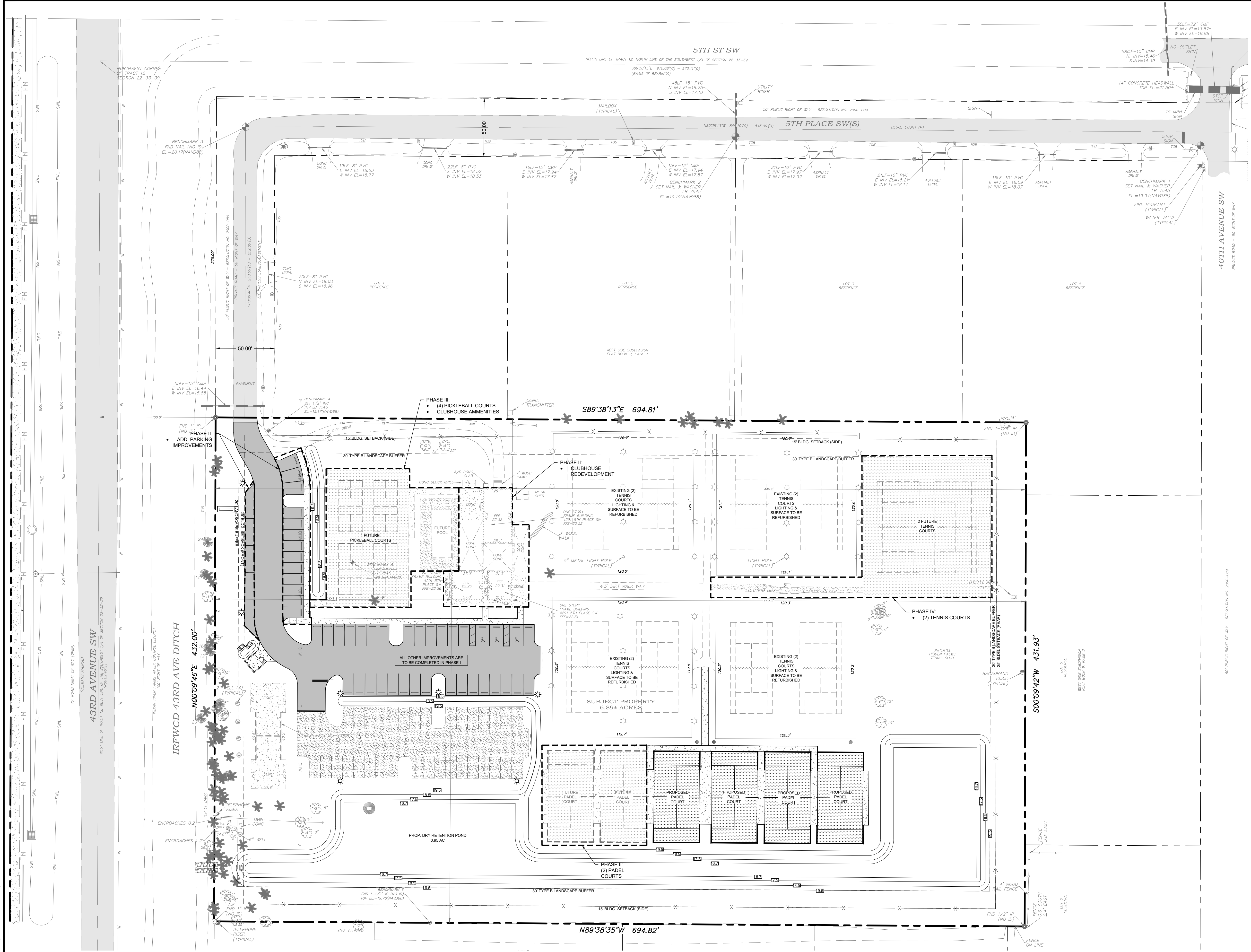
MBV ENGINEERING, INC. MOA, BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728 188 S 30TH STREET PH 1 (727) 864-2335 FX 1 (727) 798-3817 HOLIDAY/FL - PH 1 (313) 393-1140 FL PERCELA - PH 1 (772) 448-9035		OVERALL SITE PLAN		WESTSIDE RACQUET CENTER (PHASE I)		FLORIDA	
JOB NO. 23-0355		DESIGNED RTM		DRAWN RTM		DATE APRIL 2024	
CHECKED AIB		DATE 5/4/2026		ISSUED		DATE	
REVISIONS		1 REVISION PER IRC		1 REVISION PER IRC		DATE 07-03-2025	
2 REVISION PER IRC		11-19-2025		11-19-2025		07-03-2025	
3		APRIL 2024		APRIL 2024		11-19-2025	
4		RTM		RTM		11-19-2025	
5		RTM		RTM		11-19-2025	
6		RTM		RTM		11-19-2025	
7		RTM		RTM		11-19-2025	
8		RTM		RTM		11-19-2025	



AARON J. BOWLES
FL P.E. #55313

SHEET

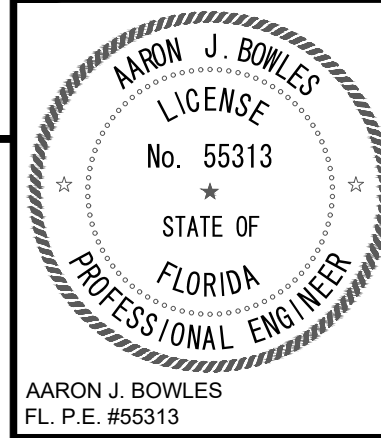
C:\DRAWINGS\2023\23-0355\0355-03 SITE PLAN.dwg 5/4/2026 1:29 PM RAN



ATTACHMENT 4

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

MBV ENGINEERING, INC. MOA, BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728 1884 S 30TH STREET P.O. BOX 244-2035 TUCUMCARI, NM 88430 TEL: (727) 798-3817 FAX: (727) 798-3817		OVERALL SITE PLAN		WESTSIDE RACQUET CENTER (PHASE I)		FLORIDA	
JOB NO.	23-0355	DESIGNED	RTM	DRAWN	RTM	DATE	APRIL 2024
CHECKED	AJB	DATE	11-19-2025	ISSUED	5/4/2026	DATE	07-03-2025
REVISIONS							DATE
1 REVISION PER IRC							07-03-2025
2 REVISION PER IRC							11-19-2025
3 REVISION PER IRC							11-19-2025
4 REVISION PER IRC							11-19-2025
5 REVISION PER IRC							11-19-2025
6 REVISION PER IRC							11-19-2025
7 REVISION PER IRC							11-19-2025
8 REVISION PER IRC							11-19-2025



AARON J. BOWLES
FL P.E. #55313

SHEET

