



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, June 11, 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. May 14, 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.

All regular Planning and Zoning Commission meetings are broadcasted on the Indian River County Government Channel IRCTV (<https://irctv.cablecast.tv/watch-now?site=1>), on YouTube (<https://www.youtube.com/c/IndianRiverCountyFL>), and on our agenda management software CivicPlus (<https://indianrivercofl.portal.civicclerk.com>).

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, May 15, 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. Brandon Creagan, Chief Planner; Kelly McKinley, Planner and Recording Secretary, Ms. Kathleen Ardon.

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 April 9, 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 April 9, 2026, meeting minutes as presented.

4. PUBLIC HEARING

Chairman Day read the following:

A. Westside Racquet Club - Restore and Enhance Existing Racquet Club Facility.

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

Kelly McKinley provided an overview of the proposed Westside Racquet Club project. Key details included:

- Applicant: Westside Racquet Club, LLC
Agent: MBV Engineering, Inc.
Location: 4291 5th PL SW, Vero Beach, FL 32968
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)
Four phases

Staff Presentation Highlights:

- Phase 1: Restore 8 existing tennis courts; add 4 padel courts; parking, stormwater, and landscaping
- Phase 2: Restore clubhouse and add 2 paddle courts
- Phase 3: Add pool and 4 pickleball courts
- Phase 4: Add 2 additional tennis courts
- Site includes a 1-acre stormwater pond, 30-ft Type B landscape buffer around most perimeter, and 20-ft road buffer
- All design elements meet County Code Section 971.40(9) (special exception tennis club criteria)
- Staff completed required public noticing (300-ft mailings, signage, legal ad)
- Staff recommended PZC recommend BCC approval of the special exception and approve Phase 1 site plan, subject to BCC approval

Commission Discussion:

- Commissioners inquired about a depicted “wet” area
- Commissioners asked why an existing club must reapply
- Noise mitigation (pickleball noise in particular)
- Lighting controls (dark-sky style; possible cut-off times)
- Buffer enhancement

Agent Ryan McLean (MBV Engineering) arrived late due to being locked out; requested either continuation or opportunity to proceed but acknowledged need for guidance.

Staff and Deputy County Attorney clarified:

- Staff clarified it is part of the drainage system directing flow to the stormwater pond
- Expansion of use requires a new special exception review

- Applicant entity Westside Racquet Club LLC was administratively dissolved in September 2025, per Florida Statute 607.1405
- A dissolved corporation may not conduct new business beyond winding up affairs. Therefore, it cannot legally apply for this special exception in its current status.
- The PZC must close the public hearing.
- The item must be re-noticed, reheard, and resubmitted once the applicant restores active corporate status.

6. COMMISSIONER MATTERS

No formal matters, though commissioners encouraged the applicant to review the video to hear public concerns.

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

7. Planning Matters

Mr. Creagan noted possible upcoming agenda items.

8. Attorney's Matters

None.

9. Adjournment

There being no further business, the meeting was adjourned at 6:32 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 

FROM: Kelly McKinley; Senior Planner, Current Development 

DATE: May 28, 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 June 11, 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 racquet club facility 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

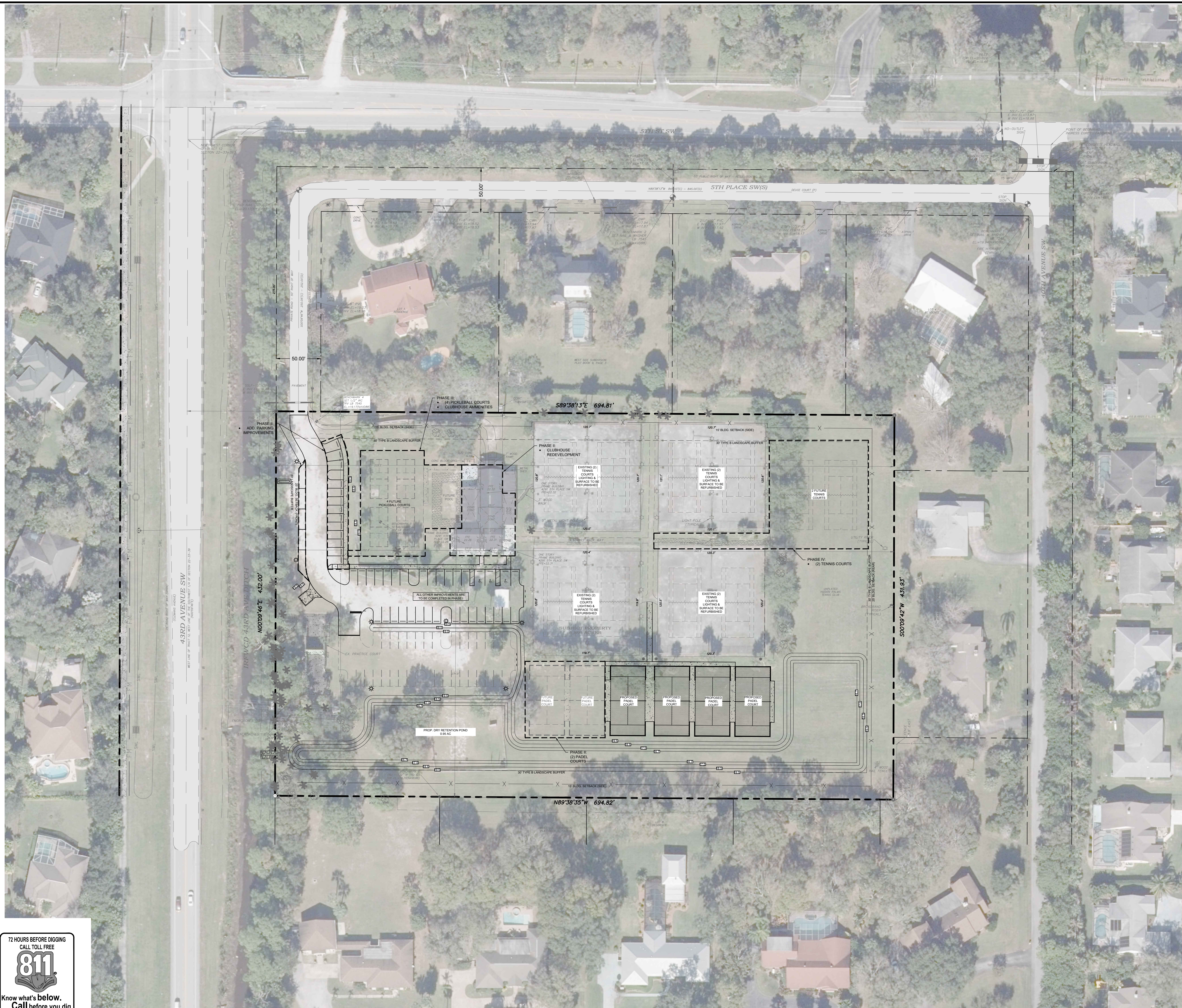
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY 
SUSAN J. PRADO
DEPUTY COUNTY ATTORNEY



Location Map

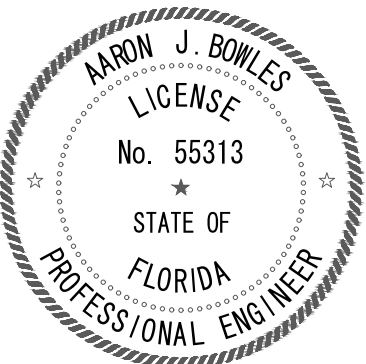




ATTACHMENT 2

MBV
ENGINEERING, INC.
MOJO BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
SAN FRANCISCO, CA 94116
PH (415) 778-1660
FX (415) 778-1660
FAX (415) 778-1617

OVERALL SITE PLAN

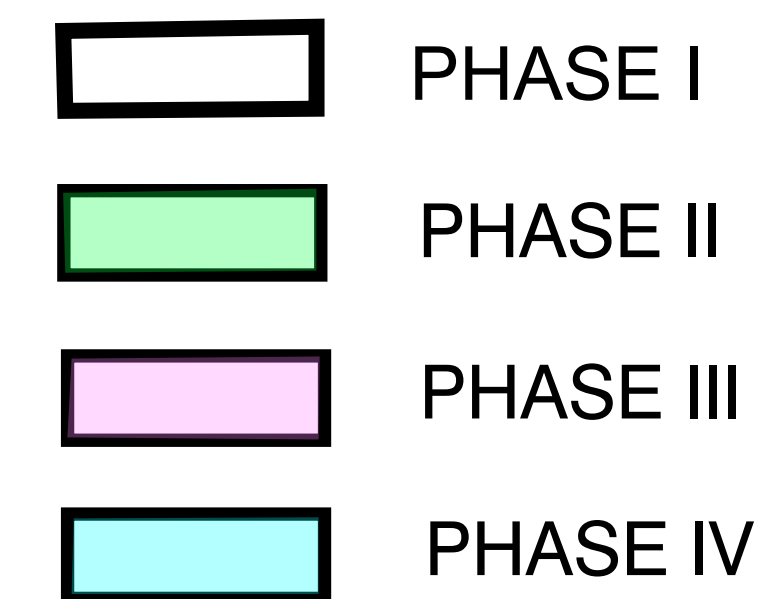
WESTSIDE RACQUET CENTER
(PHASE I)INDIAN RIVER COUNTY
FLORIDA

AARON J. BOWLES
FL. P.E. #55313

SHEET

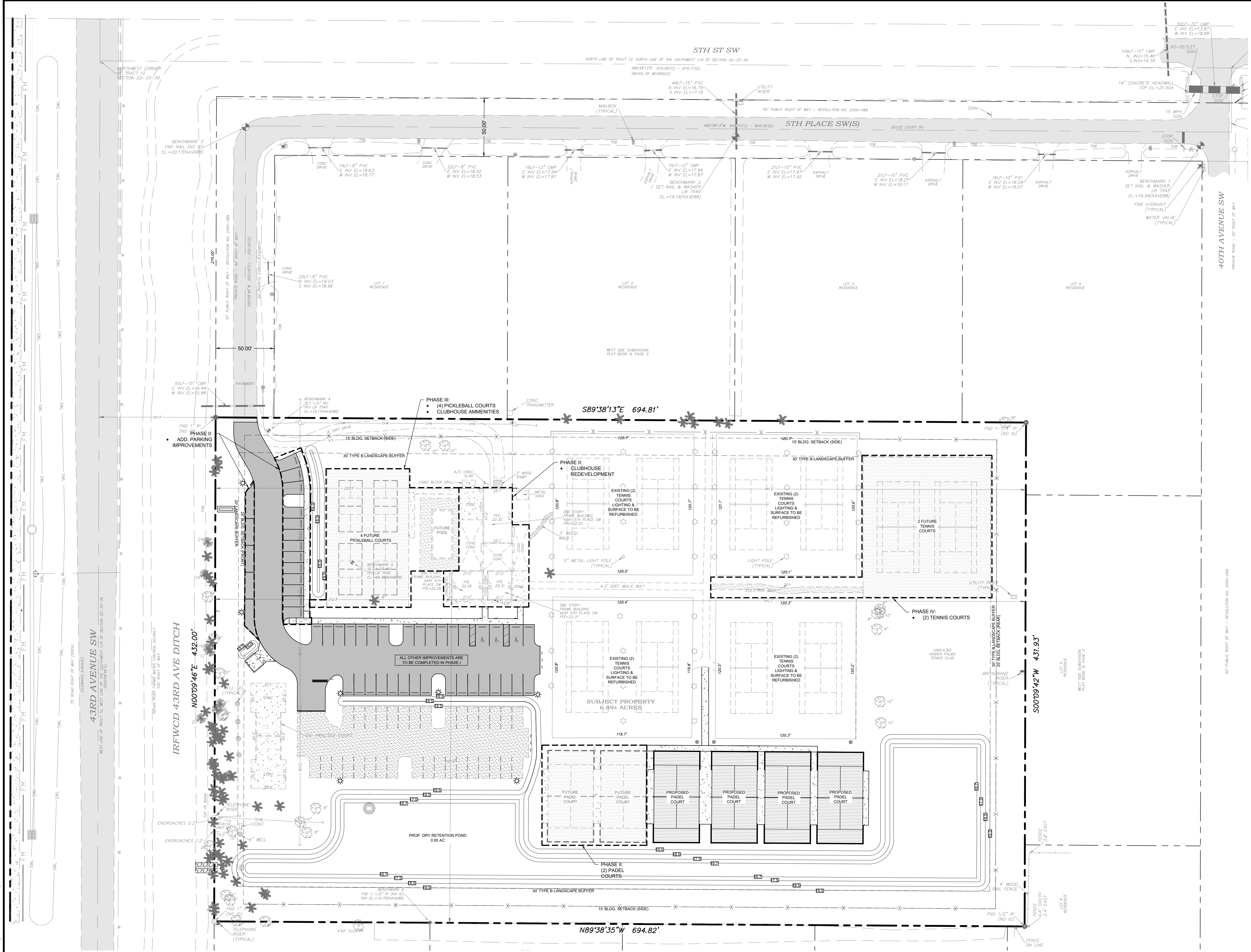
DATE	ISSUED	REVISIONS
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		1 REVISION PER IRC
		2 REVISION PER IRC
APRIL 2024		3 -
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		5 -
		6 -
		7 -
		8 -
23-0355		

23-0355

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

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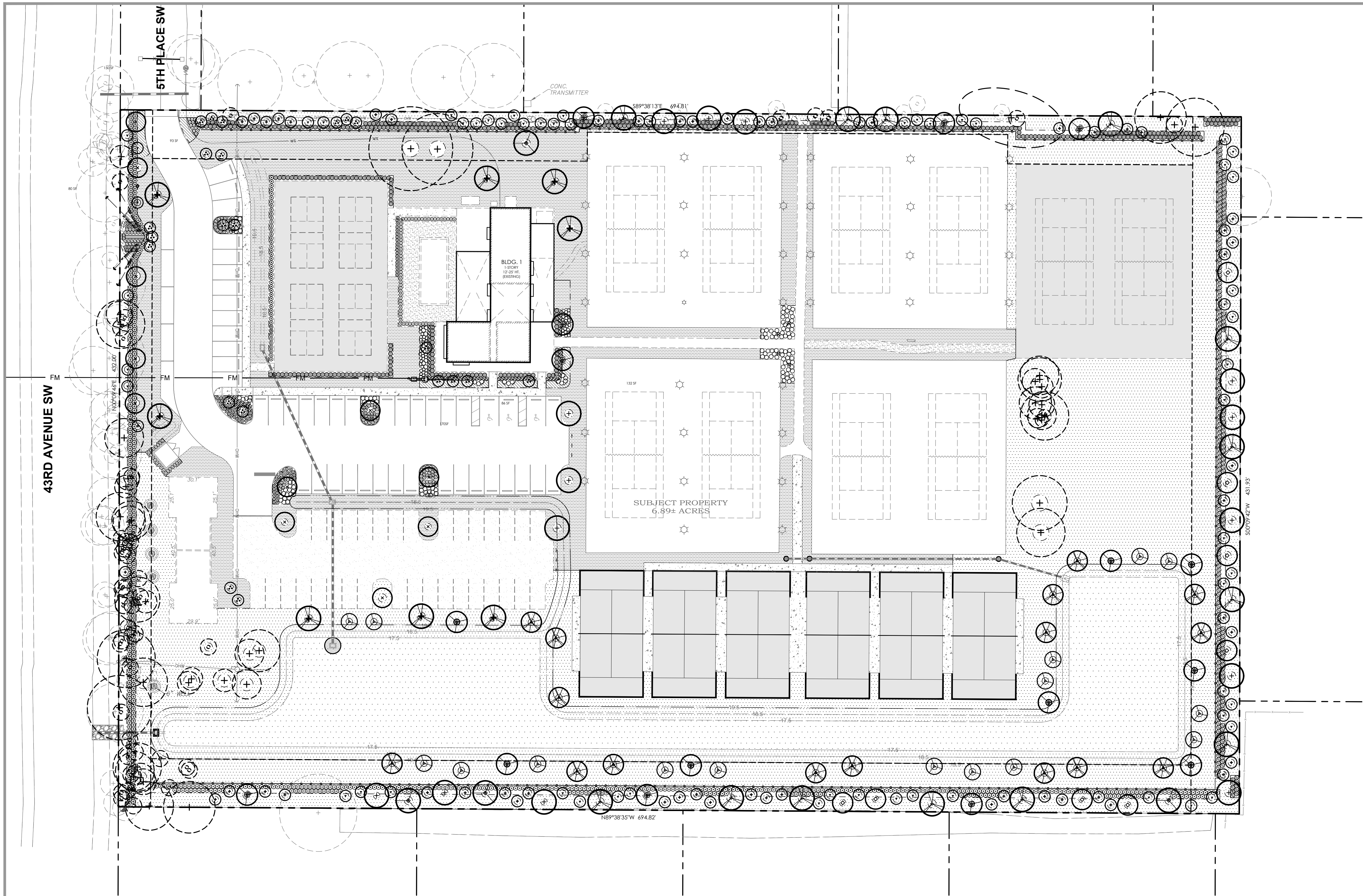
ATTACHMENT 4

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 244-2335 TULSA, OK 74112 TEL: (918) 438-1100 FAX: (918) 438-1101		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
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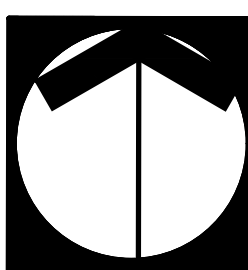
AARON J. BOWLES
FL P.E. #55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SHEET

plot date:
no number



Attachment 5

L-1



SHEET NORTH 0



SEAL

DATE: 01.28.2025

REV: Δ 05.23.2025

Δ 11.14.2025

Δ 02.20.2026

Westside Racquet Center
4291 5th Place SW
Vero Beach, Florida 32968

Indian River County

Florida

Landscape Plan

Patrick D.
Cunningham, LLC
land planning
landscape architecture
519 Sapphire Drive
Sarasota, FL 34234
(561) 352-7687

pcunningham.LLC@gmail.com

