



Bethany Grubbs

Senior Planner / Public Art Program

12

PROFESSIONAL YEARS

18

GOVERNMENT YEARS

CERTIFICATIONS/HONORS

- American Institute of Certified Planners (AICP)
- FDOT Temporary Traffic Control (TTC) Advanced Course Certification
- FEMA IS Series Certifications (100, 200, 700, 800)

DEGREES

- Master of Public Administration
- Graduate Certificate in Public Policy



Tesoro Commercial

Major Site Plan

P24-024

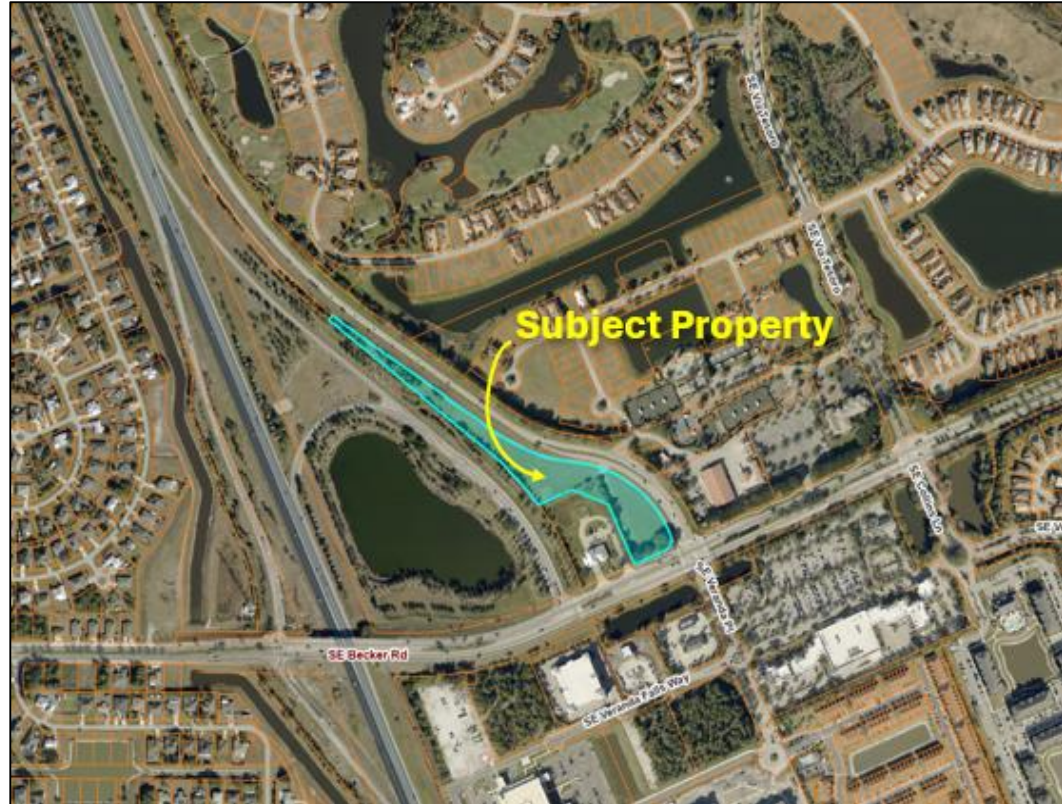
City Council Meeting of July 13, 2026
Presented by: Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Summary

Property Owner:	Tesoro Commercial #3, LLC
Applicant/Agent:	Patricia Sesta, Haley Ward, Inc.
Location:	The property is generally located at the corner of SE Becker Rd and SE Southbend Boulevard
Request:	Request for approval of a 10,748 square foot multi-tenant commercial retail building

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	PUD	PUD	Tesoro PUD Landscape Tract
South	CG	PUD	Gas Station (Veranda Falls Shopping Center)
East	CG, PUD	PUD	Tesoro Club
West	I, PUD	PUD	Fire District Station #13



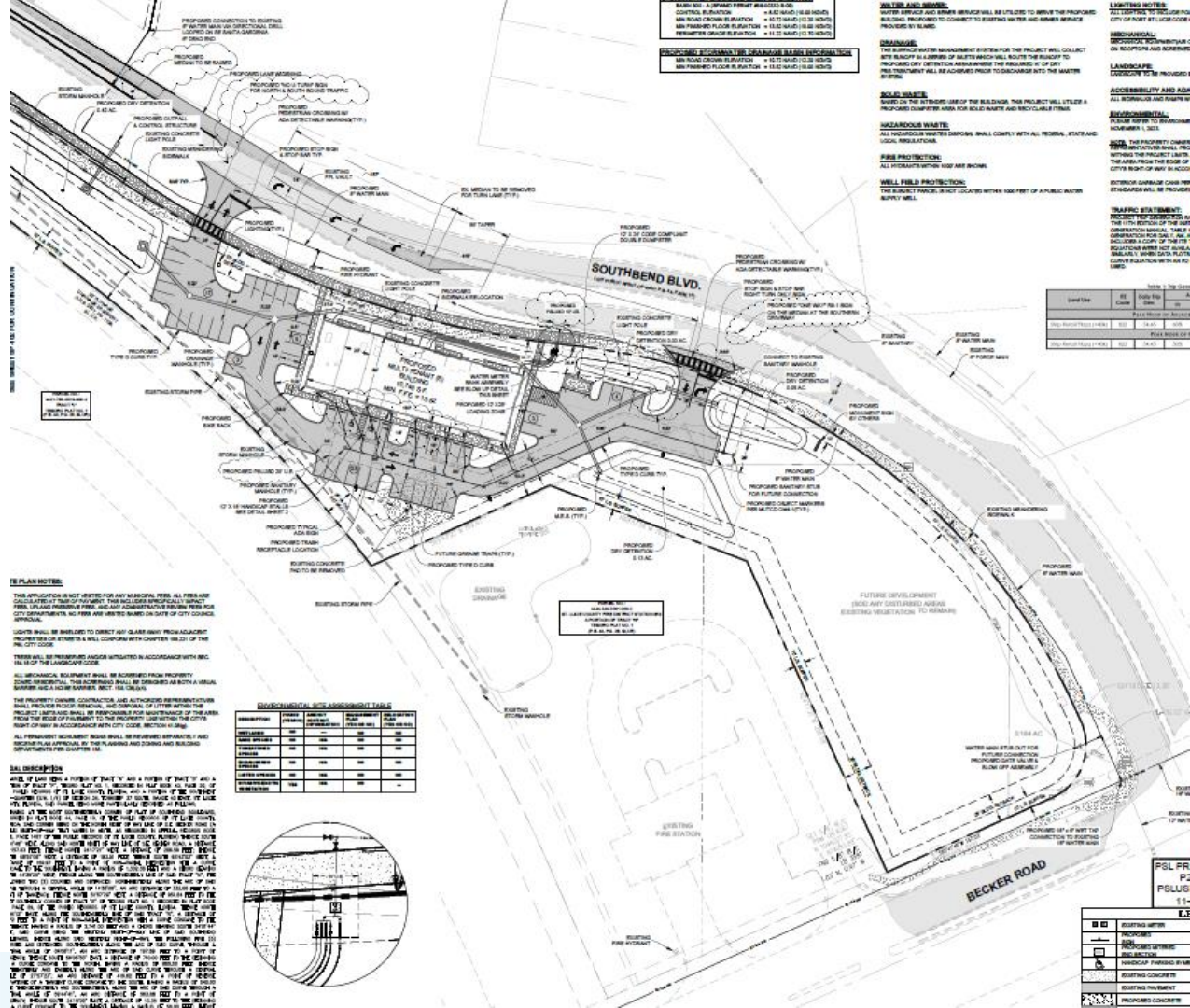
Proposed Project

- Request for approval of a 10,748 square foot multi-tenant commercial retail building
- Planned Unit Development (PUD) zoning district and General Commercial (CG) future land use designation
- The southern portion reserved for future development

Off-Site Improvement Requirements

- Reconstruct and realign the existing sidewalk along Southbend Boulevard into the City's right-of-way.
- Construct a new northbound turn lane on Southbend Boulevard, including associated access modifications to existing striping and the median at the northern driveway.
- The applicant to post a bond or surety for the offsite improvements prior to the Public Works permit being issued.

PORT ST. LUCIE
HEART OF THE TREASURE COAST



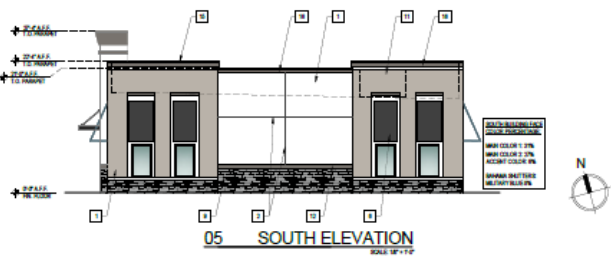
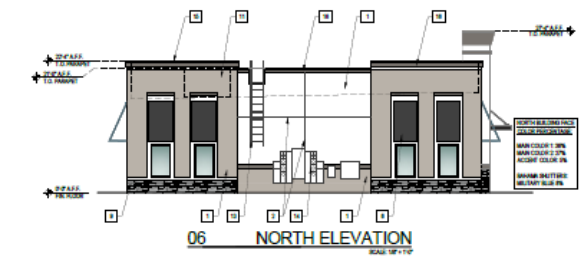
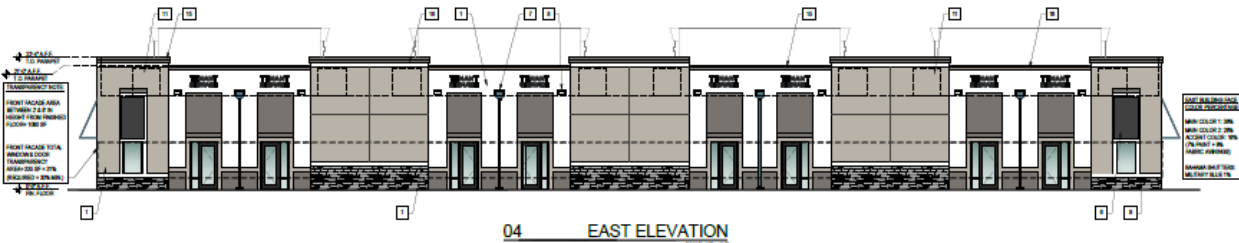
Elevations



02 WEST VIEW
SCALE 1/8" = 1'-0"



01 EAST VIEW
SCALE 1/8" = 1'-0"

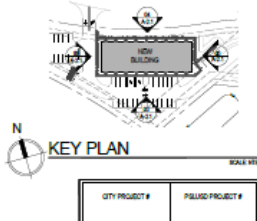


MATERIAL LEGEND	
1	IMPACT STRENGTH FRAME
2	IMPACT CONTROL JOINT
3	IMPACT MATE ALUMINUM STRONGPOINT SYSTEM WEARS
4	IMPACT MATE ALUMINUM STRONGPOINT SYSTEM WEARS
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20	IMPACT MATE ALUMINUM STRONGPOINT SYSTEM WEARS

COLOR LEGEND	
1	MAIN COLOR 1 (SOLID)
2	MAIN COLOR 2 (SOLID)
3	MAIN COLOR 3 (SOLID)
4	MAIN COLOR 4 (SOLID)
5	MAIN COLOR 5 (SOLID)
6	MAIN COLOR 6 (SOLID)
7	MAIN COLOR 7 (SOLID)
8	MAIN COLOR 8 (SOLID)
9	MAIN COLOR 9 (SOLID)
10	MAIN COLOR 10 (SOLID)
11	MAIN COLOR 11 (SOLID)
12	MAIN COLOR 12 (SOLID)
13	MAIN COLOR 13 (SOLID)
14	MAIN COLOR 14 (SOLID)
15	MAIN COLOR 15 (SOLID)
16	MAIN COLOR 16 (SOLID)
17	MAIN COLOR 17 (SOLID)
18	MAIN COLOR 18 (SOLID)
19	MAIN COLOR 19 (SOLID)
20	MAIN COLOR 20 (SOLID)

ARCHITECTURAL ELEMENTS PROVIDED	
1	VERTICAL, RECTANGULAR FINISHES
2	STANDARD STONE, 1/2" OF BUILDING FACE REQUIRED, 1/2" OF BUILDING FACE REQUIRED, 1/2" OF BUILDING FACE REQUIRED
3	STANDARD STONE, 1/2" OF BUILDING FACE REQUIRED, 1/2" OF BUILDING FACE REQUIRED, 1/2" OF BUILDING FACE REQUIRED
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GENERAL NOTES	
1	REMARKS SHALL BE REVIEWED AND APPROVED SEPARATELY FROM THE PLAN
2	ELEVATION DRAWING AND COLOR MAY NOT BE USED FOR OFFICIAL APPEARANCE FROM THE CITY
3	NO MECHANICAL EQUIPMENT SHOULD BE VISIBLE FROM ABOVE THE ROOF OF THE BUILDING WALL



Recommendation

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the major site plan at their March 13, 2024, meeting.