



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.  
SECRETARY

August 4, 2025

Dr. Juan F. Ortega, P.E.  
JFO GROUP INC  
6671 W. Indiantown Rd, Suite 50-324, Jupiter, FL 33458

Dear Dr. Juan F. Ortega, P.E.,

RE: Variance Committee Review to allow for **Category E Driveway**

**Applicant/Property Owner:** Varn Groves Inc. Hickory Branch Properties Inc,  
**St. Lucie County Unincorporated State Road: 70 Section: 94030000 MP: 20.1**  
**Access Class: 03 Posted Speed: 55 mph SIS: Influence Area**  
**Site Acreage: 126 Acres Development Size: 200 Townhome Units; 307 Single-Family Homes**  
**Project Name & Address: Gordy Road Estates - 3601 Gordy Rd, Fort Pierce, FL**  
**AMRC Meeting Date: 4/11/2025, 9:45 AM**

**Request: Signalize the existing full access median opening at the intersection of Gordy Road & SR 70, located approximately 850 feet west of Rock Road.**

This request is: **Approved with Conditions**

**Conditions / Comments:**

- The existing westbound left turn lane at SR 70 & Gordy Road intersection shall be extended to accommodate the project traffic. The left turn lane shall meet the minimum requirements in the Florida Design Manual (FDM). A queueing analysis shall be submitted at the time of permit to determine the required queue length.**
- A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.**
- Coordinate with Florida Turnpike (bassel.kassem@dot.state.fl.us) regarding Project 446580.1 and the potential signalized interchange installation at the intersection of Gordy Road & SR 70.**
- Coordinate with Jeffrey Robbert, P.E. regarding FDOT Work Program Project 447653.1.**
- An Intersection Control Evaluation (ICE) Analysis is required for the signalization request.**
- A bond for the design and construction of a traffic signal shall be posted with the County for a two-year period following the issuance of Final Certificate of Occupancy (CO) for all units. If it is determined that a traffic signal is warranted at the intersection of Gordy Road & SR 70, the bond funds shall be used to design and construct the traffic signal via Department Construction Agreement.**
- All existing driveways not approved in this letter must be fully removed and the area restored.**
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).**

