



# The Meadows

At World Golf Village

Saint Augustine, FL 32092

January 4, 2025

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Dear Meadows at World Golf Village Residents,

We are writing to inform you about two significant rezoning proposals near our community that require your immediate attention.

A community planning meeting has been scheduled to discuss the latest proposal:

Date: January 13, 2025

Time: 6:00 PM

Location: Pacetti Bay Middle School

245 Meadowlark Lane, St. Augustine

**The first proposal (PUD-2024-03)** at 3710 Pacetti Road seeks to rezone Open Rural (OR) land for a 60,000-square-foot commercial development with a 125-space parking lot.

**The second proposal (REZ 2024-18)** at 3740 Pacetti Road (adjacent property) seeks to rezone 18.5 acres to allow for 52 townhomes, including 16 workforce housing units, instead of the currently permitted 21 single-family homes. These townhomes would feature small footprints on multiple floors with private outside entrances.

These proposals are significant to our community for several reasons:

- Both represent substantial changes in land use and density
- The combined commercial development and higher-density residential would significantly increase traffic along Pacetti Road and at our Meadowlark Lane intersection
- Both requests are being handled by the same engineering firm and planning team
- These rezoning requests could influence future development proposals in our area



Your participation at this meeting is crucial as it will provide opportunities to:

- Learn detailed information about the proposed developments
- Understand potential impacts on our neighborhood
- Voice your thoughts and concerns
- Help shape our community's future

For additional information, please contact

Matthews | DCCM

Autumn Martinage, Senior Planner

(904-826-1334 or [MDG.Planning@dccm.com](mailto:MDG.Planning@dccm.com)).

We strongly encourage all residents to attend this important meeting as these proposals will directly impact our community's future.

Sincerely,

Board of Directors

**The Meadows at World Golf Village**

**The Meadows at Saint Johns Owners Association, Inc.**

*Email:* [info@themeadowswgv.com](mailto:info@themeadowswgv.com)

*Website:* [themeadowswgv.com](http://themeadowswgv.com)

*Facebook:* [MeadowsWGVHOA](https://www.facebook.com/MeadowsWGVHOA)

*Blog:* [themeadowswgv.com/blog](http://themeadowswgv.com/blog)



3740 Pacetti Road - St Augustine FL



December 25, 2024

- Wetlands**
- Freshwater Emergent Wetland
  - Lstuarine and Marine Deepwater
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Estuarine and Marine Wetland
  - Riverine

This map is for general reference only. The U.S. Fish and Wildlife Service is not responsible for the accuracy or correctness of the data shown on this map. All wetlands and other data should be used in accordance with the layer metadata found on the Wetlands homepage web site.

The Meadows at Saint Johns Owners Association Inc WGV

December 26, 2024 at 10:01 PM · 🌐

🔔 Important: Two Major Rezoning Proposals Near The Meadows

Meadows at WGV Residents - There are now TWO significant rezoning proposals that could substantially impact our community.

The newest proposal's community planning meeting is scheduled for:

Date: January 13, 2025

Time: 6:00 PM

Location: Pacetti Bay Middle School  
245 Meadowlark Lane, St. Augustine

\* First Property (see our FB post of Sept 10 2024):

3710 Pacetti Road - Requesting rezoning of Open Rural (OR) for a 60,000-square-foot commercial development with 125-space parking lot (PUD-2024-03).

\* New Proposal:

3740 Pacetti Road (adjacent property) - Proposal REZ 2024-18 seeks to rezone 18.5 acres from 21 single-family homes to 52 townhomes, including 16 workforce housing units. For clarity, townhomes typically feature a small footprint on multiple floors with private outside entrances, unlike apartments which are single-level units accessed through interior hallways or exterior walkways.

Why This Matters to Our Community:

- Both proposals represent significant changes in land use and density
- The combination of commercial development and higher-density residential would substantially increase traffic along Pacetti Road and at our Meadowlark Lane intersection
- These requests are being handled by the same engineering firm and planning team
- These rezoning requests could potentially influence future development proposals in our area

Your participation is crucial! Please attend this meeting to:

- Learn details about the proposed development
- Understand how these changes might affect our neighborhood
- Share your thoughts and concerns
- Help shape the future of our community

For more details, visit the St. Johns County website ([https://www.sjcf.us/planning-and-zoning-boards-and...](https://www.sjcf.us/planning-and-zoning-boards-and.../)) or contact

Matthews | DCCM  
Autumn Martinage, Senior Planner  
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💬 These decisions will directly impact our community's future.

Please share this post with your neighbors and join us at the meeting!

#themedowswgvhoa



The Meadows at Saint Johns Owners Association Inc WGV limited who can comment on this post.