



June 5, 2025

# The Meadows

At World Golf Village

Saint Augustine, FL 32092

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## URGENT COMMUNITY NOTICE Proposed High-Density Development at 3740 Pacetti Road

Dear Meadows Residents,

We are writing to inform you of a significant rezoning proposal that will directly impact our community and urge your immediate attention and participation in the public hearing process.

**THE PROPOSAL** A rezoning application (REZ 2024-18) has been filed to change 3740 Pacetti Road from its current Planned Unit Development (PUD) zoning allowing 21 single-family homes to Workforce Housing (WH) zoning that would permit up to **64 townhomes** – representing a **200% increase in density**.

**COMMUNITY CONCERNS ALREADY RAISED** On January 13, 2025, a community planning meeting was held at Pacetti Bay Middle School where residents from our community and surrounding neighborhoods had the opportunity to review the proposal and provide feedback. Significant concerns were expressed by attendees, including:

- **Traffic Impact:** The dramatic increase in density will add substantial stress to the already problematic intersection at Pacetti Road and Meadowlark Lane
- **Existing Traffic Issues:** Current traffic conditions are already causing difficulties for residents on Silo Road attempting to enter Pacetti Road due to poor road design
- **Infrastructure Strain:** Questions about the capacity of existing infrastructure to handle the increased volume

**WHY YOUR VOICE MATTERS** The Planning and Zoning Agency serves as an advisory body to the Board of County Commissioners, and their recommendation carries significant weight in the final decision. This is our opportunity – and responsibility – to ensure our community's concerns are heard and considered.

### CRITICAL DATES – MARK YOUR CALENDARS

#### Planning and Zoning Agency Meeting

- **Date:** Thursday, June 26, 2025
- **Time:** 1:30 PM
- **Location:** St. Johns County Auditorium, County Administrative Center 500 San Sebastian View, St. Augustine, FL 32084

#### Board of County Commissioners - Final Decision

- **Date:** Tuesday, August 5, 2025
- **Time:** 9:00 AM
- **Location:** St. Johns County Auditorium, County Administrative Center 500 San Sebastian View, St. Augustine, FL 32084

**HOW YOU CAN MAKE A DIFFERENCE**

1. **Attend in Person:** Your physical presence at these meetings demonstrates the strength of community concern. Public comment periods allow residents to speak directly to decision-makers.
2. **Submit Written Comments:** If you cannot attend, submit your concerns via email or letter to the Board of County Commissioners prior to the August 5th meeting.
3. **Contact Information:** For questions about the application, call (904) 209-0675, ext. 2
4. **Spread the Word:** Share this information with neighbors who may not have received this notice.

**KEY POINTS TO CONSIDER IN YOUR COMMENTS**

- Traffic safety concerns at Pacetti Road intersections
- Impact on emergency vehicle access and response times
- Strain on existing infrastructure (roads, utilities, drainage)
- Changes to neighborhood character and property values
- Environmental impact on nearby wetlands

**THE BOTTOM LINE** This rezoning request will triple the number of residential units originally planned for this site, directly impacting traffic flow through our neighborhood. The intersection at Pacetti Road and Meadowlark Lane already experiences congestion during peak hours, and this development will significantly worsen conditions.

Your participation in this process is not just a right – it's essential to protecting our community's quality of life and property values.

**NEXT STEPS** Please mark June 26th and August 5th on your calendars and plan to attend at least one of these meetings. Consider coordinating with neighbors to ensure strong community representation.

For more information about the application or to stay updated on meeting details, contact the St. Johns County Planning Department or visit the county website.

Thank you for your attention to this important matter. Together, we can ensure our community's voice is heard.

Sincerely,

Board of Directors

**The Meadows at World Golf Village**

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

Email: [info@themeadowswgqv.com](mailto:info@themeadowswgqv.com)

Website: [themeadowswgqv.com](http://themeadowswgqv.com)

*Application Reference: REZ 2024-18 - "Enclave WGV Workforce Housing" Property Address: 3740 Pacetti Road, St. Augustine, FL*

**Please share this notice with your neighbors and encourage their participation.**

The Meadows at World Golf Village



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