



ATTENDANCE ZONING 2024-2025

K-8 SCHOOLS NN & OO/ GROWTH & CAPACITY BALANCING

UPDATE

SCHOOL BOARD WORKSHOP

September 26, 2023



ATTENDANCE ZONING:

K-8 SCHOOL NN
2024-2025 SY

SCHOOL BOARD WORKSHOP

September 26, 2023



K-8 SCHOOL NN

Located in Shearwater development on a mitigation school site

Funded by COPs, Proportionate Share Mitigation funds, School Impact Fees, 1.5 Mills, CO & DS

Prototype with approx. 1500 Student Capacity

Projected Completion for 2024-2025 SY

SHEARWATER

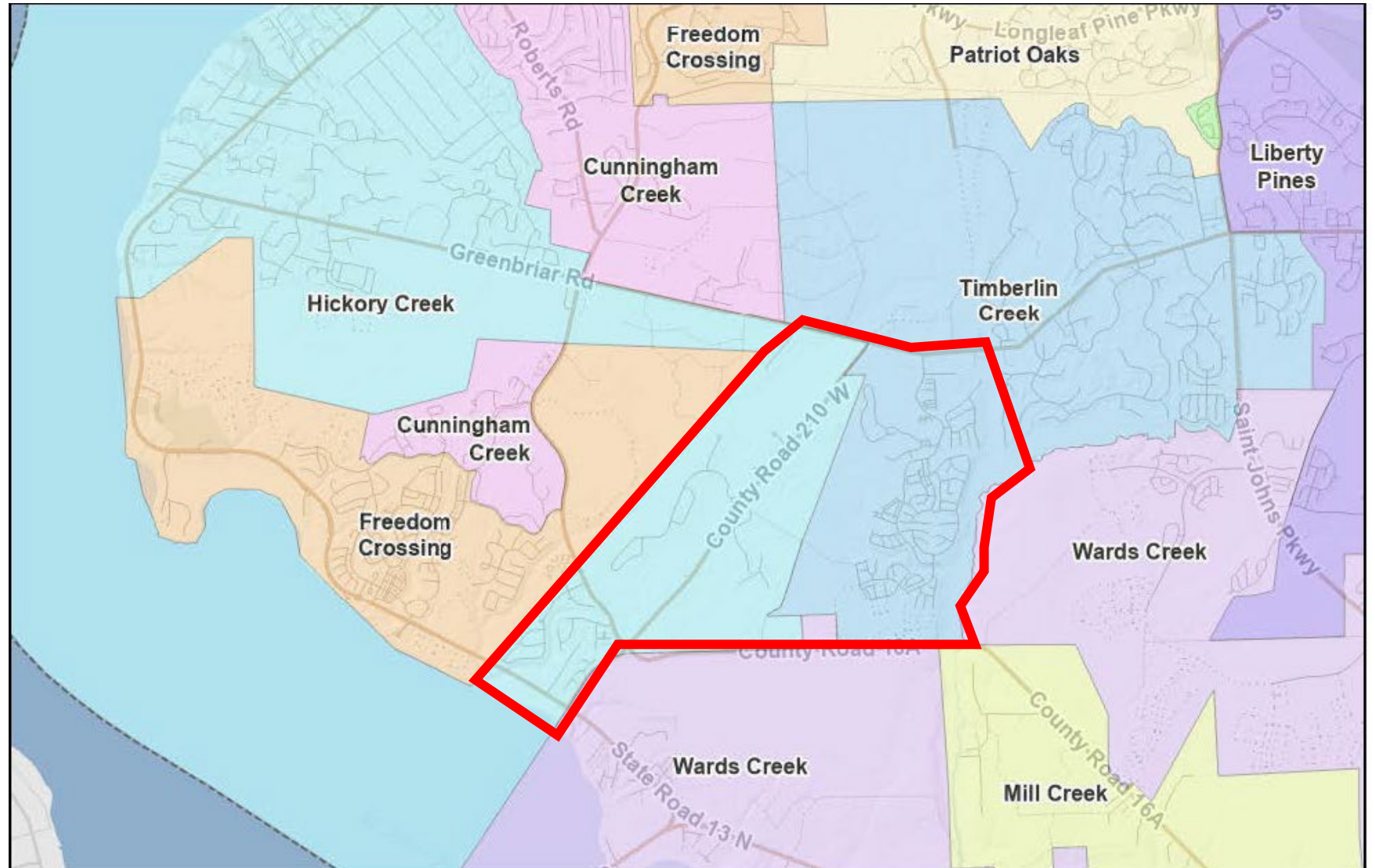
Access from CR 16A
and Shearwater
Parkway

Adjacent to St. Johns
County Park

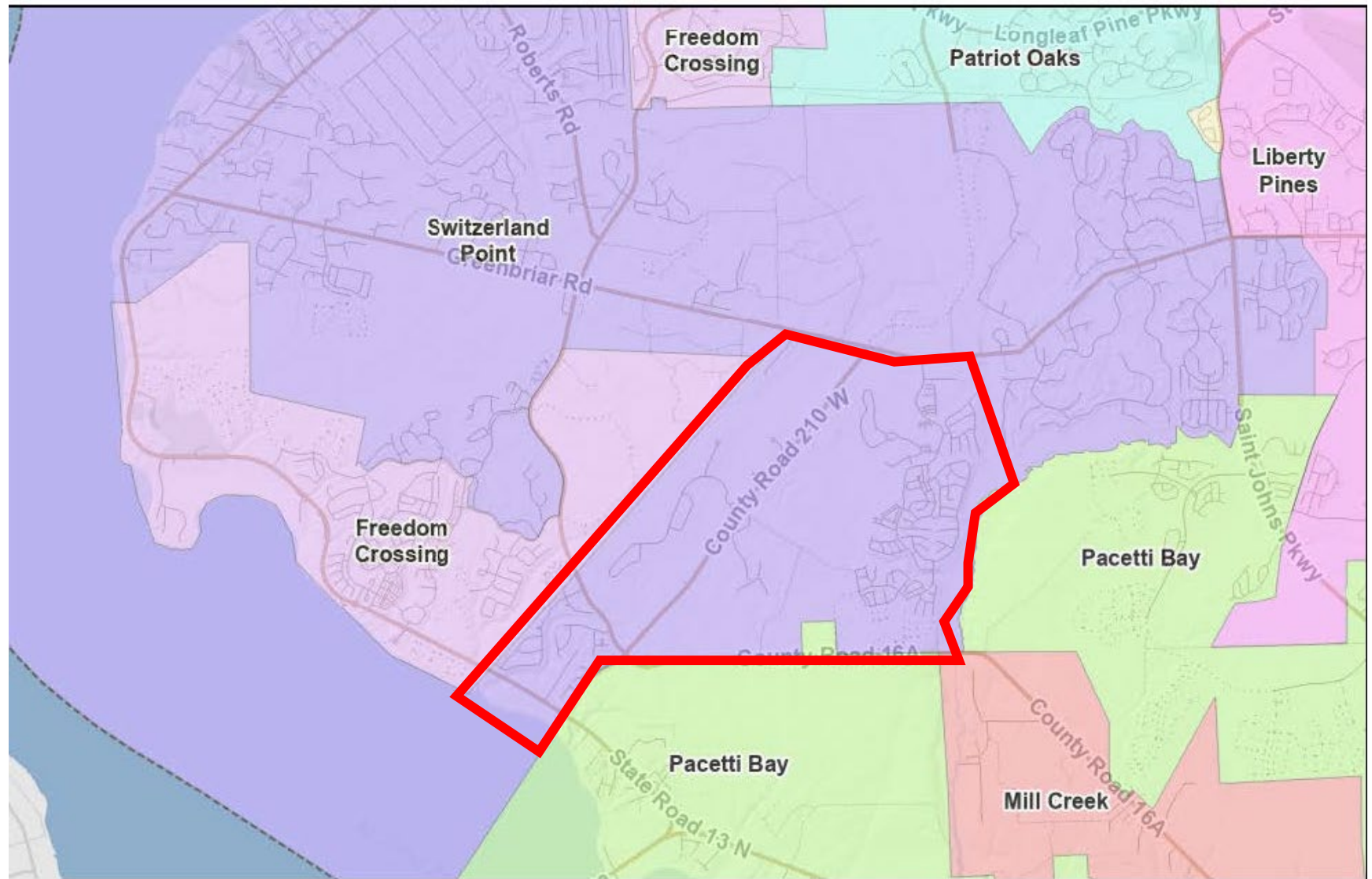




K-8 School NN: Plan A Elementary



K-8
School
NN:
Plan A
Middle



K-8 School NN: 2024-2025 SY – Plan A

- 034118 Shearwater from TCES & SPMS

• 650 K-5	607 at TCES	43 Ooz
• <u>279 6-8</u>	<u>258 at SPMS</u>	<u>21 Ooz</u>
•	865	

- 045104 from HCES & SPMS

• 131 K-5	121 at HCES	10 Ooz
• <u>84 6-8</u>	<u>78 at SPMS</u>	<u>6 Ooz</u>
•	199	

- 050110 from HCES & SPMS

• 7 K-5	7 at HCES	0 Ooz
• <u>4 6-8</u>	<u>4 at SPMS</u>	<u>0 Ooz</u>
•	11	

- 1075 students to be rezoned
- +107 students (10% growth 2023-2024)
- -122 rising 8th Graders
- 1060 Projected students

K-8 SCHOOL NN: PROPOSED ATTENDANCE ZONE PLAN A

- ☐ Shearwater
- ☐ Greenbriar Plantation
- ☐ Countryside
- ☐ Whitelock Farms
- ☐ Equestrian Way
- ☐ Grand Creek
- ☐ River Oaks Drive
- ☐ The Village

2024-2025 Projection: 1060 students
(with 8th Grade: 1182 students)

2025-2026 Projection: 1300 K-8 students (10%)

2026-2027 Projection: 1430 K-8 students (10%)

Timberlin Creek Elementary School (TCES): 2024-2025 SY – Plan A

- 034118 Shearwater from TCES & SPMS
 - 650 K-5 607 at TCES 43 OOB
 - 279 6-8 258 at SPMS 21 OOB
 - 865

Timberlin Creek Elementary

Current Enrollment: 1 299

- 1299 students
- +129 students (10% growth 2023-2024)
- - 607 students to K-8 NN
- - 60 students (10% growth 2023-2024)
- +107 5th Graders (optional)
-
- 868 Projected students

TCES: PROPOSED ATTENDANCE ZONE PLAN A

Area to be rezoned:

☐ Shearwater

2024-2025 Projection: 868 students - includes 5th
Grade Option

(without 5th Grade- 761 students)

2025-2026 Projection: 791 K-8 students (4%)

2026-2027 Projection: 823 K-8 students (4%)

Hickory Creek Elementary School (HCES): 2024-2025 SY – Plan A

- 045104 from HCES & SPMS
 - 131 K-5 121 at HCES 10 00Z
 - 84 6-8 78 at SPMS 6 00Z
 - 199
- 050110 from HCES & SPMS
 - 7 K-5 7 at HCES 0 00Z
 - 4 6-8 4 at SPMS 0 00Z
 - 11

- 784 students
- + 78 students (10% growth 2023-2024)
- - 128 students to K-8 NN
- - 12 (10% growth 2023-2024)
- + 23 5th Graders (Optional)

- 745 Projected students

Hickory Creek Elementary

Current Enrollment: 784

HCES: PROPOSED ATTENDANCE ZONE PLAN A

Area to be rezoned:

- ☐ Greenbriar Plantation
- ☐ Countryside
- ☐ Whitelock Farms
- ☐ Equestrian Way
- ☐ Grand Creek
- ☐ River Oaks Drive
- ☐ The Village

2024-2025 Projection: 745 students - includes 5th Grade Option.

(without 5th Grade - 722 students)

2025-2026 Projection: 750 K-8 students (4%)

2026-2027 Projection: 781 K-8 students (4%)

Switzerland Point Middle School (SPMS): 2024-2025 SY – Plan A

- 034118 Shearwater from TCES & SPMS

• 650 K-5	607 at TCES	43 Ooz
• <u>279 6-8</u>	<u>258 at SPMS</u>	<u>21 Ooz</u>
•	865	

- 045104 from HCES & SPMS

• 131 K-5	121 at HCES	10 Ooz
• <u>84 6-8</u>	<u>78 at SPMS</u>	<u>6 Ooz</u>
•	199	

- 050110 from HCES & SPMS

• 7 K-5	7 at HCES	0 Ooz
• <u>4 6-8</u>	<u>4 at SPMS</u>	<u>0 Ooz</u>
•	11	

- 1507 students
- +150 students (10% growth 2023-2024)
- -340 students to K-8 NN
- -34 students (10% growth 2023-2024)
- +122 rising 8th Graders

1405 Projected students

Switzerland Point Middle

Current Enrollment: 1507

SPMS: PROPOSED ATTENDANCE ZONE PLAN A

Area to be rezoned:

- ☐ Shearwater
- ☐ Greenbriar Plantation
- ☐ Countryside
- ☐ Whitelock Farms
- ☐ Equestrian Way
- ☐ Grand Creek
- ☐ River Oaks Drive
- ☐ The Village

2024-2025 Projection: 1 405 students- includes 8th Grade

(without 8th Grade - 1 283 students)

2025-2026 Projection: 1 347 K-8 students (5%)

2026-2027 Projection: 1 414 K-8 students (5%)



ATTENDANCE ZONING:

K-8 SCHOOL 00
2024-2025 SY

SCHOOL BOARD WORKSHOP

September 26, 2023



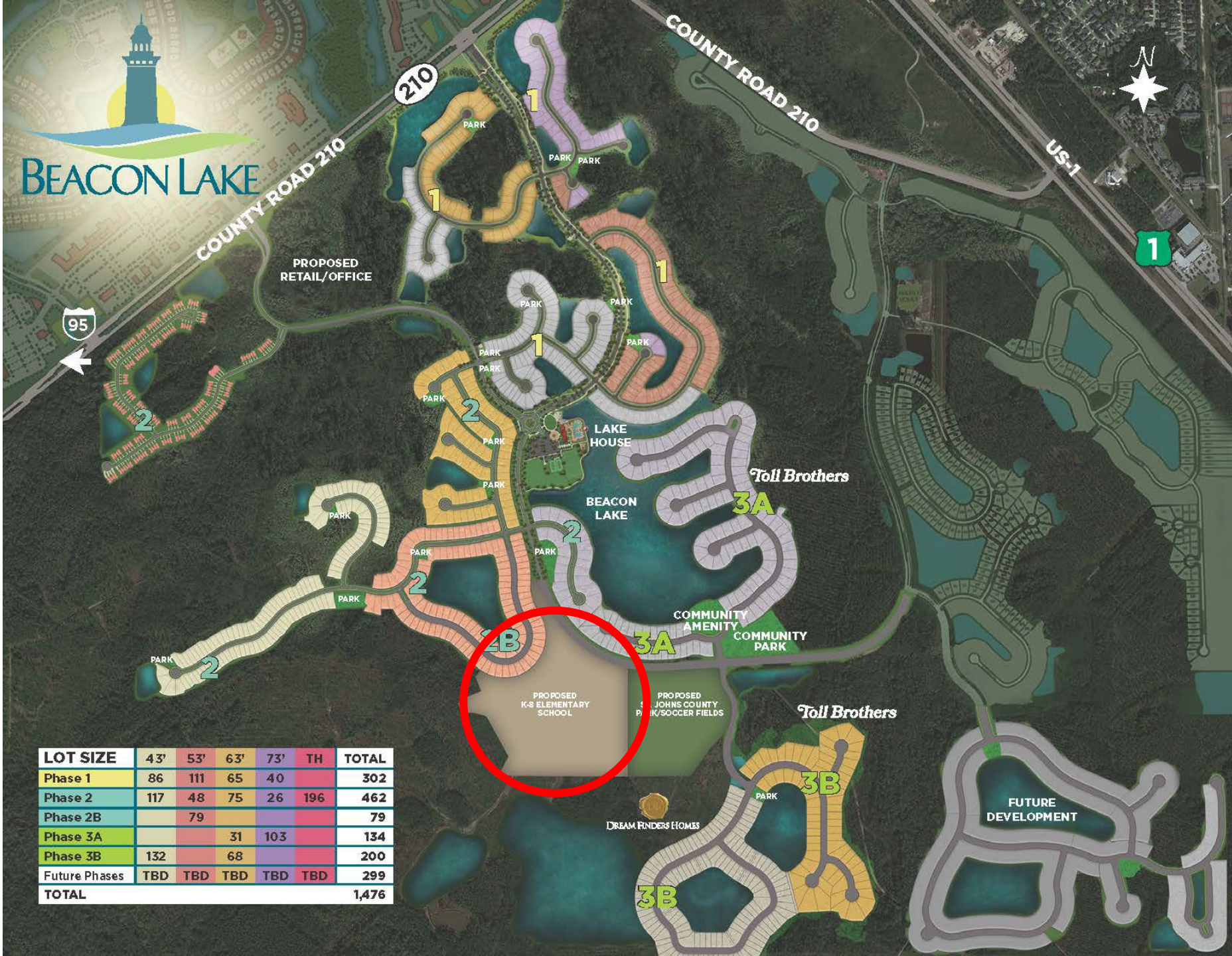
K-8 SCHOOL 00

Located in Twin Creeks DRI (Beacon Lakes) on a mitigation school site

Prototype with approx. 1500 Student Capacity

Funded by COPs, Proportionate Share Mitigation funds, and School Impact Fees

Projected Completion for 2024-2025 SY



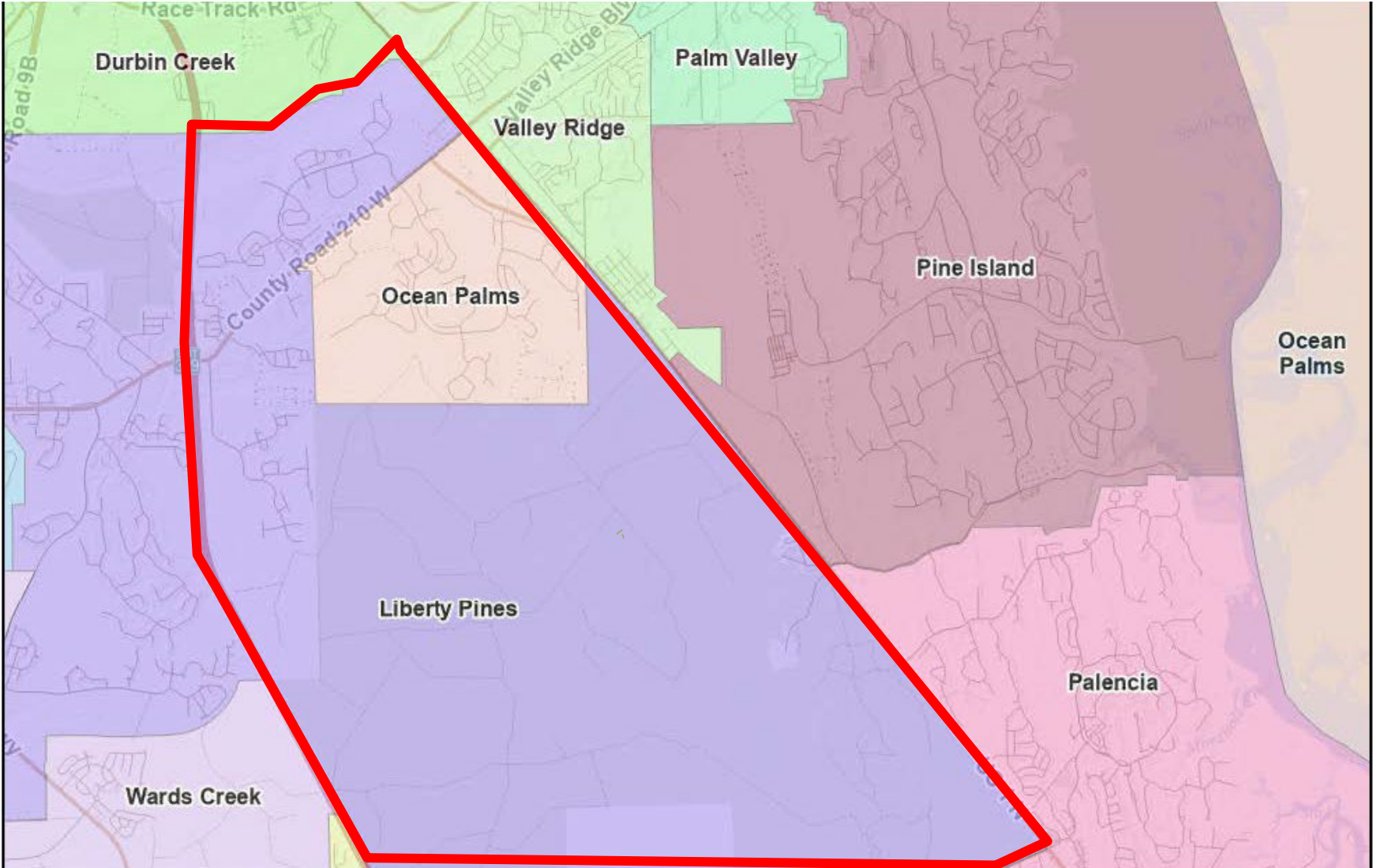
TWIN
CREEKS
DRI —

BEACON
LAKES

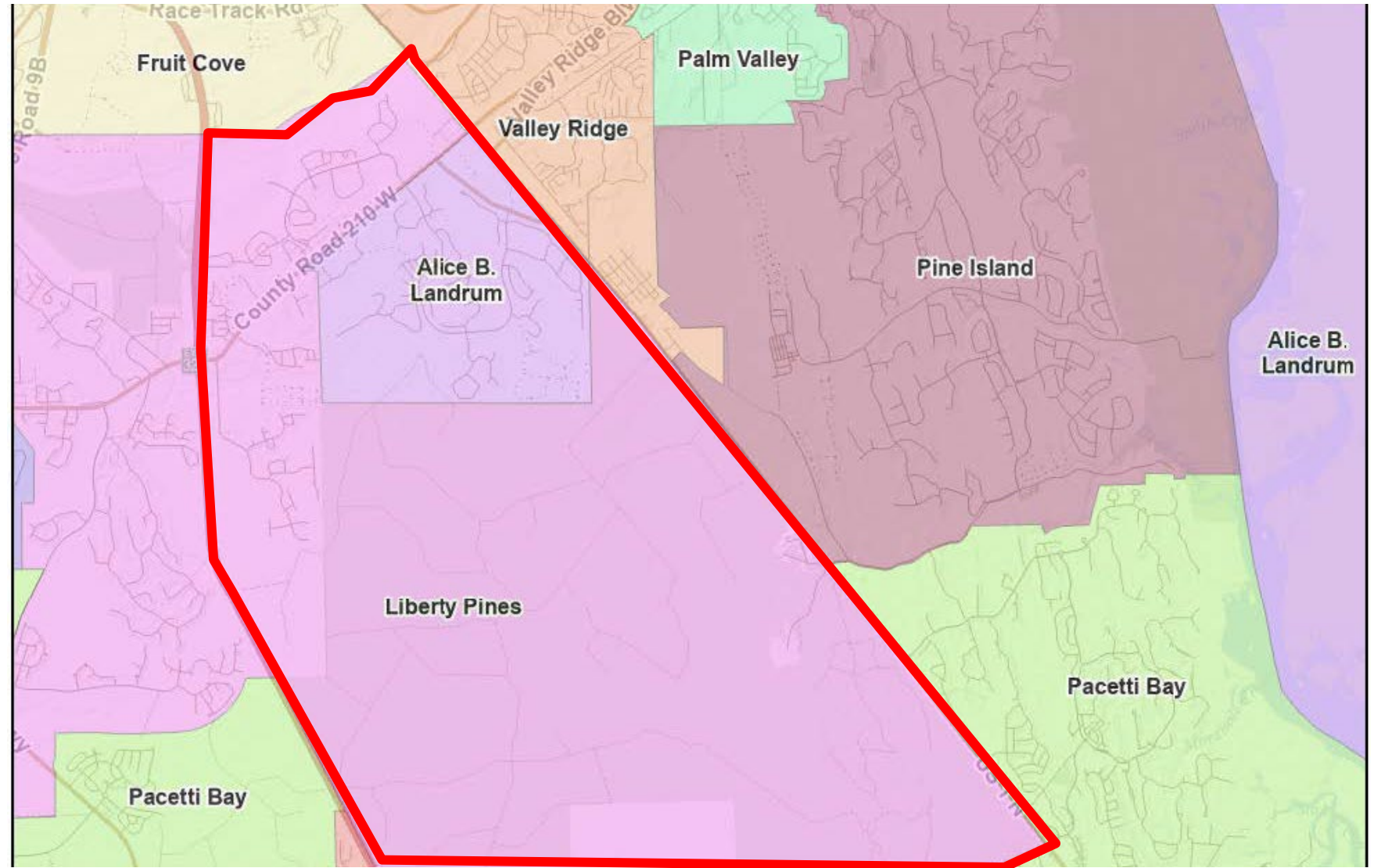
LOT SIZE	43'	53'	63'	73'	TH	TOTAL
Phase 1	86	111	65	40		302
Phase 2	117	48	75	26	196	462
Phase 2B		79				79
Phase 3A			31	103		134
Phase 3B	132		68			200
Future Phases	TBD	TBD	TBD	TBD	TBD	299
TOTAL						1,476



K-8 SCHOOL OO: PLAN A ELEMENTARY



K-8 SCHOOL OO: PLAN A MIDDLE



K-8 SCHOOL OO: 2024-2025 SY – PLAN A

034116 Twin Creeks DRI - Beacon Lakes & Creekside from OPES & LMS

▪ 557 K-5	498 at OPES	59 OOOZ
▪ <u>240 6-8</u>	<u>212 at LMS</u>	<u>28 OOOZ</u>
▪	710	

047227 Twin Creeks DRI - Beachwalk from LPA

▪ 236 K-5	219 at LPA	17 OOOZ
▪ <u>126 6-8</u>	<u>109 at LPA</u>	<u>17 OOOZ</u>
▪	328	

034105 Sandy Creek & Bridgewater TH from LPA

▪ 128 K-5	103 at LPA	25 OOOZ
▪ <u>66 6-8</u>	<u>59 at LPA</u>	<u>7 OOOZ</u>
▪	162	

- 1200 students to be rezoned
 - + 120 students (10% growth 2023-2024)
 - - 121 rising 8th graders
-
- 1199 Projected students

K-8 SCHOOL 00: PROPOSED ATTENDANCE ZONE PLAN A

- ☐ Beacon Lakes
- ☐ Creekside
- ☐ Beachwalk
- ☐ Sandy Creek
- ☐ Bridgewater TH
- ☐ EW Pappy Road

2024-2025 Projection: 1 199 students
(with 8th Grade: 1 400 students)

2024-2025 Projection: 1 540 K-8 students (10%)
2025-2026 Projection: 1 694 K-8 students (10%)

OCEAN PALMS ELEMENTARY SCHOOL (OPES): 2024-2025 SY – PLAN A

034116 Twin Creeks DRI - Beacon Lakes & Creekside
from OPES & LMS

▪ 557 K-5	498 at OPES	59 OÖZ
▪ <u>240 6-8</u>	<u>212 at LMS</u>	<u>28 OÖZ</u>
▪	710	

Ocean Palms Elementary

Current Enrollment: 931

- 931 students
- + 93 students (10% growth 2023-2024)
- - 498 students to K-8 OO
- - 49 students (10% growth 2023-2024)
- +69 5th Graders (optional)
- ---

546 Projected students

OPES: PROPOSED ATTENDANCE ZONE PLAN A

Area to be rezoned:

☐ Beacon Lakes

☐ Creekside

2024-2025 Projection: 546 students includes 5th Grade Option

(without 5th Grade- 477 students)

2025-2026 Projection: 496 K-8 students (4%)

2026-2027 Projection: 516 K-8 students (4%)

LIBERTY PINES ACADEMY(LPA): 2024-2025 SY – PLAN A

047227 Twin Creeks DRI - Beachwalk from LPA

▪ 236 K-5	219 at LPA	17 OOZ
▪ <u>126 6-8</u>	<u>109 at LPA</u>	<u>17 OOZ</u>
▪	328	

034105 Sandy Creek & Bridgewater TH from LPA

▪ 128 K-5	103 at LPA	25 OOZ
▪ <u>66 6-8</u>	<u>59 at LPA</u>	<u>7 OOZ</u>
▪	162	

- 1936 students
- +193 students (10% growth 2023-2024)
- - 490 students to K-8 OO
- - 49 students (10% growth 2023-2024)
- + 47 rising 8th Graders
- + 65 5th Graders (Optional)
- ---

1702 Projected students

Liberty Pines Academy

Current Enrollment: 1936

LPA: PROPOSED ATTENDANCE ZONE PLAN A

Area to be rezoned:

- ☐ Beachwalk
- ☐ Sandy Creek
- ☐ Bridgewater TH
- ☐ EW Pappy Road

2024-2025 Projection: 1702 students includes 5th Grade Option and 8th Graders

(without 5th Grade and 8th Grade- 1590 students)

2025-2026 Projection: 1653 K-8 students (4%)

2026-2027 Projection: 1720 K-8 students (4%)

ALICE B. LANDRUM MIDDLE SCHOOL (LMS): 2024-2025 SY – PLAN A

034116 Twin Creeks DRI - Beacon Lakes & Creekside
from OPES & LMS

▪ 557 K-5	498 at OPES	59 O O Z
▪ 240 6-8	212 at LMS	28 O O Z
▪	710	

- 1134 students
 - + 113 students (10% growth 2023-2024)
 - - 212 students to K-8 O O
 - - 21 students (10% growth 2023-2024)
 - + 74 rising 8th Graders
-
- 1088 Projected students

Alice B. Landrum Middle

Current Enrollment: 1134

LMS: PROPOSED ATTENDANCE ZONE PLAN A

Area to be rezoned:

☐ Beacon Lakes

☐ Creekside

2024-2025 Projection: 1088 students includes 8th
(without 8th Grade - 1014 students)

2025-2026 Projection: 1054 K-8 students (4%)

2026-2027 Projection: 1096 K-8 students (4%)



NEW SCHOOL CONSTRUCTION FOR 2026-2027 SY

SCHOOL BOARD WORKSHOP

September 26, 2023

CERTIFICATES OF PARTICIPATION (COP): APPROVAL PROCESS — BORROWING FOR 2 K-8 SCHOOLS

1

School Board
Workshop —
September 26,
2023
Planning Disc.

2

School Board
Meeting —
60-90 Days
Transaction
Approval

3

Pricing of COPs

February/March
2024

4

COPs Closing

March 2024



K-8 SCHOOL QQ

Located in SilverLeaf DRI
(Parcel 29C) on a mitigation
school site

Prototype with approx. 1500
Student Capacity

Projected Funding by
Certificates of Participation
(COPs) and School Impact Fees

Projected Completion for
2026-2027 SY

SILVERLEAF

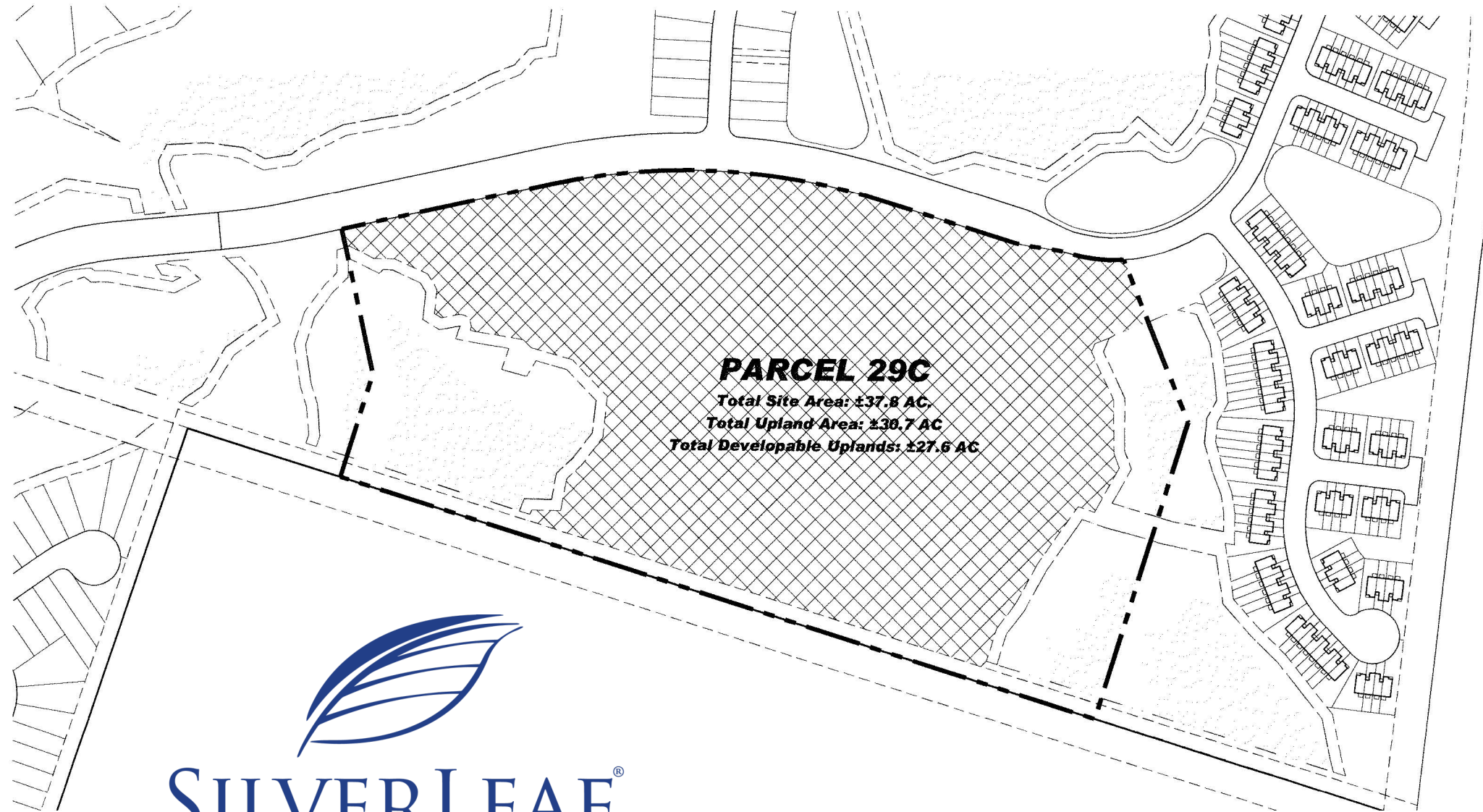
Access from Courtney
Vista Drive and
SilverLeaf Parkway

Adjacent to Silver
Landing

SILVERLEAF 
Parcel 38 Access
February 21, 2019









K-8 SCHOOL RR

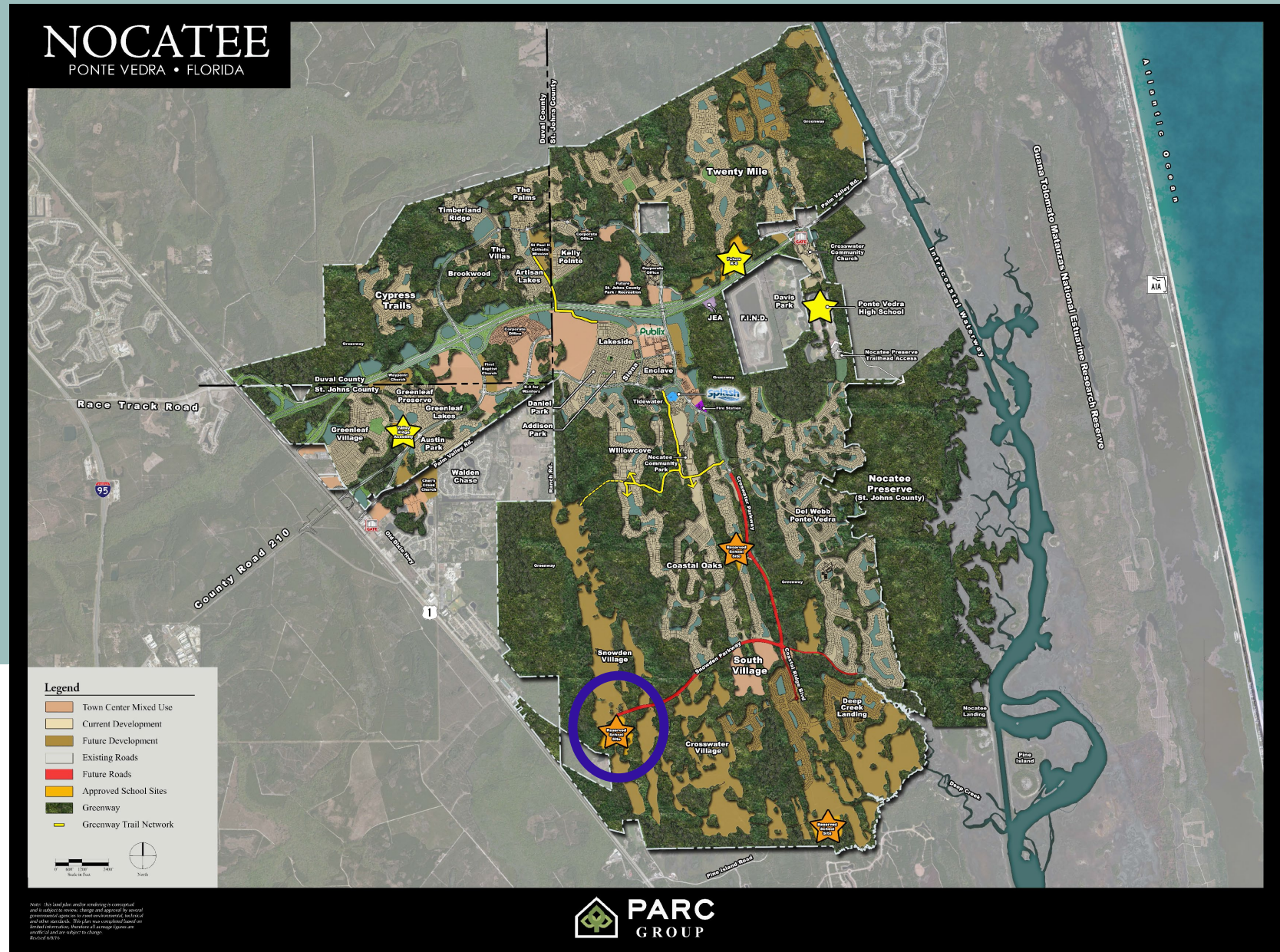
Located in Nocatee DRI in Seabrook (formerly Snowden Village) on a mitigation school site

Prototype with approx. 1500 Student Capacity

Projected Funding by Certificates of Participation (COPs) and School Impact Fees

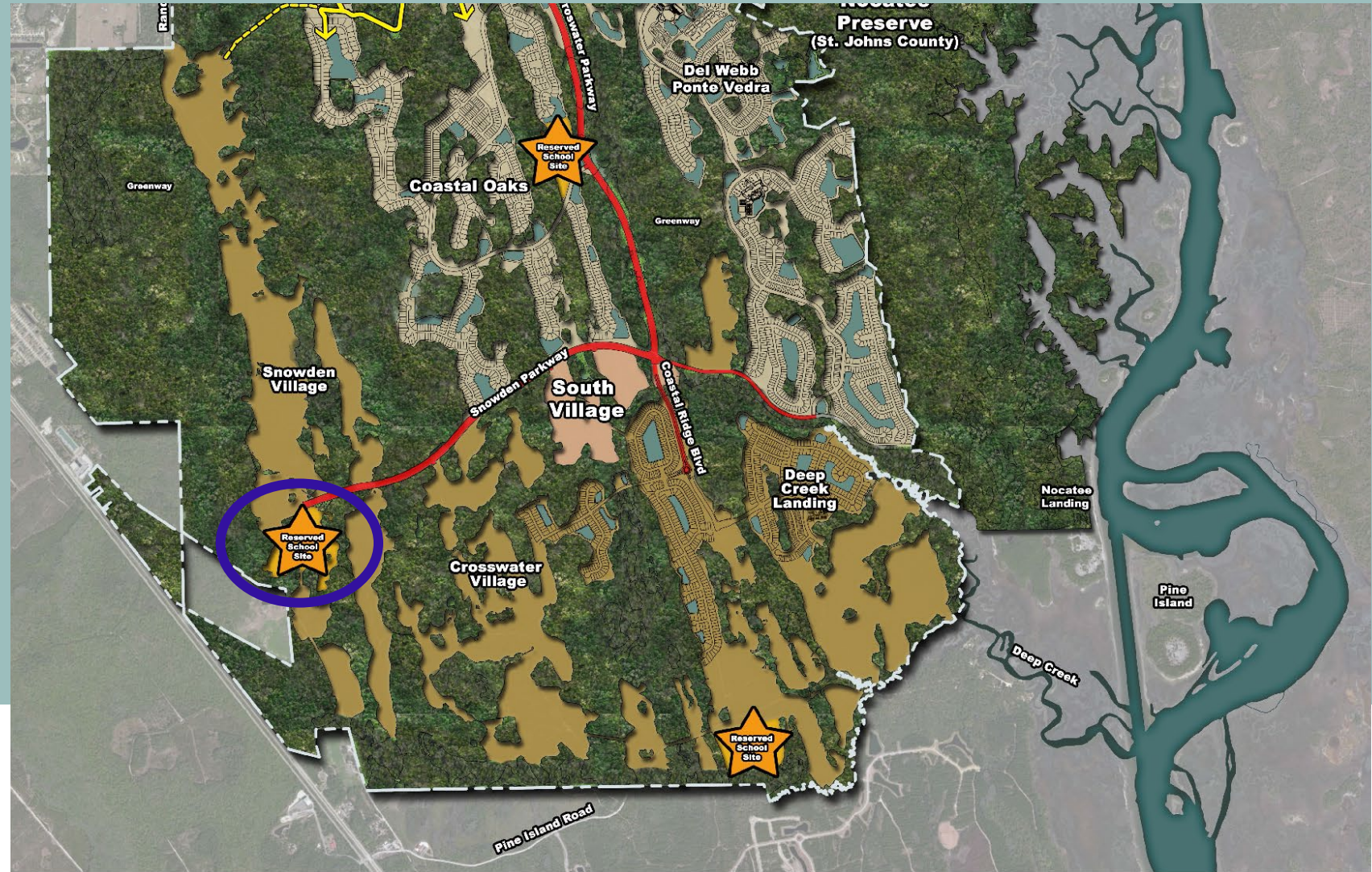
Projected Completion for 2026-2027 SY

NOCATEE®
PONTE VEDRA • FLORIDA



NOCATEE

PONTE VEDRA • FLORIDA

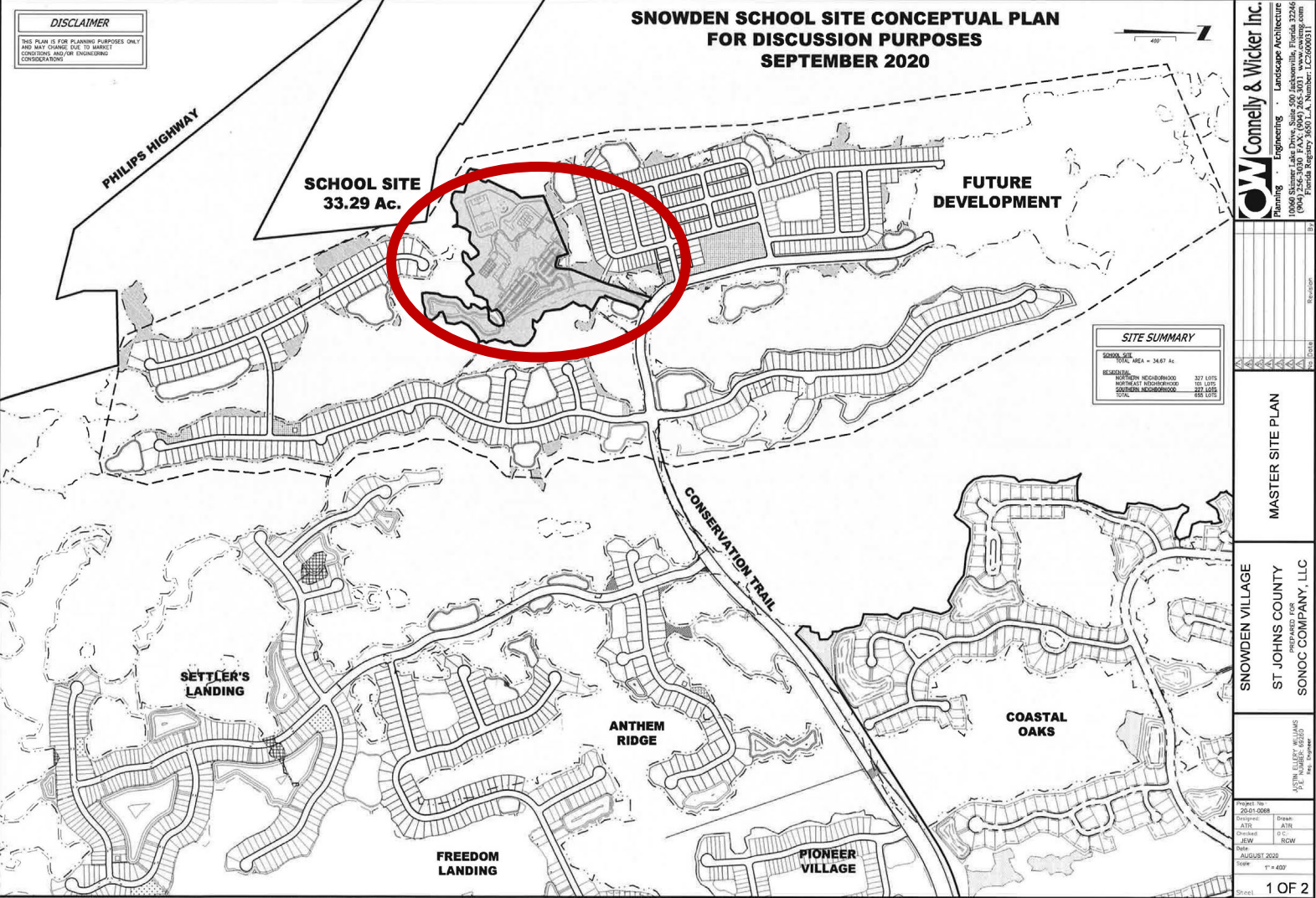


PARC
GROUP

NOCATEE®

PONTE VEDRA • FLORIDA

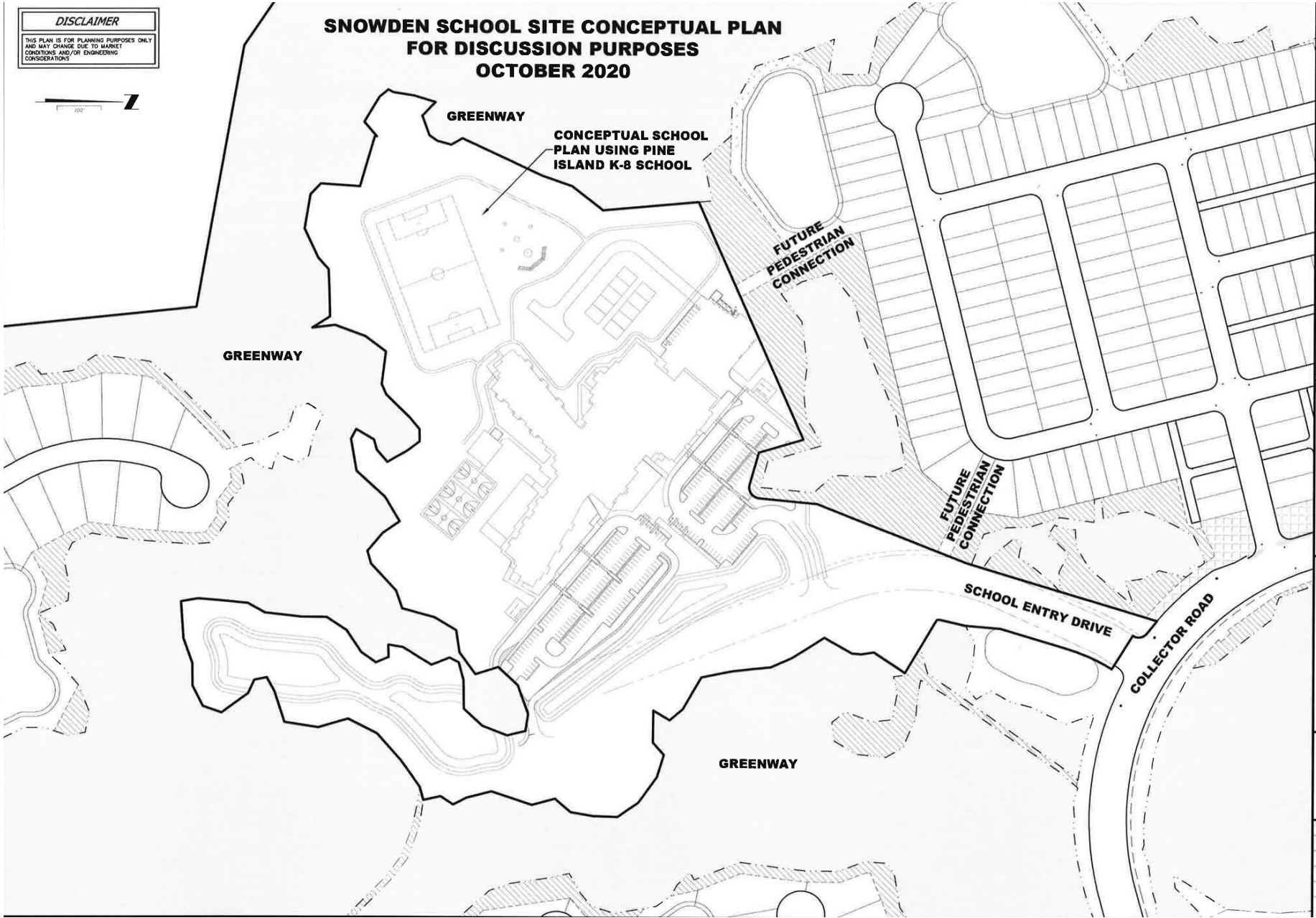




DISCLAIMER
THIS PLAN IS FOR PLANNING PURPOSES ONLY
AND MAY CHANGE DUE TO MARKET
CONDITIONS AND/OR ENGINEERING
CONSIDERATIONS



**SNOWDEN SCHOOL SITE CONCEPTUAL PLAN
FOR DISCUSSION PURPOSES
OCTOBER 2020**



OW Connelly & Wicker Inc.
Planning • Engineering • Landscape Architecture
10060 Stadium Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 444-0000
www.owconnelly.com
Florida Registry #650 L.A. Number LC2600031

Project No.	20-01-0069
Drawn	ATR
Checked	JEW
Date	AUGUST 2020
Scale	1" = 100'

MASTER SITE PLAN

**SOUTH VILLAGE
PHASE 1
ST JOHNS COUNTY
PREPARED FOR
SONOC COMPANY, LLC**

JUSTIN ELLERY WILLIAMS
P.E.
Res. Engineer

NOCATEE
PONTE VEDRA • FLORIDA

SITUATION: Middle School Capacity

ATTENDANCE ZONING:
GROWTH & CAPACITY BALANCING



- Pacetti Bay Middle current has 1 525 6-8 students and a permanent capacity of 1 228.
- Sebastian Middle currently has 630 6-8 students and a permanent capacity of 872.
- Wards Creek Elementary current has 1 160 students and a permanent capacity of 760.
- Liberty Pines Academy currently has 1 936 K-8 students and a permanent capacity of 1 726.

ATTENDANCE ZONING: GROWTH & CAPACITY BALANCING



- Significant growth occurring in the PBMS attendance zone.
- Transportation inefficiency, along with the potential for increased traffic delays exists within the PBMS attendance zone.
- Available capacity exists in adjacent middle school attendance zones.

ATTENDANCE ZONING: GROWTH & CAPACITY BALANCING



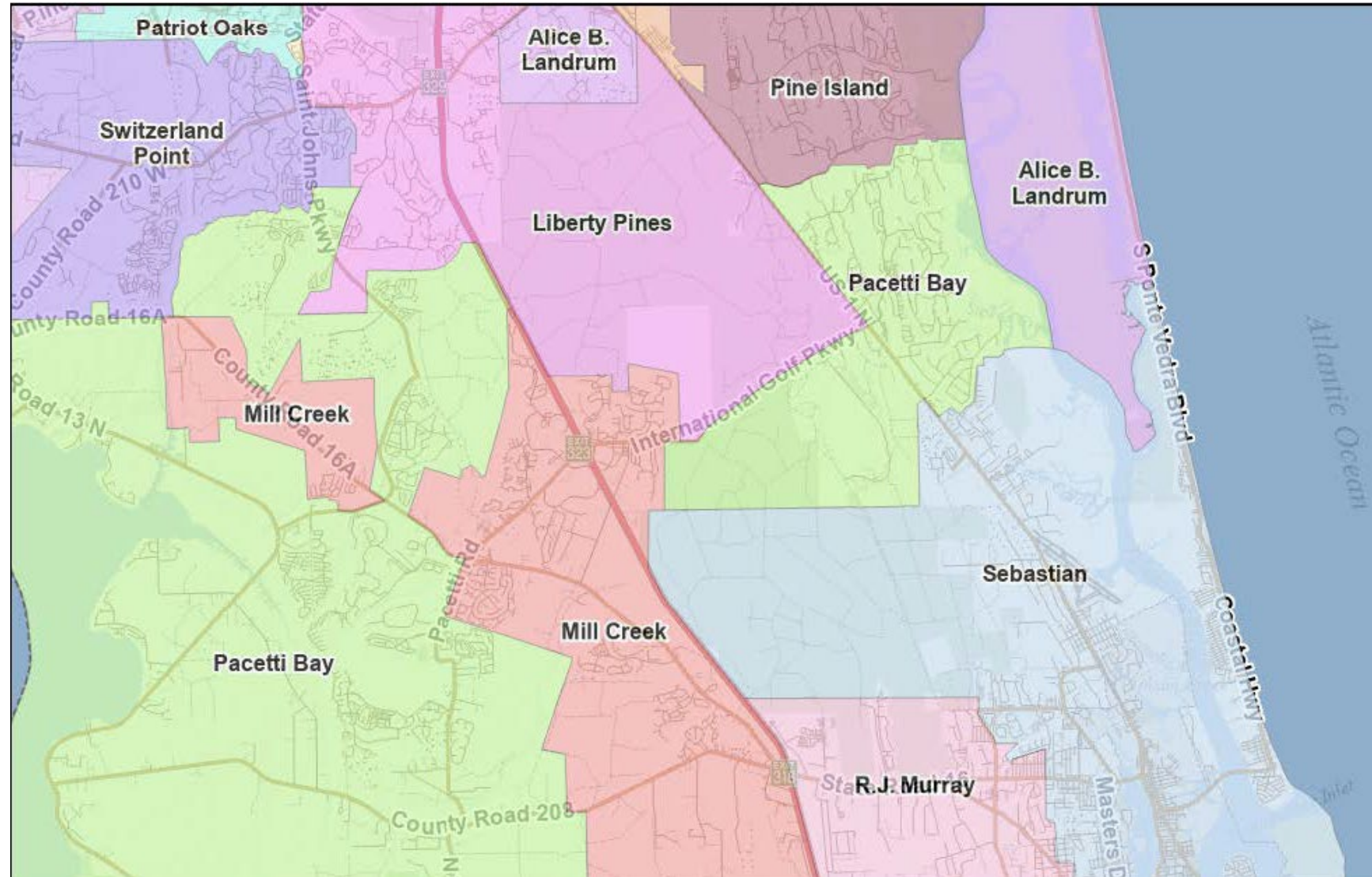
ZONING PROPOSAL

ATTENDANCE ZONING:
GROWTH & CAPACITY BALANCING



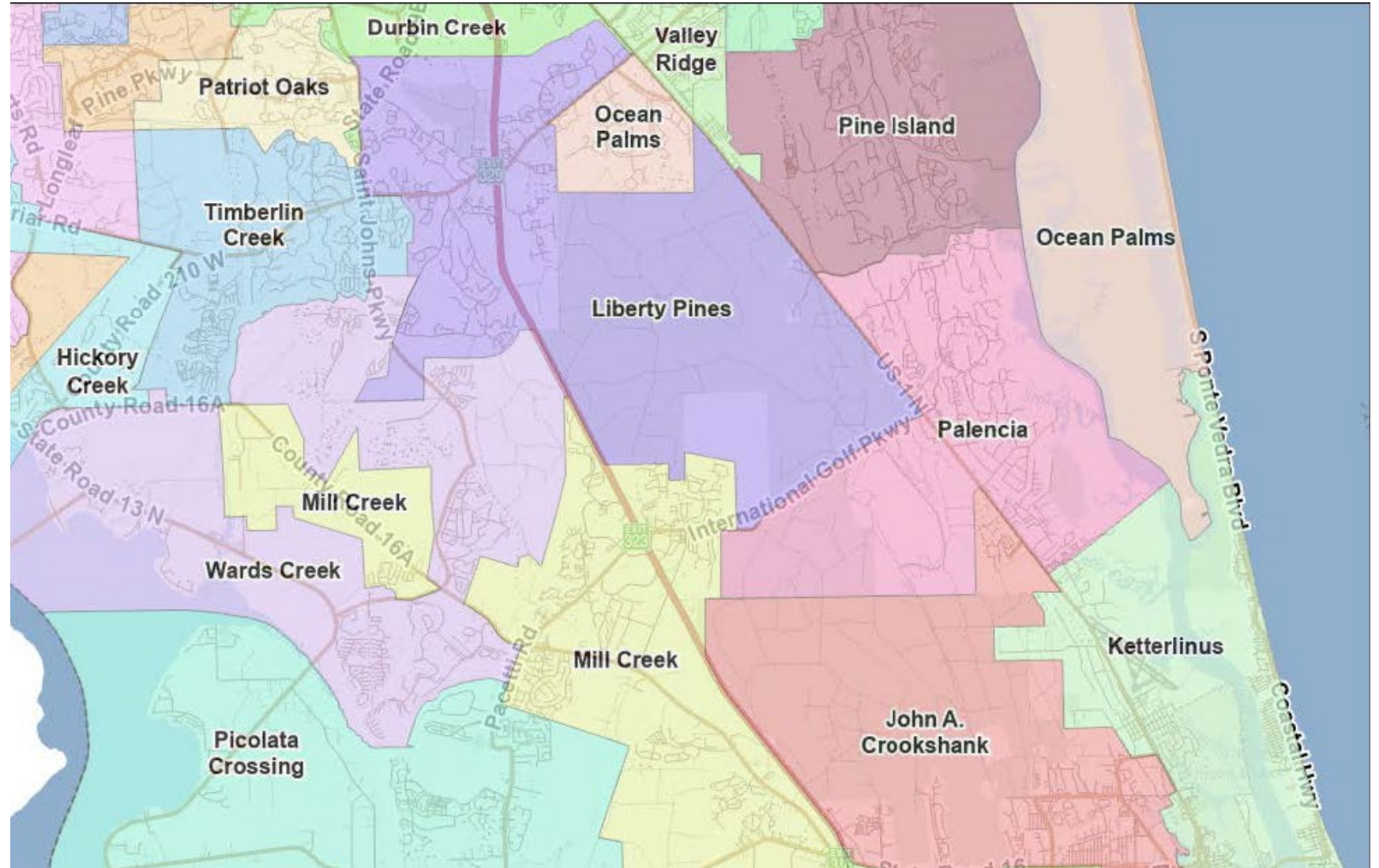
CURRENT MIDDLE ATTENDANCE ZONES:

SEBASTIAN MIDDLE
SCHOOL, PACETTI BAY
MIDDLE SCHOOL AND
LIBERTY PINES
ACADEMY



CURRENT ELEMENTARY ATTENDANCE ZONES:

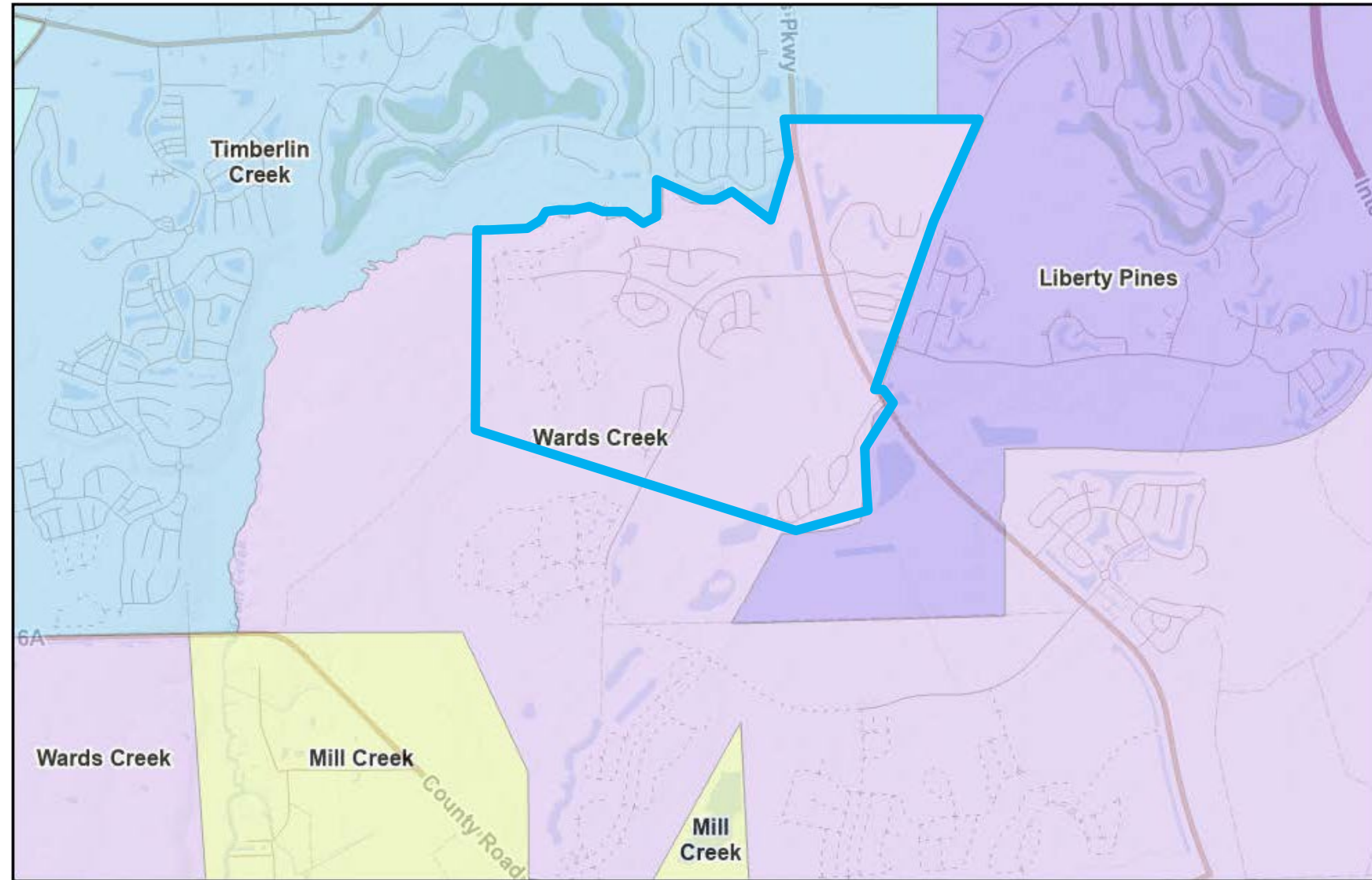
LIBERTY PINES
ACADEMY, PALENCIA
ELEMENTARY SCHOOL,
WARDS CREEK
ELEMENTARY SCHOOL



GROWTH & CAPACITY BALANCING:

MIDDLE SCHOOL PLAN B

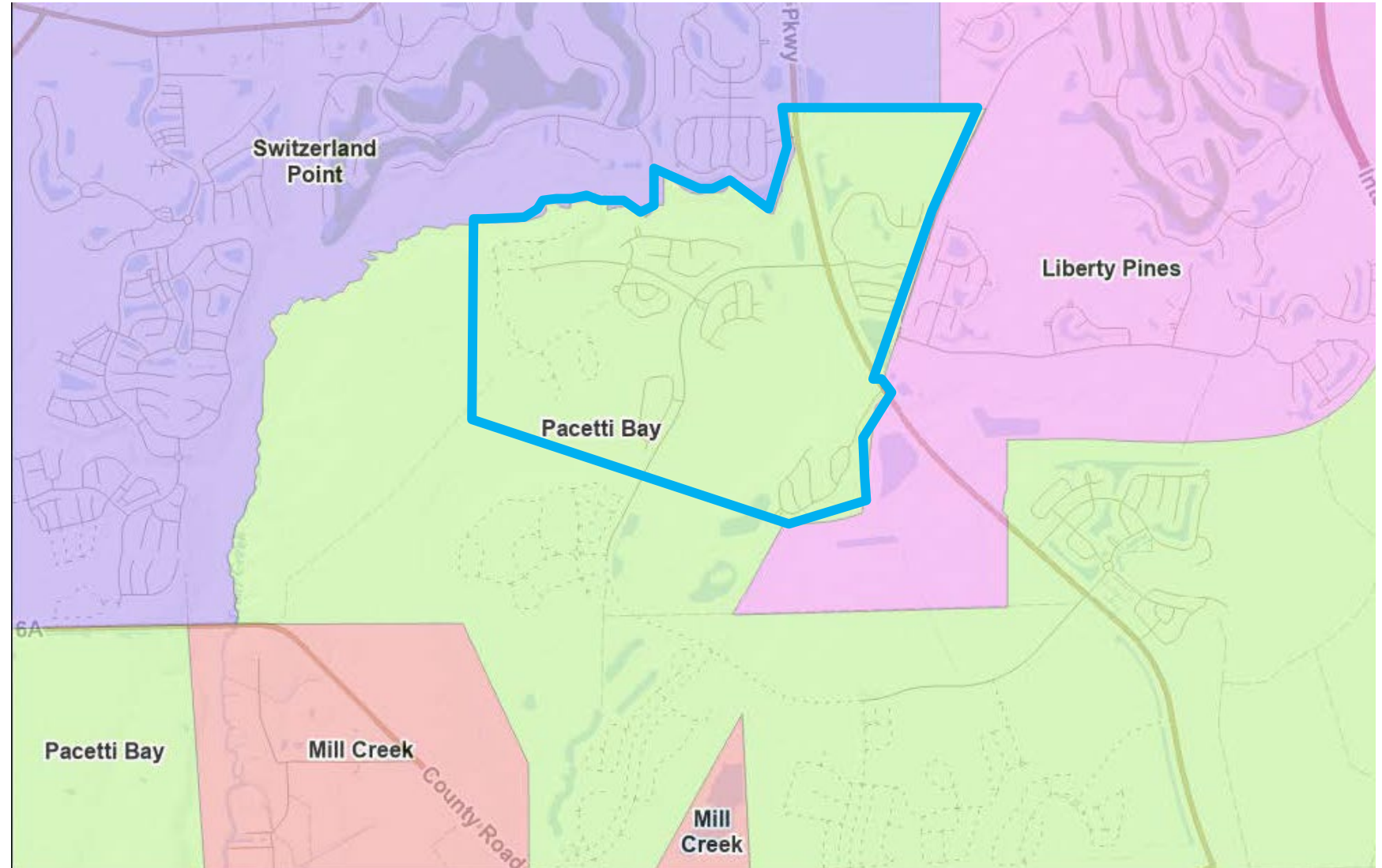
PBMS & WCES
TO LPA



GROWTH & CAPACITY BALANCING:

MIDDLE SCHOOL PLAN B

PBMS & WCES TO LPA



LIBERTY PINES ACADEMY(LPA): 2024-2025 SY – MIDDLE SCHOOL PLAN B

034117 - Portion of SilverLeaf DRI

▪ 168 K-5	149 at WCES	19 O O Z
▪ <u>68 6-8</u>	<u>64 at PBMS</u>	<u>4 O O Z</u>
▪	213	

Liberty Pines Academy

Current Enrollment: 1936

2. LPA-K-8 School OO Plan A

- 1702 Projected students
- +213 students to LPA
- +21 students (10% growth)
- - 24 rising 8th Graders
- -18 5th Graders (Optional)
- 1894 Projected students

1. LPA - K-8 School OO – Plan A

- 1936 students
- +193 students (10% growth 2023-2024)
- - 490 students to K-8 OO
- - 49 students (10% growth 2023-2024)
- + 47 rising 8th Graders
- + 65 5th Graders (Optional)
- 1702 Projected students

LPA: PROPOSED ATTENDANCE ZONE MIDDLE SCHOOL PLAN B

Area to be rezoned:

☐ SilverLeaf Neighborhoods

☐ Waterford Lakes

☐ Holly Landing

☐ Holly Forest

☐ Oak Grove

☐ Courtney Oaks/Courtney
Chase

2024-2025 Projection: 1894 students includes 5th
Grade Option and 8th Graders

(with 5th Grade and 8th Grade- 1936 students)

2025-2026 Projection: 2129 K-8 students (10%)

2026-2027 Projection: 2342 K-8 students (10%)

PACETTI BAY MIDDLE SCHOOL (PBMS): 2024-2025 SY – MIDDLE SCHOOL PLAN B

034117 - Portion of SilverLeaf DRI

▪ 168 K-5	149 at WCES	19 OOOZ
▪ <u>68 6-8</u>	<u>64 at PBMS</u>	<u>4 OOOZ</u>
▪	213	

Pacetti Bay Middle School

Current Enrollment: 1525

- 1525 students
 - - 64 students to LPA
 - +24 rising 8th Graders
-
- 1485 Projected students
 - +89 student growth (6%)
 - 1574 students

PBMS: PROPOSED ATTENDANCE ZONE MIDDLE SCHOOL PLAN B

Area to be rezoned:

☐ SilverLeaf Neighborhoods

☐ Waterford Lakes

☐ Holly Landing

☐ Holly Forest

☐ Oak Grove

☐ Courtney Oaks/Courtney
Chase

2024-2025 Projection: 1 574 students includes
8th Graders

(without 8th Grade- 1 550 students)

2025-2026 Projection: 1 643 K-8 students (6%)

2026-2027 Projection: 1 742 K-8 students (6%)

WARDS CREEK ELEMENTARY SCHOOL (WCES): 2024-2025 SY – MIDDLE SCHOOL PLAN B

034117 - Portion of SilverLeaf DRI

▪ 168 K-5	149 at WCES	19 OOZ
▪ <u>68 6-8</u>	<u>64 at PBMS</u>	<u>4 OOZ</u>
▪	213	

Wards Creek Elementary

Current Enrollment: 1160

- 1160 students
- +116 students (10% growth 2023-2024)
- - 149 students to LPA
- - 14 students (10% growth 2023-2024)
- +65 5th Graders (optional)
- ---

1178 Projected students

WCES: PROPOSED ATTENDANCE ZONE MIDDLE SCHOOL PLAN B

Area to be rezoned:

- ☐ SilverLeaf Neighborhoods
- ☐ Waterford Lakes
- ☐ Holly Landing
- ☐ Holly Forest
- ☐ Oak Grove
- ☐ Courtney Oaks/Courtney Chase

2024-2025 Projection: 1 178 students includes 5th Grade Option

(without 5th Grade- 1 113 students)

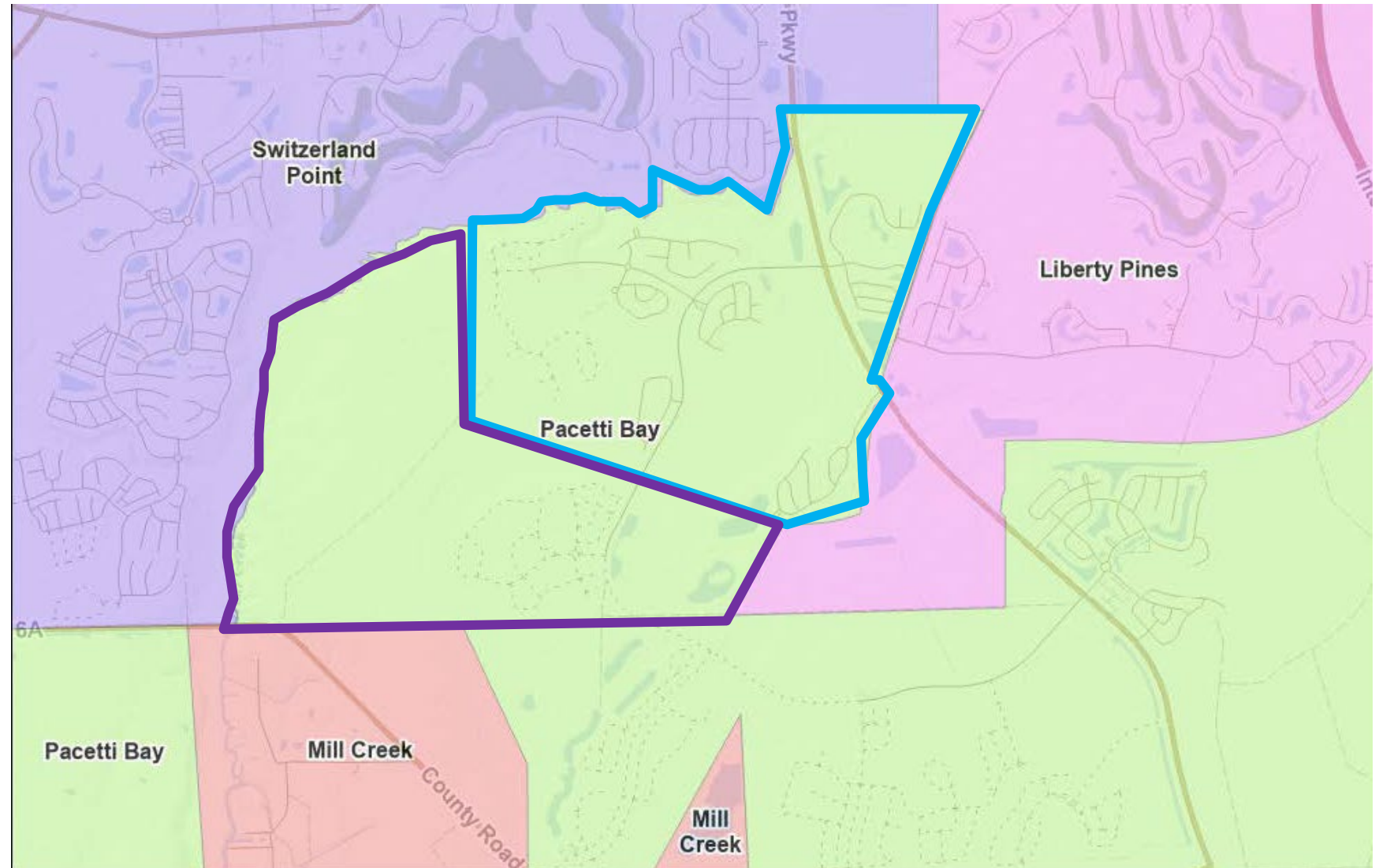
2025-2026 Projection: 1 224 K-8 students (10%)

2026-2027 Projection: 1 346 K-8 students (10%)

GROWTH & CAPACITY BALANCING:

MIDDLE SCHOOL PLAN C

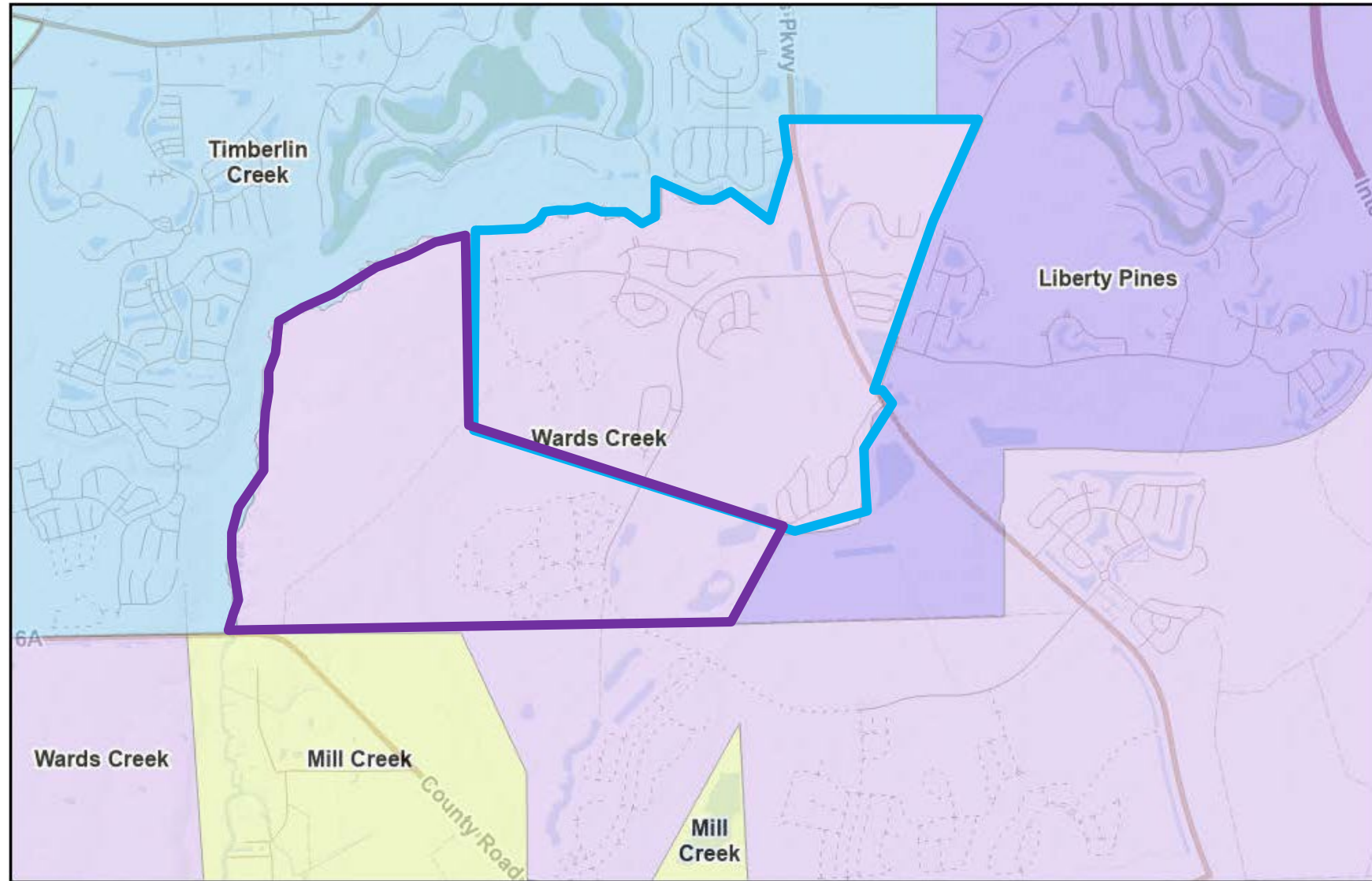
PBMS & WCES
TO LPA



GROWTH & CAPACITY BALANCING:

MIDDLE SCHOOL PLAN C

PBMS
&WCES TO
LPA



K-8 SCHOOL NN: 2024-2025 SY – PLAN A & MIDDLE SCHOOL PLAN C

034118 Shearwater from TCES & SPMS

▪ 650 K-5	607 at TCES	43 OOZ
▪ <u>279 6-8</u>	<u>258 at SPMS</u>	<u>21 OOZ</u>
▪	865	

045104 from HCES & SPMS

▪ 131 K-5	121 at HCES	10 OOZ
▪ <u>84 6-8</u>	<u>78 at SPMS</u>	<u>6 OOZ</u>
▪	199	

050110 from HCES & SPMS

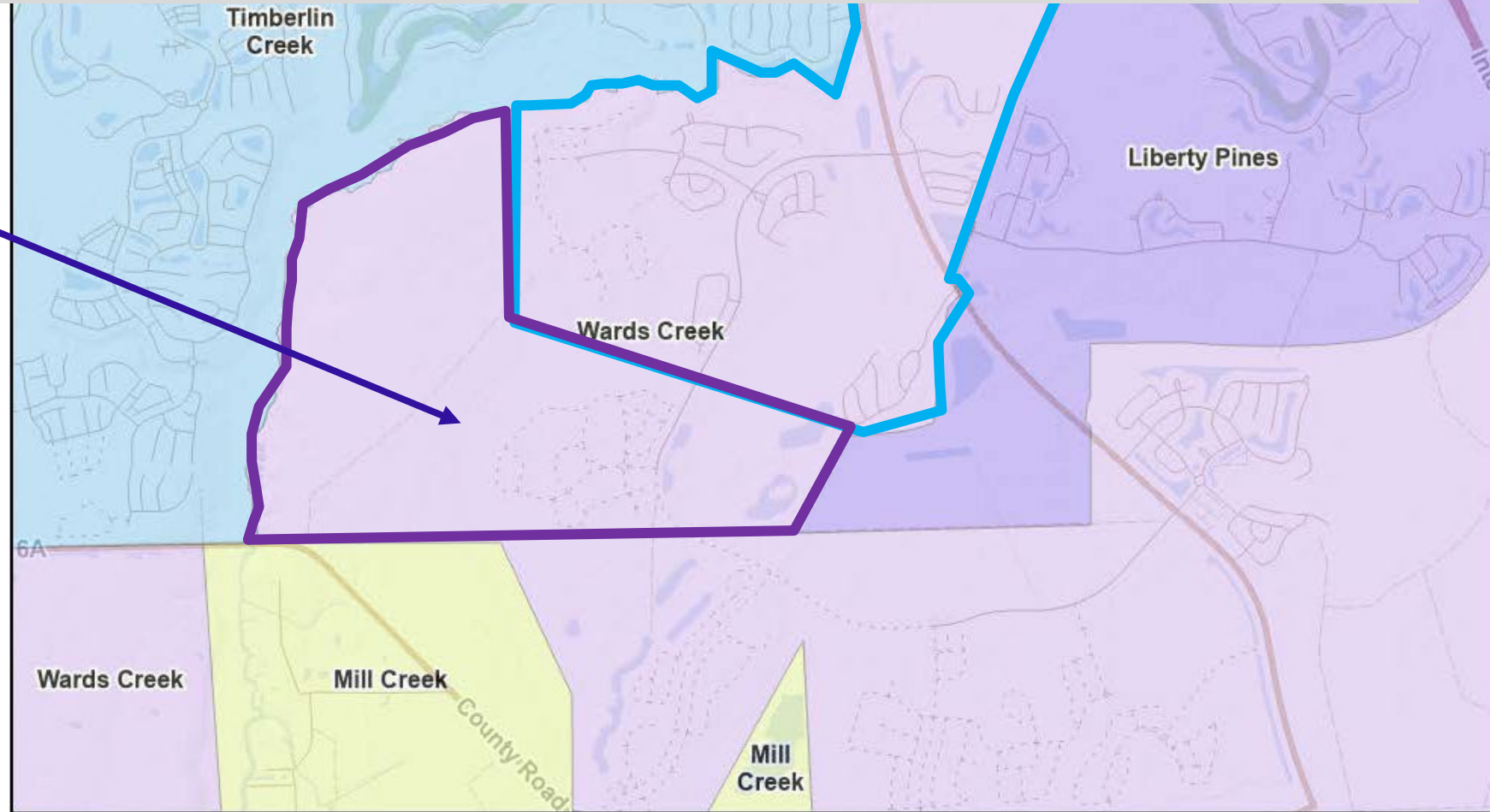
▪ 7 K-5	7 at HCES	0 OOZ
▪ <u>4 6-8</u>	<u>4 at SPMS</u>	<u>0 OOZ</u>
▪	11	

K-8 NN Plan A

- 1075 students to be rezoned
- +107 students (10% growth 2023-2024)
- -122 rising 8th Graders
- 1060 Projected students

K-8 SCHOOL NN: 2024-2025 SY – PLAN A & MIDDLE SCHOOL PLAN C

- Unplatted portion of Silverleaf with est. 675 homes
- 0.63/du estimated Student Generation Rate
- 425 estimated additional students
- 0.69 students K-8 = 293 students



K-8 SCHOOL NN: 2024-2025 SY – PLAN A & MIDDLE SCHOOL PLAN C

1. K-8 NN Plan A

- 1075 students to be rezoned
 - +107 students (10% growth 2023-2024)
 - -122 rising 8th Graders
-
- 1060 Projected students

2. K-8 School NN – Middle School Plan C

- 1060 Projected students
 - +293 students to K-8 School NN
 - +29 students (10% growth)
-
- 1382 Projected students

K-8 SCHOOL NN: PROPOSED ATTENDANCE ZONE PLAN A & MIDDLE SCHOOL PLAN C

- ☐ Shearwater
- ☐ Greenbriar Plantation
- ☐ Countryside
- ☐ Whitelock Farms
- ☐ Equestrian Way
- ☐ Grand Creek
- ☐ River Oaks Drive
- ☐ The Village
- ☐ SilverLeaf DRI (portion)

2024-2025 Projection: 1060 students

(with 8th Grade: 1182 students)

With MS Plan C: 1382 K-8 Students

2025-2026 Projection: 1520 K-8 students (10%)

2026-2027 Projection: 1672 K-8 students (10%)

LIBERTY PINES ACADEMY(LPA): 2024-2025 SY – MIDDLE SCHOOL PLAN C

034117 - Portion of SilverLeaf DRI

▪ 168 K-5	149 at WCES	19 O O Z
▪ <u>68 6-8</u>	<u>64 at PBMS</u>	<u>4 O O Z</u>
▪	213	

Liberty Pines Academy

Current Enrollment: 1936

2. LPA-K-8 School OO Plan A

- 1702 Projected students
- +213 students to LPA
- +21 students (10% growth)
- - 24 rising 8th Graders
- -18 5th Graders (Optional)
- 1894 Projected students

1. LPA - K-8 School OO – Plan A

- 1936 students
- +193 students (10% growth 2023-2024)
- - 490 students to K-8 OO
- - 49 students (10% growth 2023-2024)
- + 47 rising 8th Graders
- + 65 5th Graders (Optional)
- 1702 Projected students

LPA: PROPOSED ATTENDANCE ZONE MIDDLE SCHOOL PLAN C

Area to be rezoned:

☐ SilverLeaf Neighborhoods

☐ Waterford Lakes

☐ Holly Landing

☐ Holly Forest

☐ Oak Grove

☐ Courtney Oaks/Courtney
Chase

2024-2025 Projection: 1894 students includes 5th
Grade Option and 8th Graders

(with 5th Grade and 8th Grade- 1936 students)

2025-2026 Projection: 2129 K-8 students (10%)

2026-2027 Projection: 2342 K-8 students (10%)

PACETTI BAY MIDDLE SCHOOL (PBMS): 2024-2025 SY – MIDDLE SCHOOL PLAN C

034117 - Portion of SilverLeaf DRI

▪ 168 K-5	149 at WCES	19 OOOZ
▪ <u>68 6-8</u>	<u>64 at PBMS</u>	<u>4 OOOZ</u>
▪	213	

Pacetti Bay Middle School

Current Enrollment: 1525

- 1525 students
 - - 64 students to LPA
 - +24 rising 8th Graders
-
- 1485 Projected students
 - +89 student growth (6%)
 - 1574 students

PBMS: PROPOSED ATTENDANCE ZONE MIDDLE SCHOOL PLAN C

Area to be rezoned:

☐ SilverLeaf Neighborhoods

☐ Waterford Lakes

☐ Holly Landing

☐ Holly Forest

☐ Oak Grove

☐ Courtney Oaks/Courtney
Chase

2024-2025 Projection: 1 574 students includes
8th Graders

(without 8th Grade- 1 550 students)

2025-2026 Projection: 1 643 K-8 students (6%)

2026-2027 Projection: 1 742 K-8 students (6%)

WARDS CREEK ELEMENTARY SCHOOL (WCES): 2024-2025 SY – MIDDLE SCHOOL PLAN C

034117 - Portion of SilverLeaf DRI

▪ 168 K-5	149 at WCES	19 OOZ
▪ <u>68 6-8</u>	<u>64 at PBMS</u>	<u>4 OOZ</u>
▪	213	

Wards Creek Elementary

Current Enrollment: 1160

- 1160 students
- +116 students (10% growth 2023-2024)
- - 149 students to LPA
- - 14 students (10% growth 2023-2024)
- +65 5th Graders (optional)
- ---

1178 Projected students

WCES: PROPOSED ATTENDANCE ZONE MIDDLE SCHOOL PLAN C

Area to be rezoned:

- ☐ SilverLeaf Neighborhoods
- ☐ Waterford Lakes
- ☐ Holly Landing
- ☐ Holly Forest
- ☐ Oak Grove
- ☐ Courtney Oaks/Courtney Chase

2024-2025 Projection: 1178 students includes 5th Grade Option

(without 5th Grade- 1113 students)

2025-2026 Projection: 1224 K-8 students (10%)

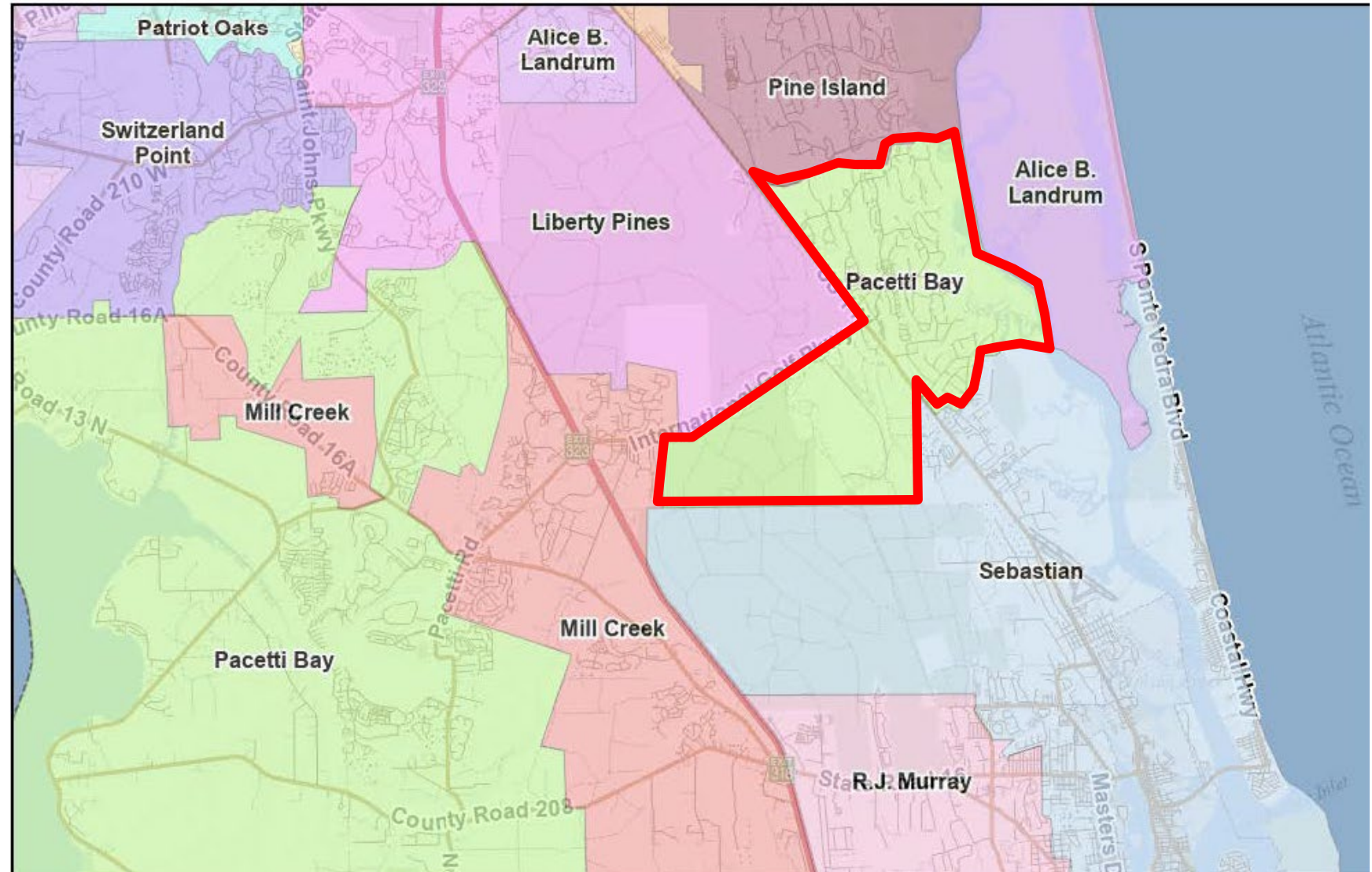
2026-2027 Projection: 1346 K-8 students (10%)

0

GROWTH & CAPACITY BALANCING:

MIDDLE SCHOOL PLAN A

PBMS TO SMS



SEBASTIAN MIDDLE SCHOOL (SMS): 2024-2025 SY – PLAN A

034106 Palencia DRI, Kensington, Las Calinas &
Surrounding residential areas from PBMS

▪ 443 6-8	395 at PBMS	48 OOZ
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034107 St. Marks Pond Blvd- from PBMS

▪ <u>2 6-8</u>	<u>2 at PBMS</u>	<u>0 OOZ</u>
397		

- 630 students
- + 397 students to SMS
- - 183 rising 8th Graders

- 844 Projected students

Sebastian Middle School

Current Enrollment: 630

2025-2026

- + 844 students
- + 183 8th Graders

- 1027 Projected students

PACETTI BAY MIDDLE SCHOOL (PBMS): 2024-2025 SY – PLAN A

034106 Palencia DRI, Kensington, Las Calinas &
Surrounding residential areas from PBMS

▪ 443 6-8	395 at PBMS	48 OOOZ
-----------	-------------	---------

034107 St. Marks Pond Blvd- from PBMS

▪ <u>2 6-8</u>	<u>2 at PBMS</u>	<u>0 OOOZ</u>
	397	

- 1525 students
 - - 397 students to SMS
 - + 183 rising 8th Graders
-

- 1311 Projected students
- +79 students growth (6%)
- 1390 students

Pacetti Bay Middle School

Current Enrollment: 1525

2025-2026

- + 1390 students
 - - 183 8th Graders
-

- 1207 Projected students
- + 72 students growth (6%)
- 1279 students

Further Explanation of Middle School Plan A:

- Cost of Additional Relocatables:
 - Additional Electrical Service at PBMS to add one more relocatable: \$200,000
 - Cost to install relocatable, furnish and equip with technology \$50,000 per unit
- Available Seats at Sebastian
- This area has been zoned to Sebastian previously
- Teachers follow students.

GROWTH & CAPACITY BALANCING:
MIDDLE SCHOOL PLAN A

September 26, 2023

Further Explanation of Middle School Plan A:

- Transportation Efficiency
 - Transporting students to SMS is approximately one mile closer.
 - Four-lane US 1 provides a quicker bus route than the constrained and congested roads to PBMS: IGP and Pacetti Road
 - Will allow bus pickup to be approximately 10 minutes later on the 8 buses serving Palencia/Kensington/Las Calinas at a cost savings of \$8000.
 - Reduce the need to add another ESE bus at the cost of \$145,000

GROWTH & CAPACITY BALANCING:
MIDDLE SCHOOL PLAN A

September 26, 2023

Further Explanation of Middle School Plan A:

- Future Transportation Challenges and Traffic Congestion
 - Straightening of the curve on IGP
 - Construction of CR 2209 from SilverLeaf to SR 16
 - Improvements to SR 16/IGP/Pacetti Road Intersection
 - Construction and additional traffic of Bass Pro Shop & Home Depot

GROWTH & CAPACITY BALANCING:
MIDDLE SCHOOL PLAN A

September 26, 2023

Further Explanation of Middle School Plan A:


- K-8 Structure and Capacity
 - Would need to evaluate the impact of adding an elementary school to a K-8 school
 - No K-8s with current capacity in the area
 - New K-8 School RR will open 2026-2027
- 6th Grade Holdover at Elementary School – Attempted as a growth management measure. Resulted in students being behind peers.

GROWTH & CAPACITY BALANCING:
MIDDLE SCHOOL PLAN A

September 26, 2023

Further Explanation of Middle School Plan A:

- Certified STEM Program and Advanced Educational Offerings at SMS



Sebastian Middle School
Science Technology Engineering Arts Math

Build Your Mind, Explore Your World, Create your Future!

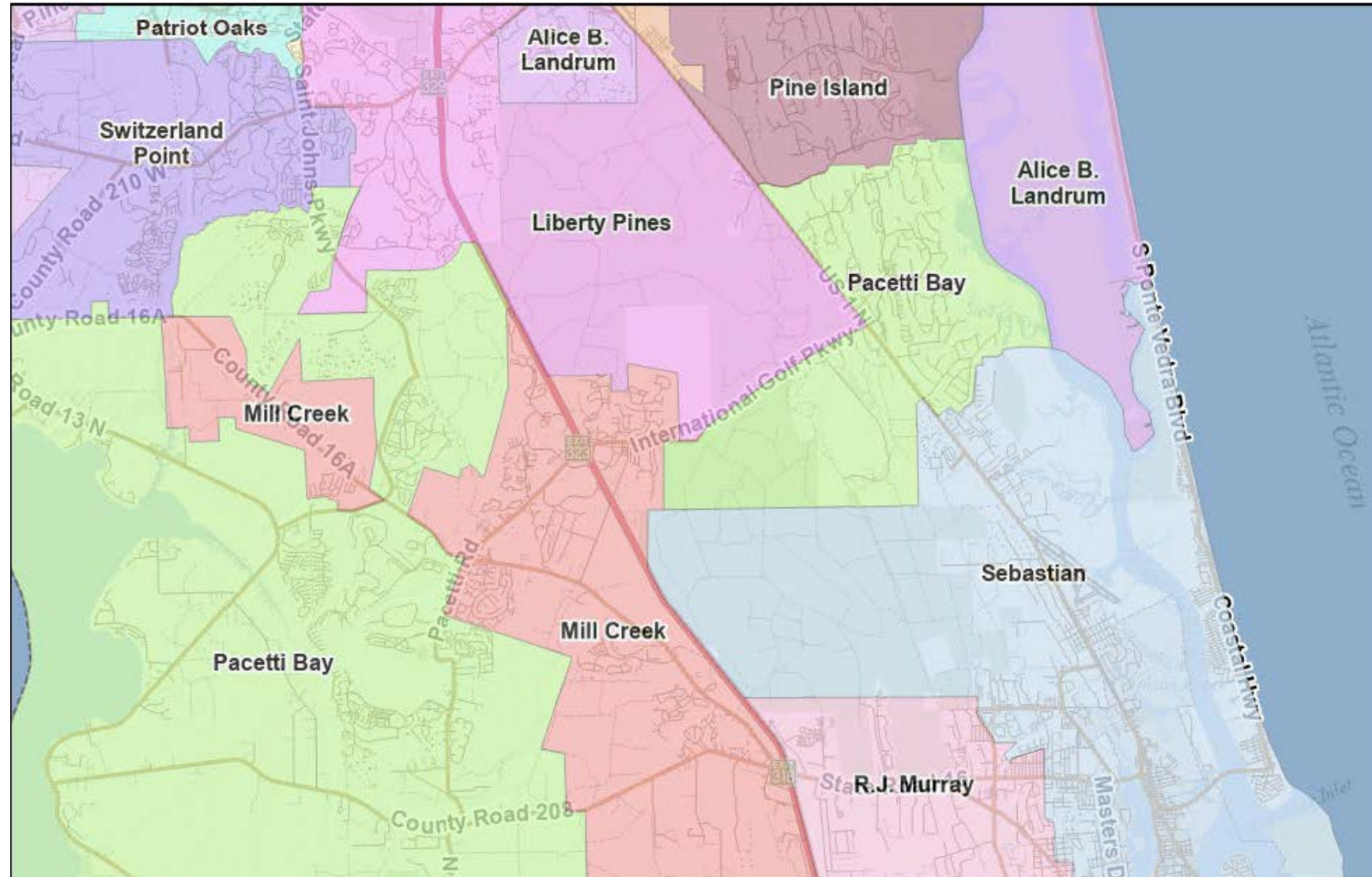
We are Sebastian Middle School, St. Johns County ONLY certified S.T.E.M. where every student learns to SOAR!
We focus on project based learning and authentic experiences in our classrooms to help students make real world connections.

GROWTH & CAPACITY BALANCING: MIDDLE SCHOOL PLAN A

September 26, 2023

CURRENT MIDDLE ATTENDANCE ZONES:

SEBASTIAN MIDDLE
SCHOOL, PACETTI BAY
MIDDLE SCHOOL AND
LIBERTY PINES
ACADEMY



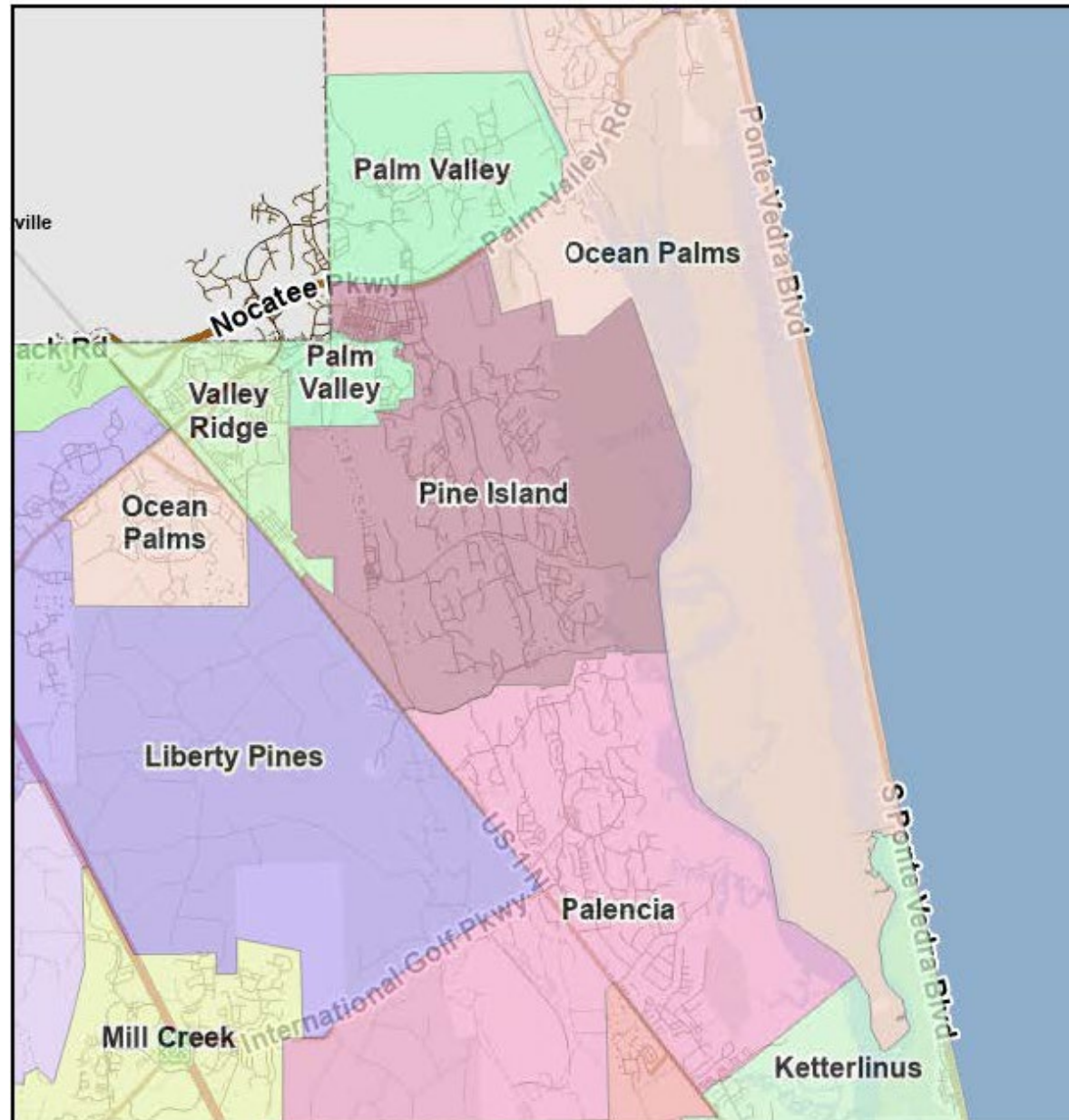
SITUATION: Growth in Nocatee

ATTENDANCE ZONING:
GROWTH & CAPACITY BALANCING



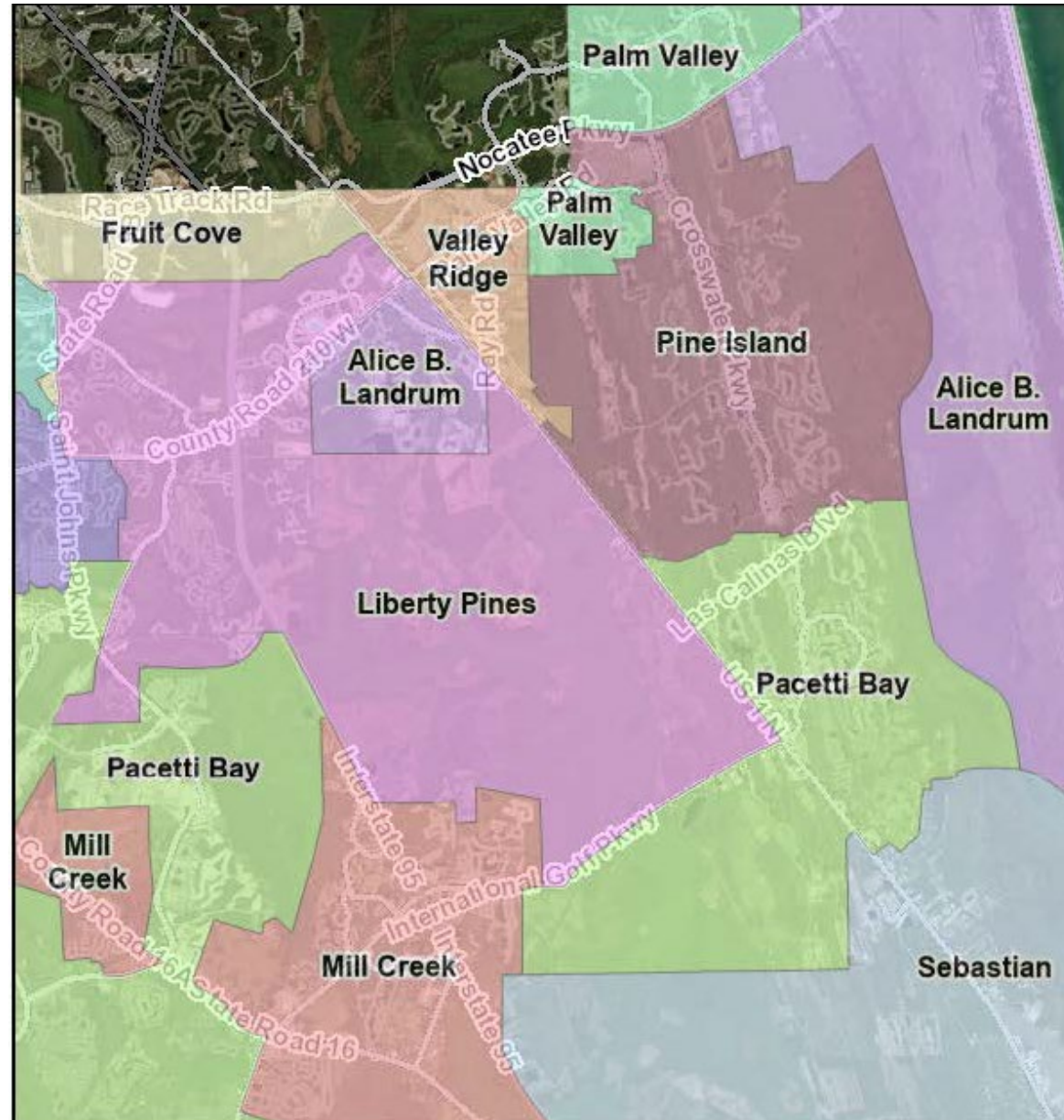
CURRENT K-8 ATTENDANCE ZONES:

PINE ISLAND ACADEMY
& VALLEY RIDGE
ACADEMY: ELEMENTARY



CURRENT K-8 ATTENDANCE ZONES:

PINE ISLAND ACADEMY
& VALLEY RIDGE
ACADEMY: MIDDLE



Seabrook at Nocatee

☐ Palm Crest at Seabrook

☐ Palm Crest Drive

055102 – (Portion of): Palm Crest at Seabrook

▪ 11 K-5	11 at PIA	0 OOZ
▪ <u>3 6-8</u>	<u>3 at PIA</u>	<u>0 OOZ</u>
▪	14	

Seabrook at Nocatee

☐ Coral Ridge at Seabrook

☐ Seagrove Drive

☐ Sabal Creek Trail

☐ Crystal Sands Court

☐ Baywinds Court

☐ Baytown Court

☐ Black Coral Drive

☐ Barrier Reef Drive

055102 – (Portion of): Coral Ridge at Seabrook

▪ 0 K-5	0 at PIA	0 OOZ
▪ <u>0 6-8</u>	<u>0 at PIA</u>	<u>0 OOZ</u>
▪	0	

Seabrook at Nocatee

☐ Seabrook Village

☐ Seabrook Village Avenue

☐ Seabird Lane

☐ Coral Tides Lane

☐ Recreation Lane

☐ Blue Hampton Drive

☐ Bluefin Lane

☐ Caiden Drive

☐ Peachful Lane

☐ Aqua Court

☐ Sienna Palm Drive

☐ Seagreen Way

☐ Somerville Drive

☐ Blue Oak Court

☐ Jetsam Lane

☐ Whitecap Lane

☐ Evenfall Drive

☐ Seawatch Lane

☐ Seamark Drive

☐ Barefoot Avenue

☐ Illumination Drive

☐ Owenlee Court

☐ Recollection Drive

☐ Reflection Avenue

☐ Dawes Avenue

055102 – (Portion of):
Seabrook Village at Seabrook

▪ 0 K-5 0 at PIA 0 OOZ

▪ 0 6-8 0 at PIA 0 OOZ

▪ 0

Seabrook at Nocatee

(Based on information from Parc Group)

- ❑ Palm Crest at Seabrook – 100 SF
- ❑ Coral Ridge at Seabrook – 182 SF
- ❑ Seabrook Village – 327 SF Phase 1

- ❑ 609 units currently under development
- ❑ 141 units in future phases
- ❑ 750 total units

- 750 homes planned
- Phased Absorption: Completed & Occupied Houses
- 2023-2024 - 108 homes
- 2024-2025 – 144 homes
- 2025-2026 – 180 homes
- 2026-2027 – 180 homes
- 2027-2028 – 138 homes

Crosswinds at Nocatee

(Based on information from Parc Group)

☐ Crosswinds

☐ Sutton Drive

☐ Oak Breeze Drive

☐ Aspendale Road

☐ Grayling Drive

☐ Bay Lake Drive

☐ Latham Drive

- 215 homes planned
- Phased Absorption: Completed & Occupied Houses
- 2023-2024 - 25 homes
- 2024-2025 – 60 homes
- 2025-2026 – 60 homes
- 2026-2027 – 60 homes
- 2027-2028 – 10 homes

055102 – (Portion of): Crosswinds

▪ 0 K-5	0 at PIA	0 00Z
▪ <u>0 6-8</u>	<u>0 at PIA</u>	<u>0 00Z</u>
▪	0	

Palmetto Cove at Nocatee

☐ Palmetto Cove

☐ Storybrook Point

☐ Windmill Palm Trail

- 61 homes planned
- Phased Absorption: Completed & Occupied Houses
- 2023-2024 - 10 homes
- 2024-2025 – 10 homes
- 2025-2026 – 11 homes

055102 – (Portion of): Palmetto Cove

▪ 2 K-5	2 at PIA	0 00Z
▪ <u>0 6-8</u>	<u>0 at PIA</u>	<u>0 00Z</u>
▪	2	

Pine Island Academy

By 2026-2027:

- ❑ 432 homes in Seabrook
- ❑ 145 homes in Crosswinds
- ❑ 61 homes in Palmetto Cove
- ❑ 638 homes est. built & occupied

Pine Island Academy

Current Enrollment: 1707

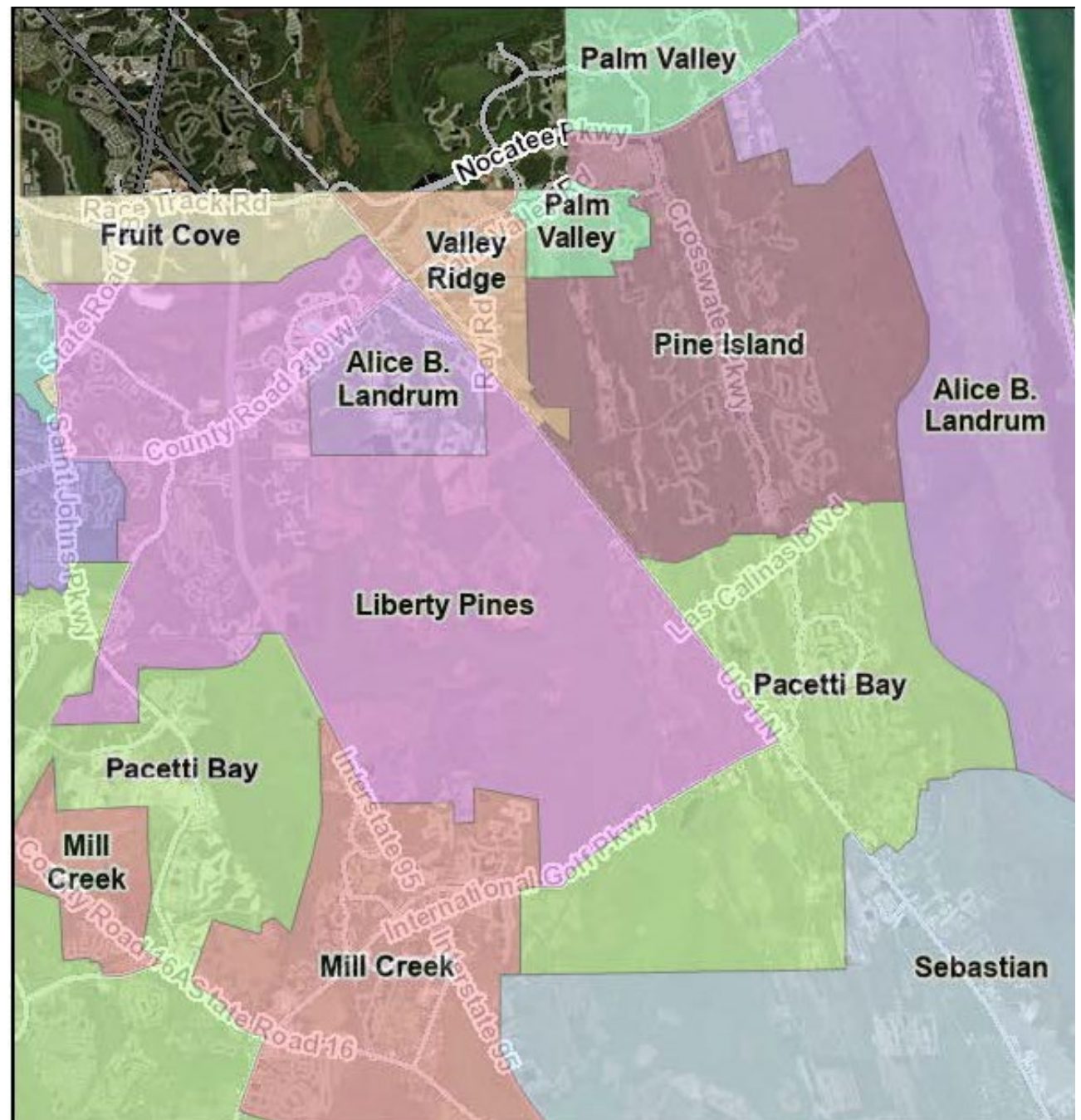
- 636 homes built & occupied
- 0.65/du estimated Student Generation Rate
- 414 estimated additional students
- 0.69 students K-8 = 286 students

- 1707 students
- +286 student growth during construction
- +170 (10% growth)
- 2,163 Projected students for 2025-2026 SY

GROWTH & CAPACITY BALANCING

NOCATEE – PLAN B:

PREPARE PIA FOR
GROWTH
DURING
CONSTRUCTION



OPTIONS FOR IN-PERSON PUBLIC INPUT

- September 5th School Board Workshop & Town Hall Meeting at BTHS
- September 7th Town Hall Meeting at BHS
- September 12th School Board Meeting
- September 26th School Board Workshop
- October 3rd School Board Workshop

ATTENDANCE ZONING:
TOWN HALL MEETINGS
SCHOOL BOARD WORKSHOPS & MEETINGS



OPTIONS FOR IN-PERSON PUBLIC INPUT

- October 10th: Discussion and Approval of Advertisement for Attendance Zone Changes at School Board Meeting
- October 24th School Board Workshop
- November 7th School Board Workshop
- November 14th Discussion and Approval of Attendance Zone Changes at School Board Meeting

ATTENDANCE ZONING:
TOWN HALL MEETINGS
SCHOOL BOARD WORKSHOPS & MEETINGS



OTHER OPTIONS FOR INPUT

Please visit St. Johns County School District's website:

- **Download the PowerPoint and attendance zone proposals.**
- **Email** comments and suggestions to our design team, School Board Members and Superintendent.
www.stjohns.k12.fl.us/zoning
- Provide Public Comment Online through WebEX at School Board Workshops & Meetings

ATTENDANCE ZONING:
SCHOOL BOARD WORKSHOP &
TOWN HALL MEETINGS



QUESTIONS DISCUSSION





ATTENDANCE ZONING: 2024-2025

September 26, 2023