

ATTENDANCE ZONING 2026-2027

K-8 SCHOOLS QQ & RR

SCHOOL BOARD WORKSHOP & TOWN HALL MEETING

September 2, 2025

DESIGN AND DECISION-MAKING PROCESS

General Powers of District School Boards (FS 1001.41)

Assign Students to schools.



DESIGN AND DECISION-MAKING PROCESS

Examine Student Enrollments

- By Geocodes (Geographic Units of Analysis)
 which comprise Attendance zones
- New & Current developments
- School's historical data



SJCSD REZONING PARAMETERS (School Board Rule 5.03)

- The plan creates attendance zones that reflect the diversity of the District to the extent practical and consistent with Constitutional requirements.
- Maximum utilization of school facilities. Maximum utilization refers to distributing students among the existing capacity as evenly as possible.
- School size commitments as recommended by school board to the extent practical.
- The plan includes target enrollments that allow for growth and anticipated changing demographics.



SJCSD REZONING PARAMETERS (School Board Rule 5.03)

- The plan keeps neighborhood units in the same attendance zone to the extent practical.
- The plan assigns students to the closest school to the extent practical.
- The plan does not place a transportation burden on any identifiable diversity subgroup (socioeconomic, race/ethnicity, ESOL, or disability).
 Demographic/Socioeconomic balance.
- Maximize Transportation efficiency costs.
- Minimize the disruption to students and families related to attendance zone changes to the extent practical.



ATTENDANCE ZONING GOALS

- Create Attendance Zones for K-8 Schools QQ & RR
- Balance Growth with Available Capacity
- Relieve Overcrowding
- Plan with additional growth in mind
- Obtain community input
- •Ensure quality education for our children





ATTENDANCE ZONING:

K-8 SCHOOL QQ 2026-2027 SY

SCHOOL BOARD WORKSHOP & TOWN HALL MEETING

September 2, 2025



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

Prototype with approx. 1500 Student Capacity

Funded by Certificates of Participation (COPs)

Projected Completion for 2026-2027 SY

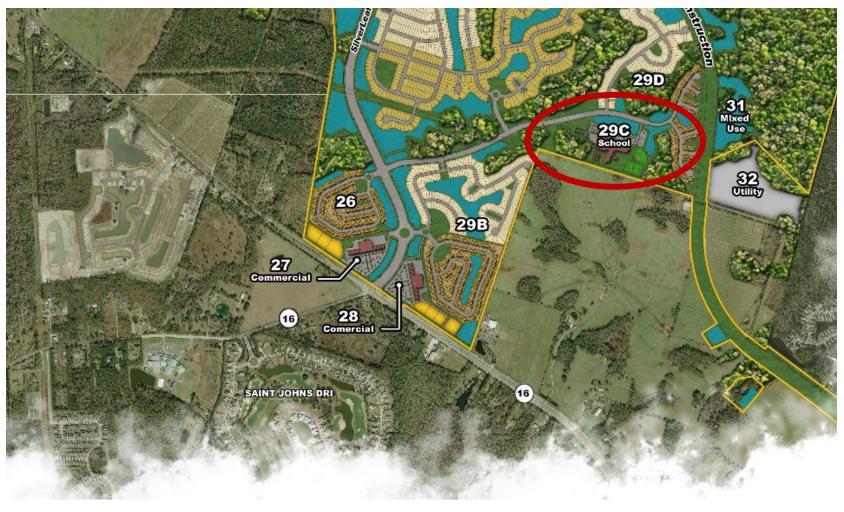
SILVERLEAF

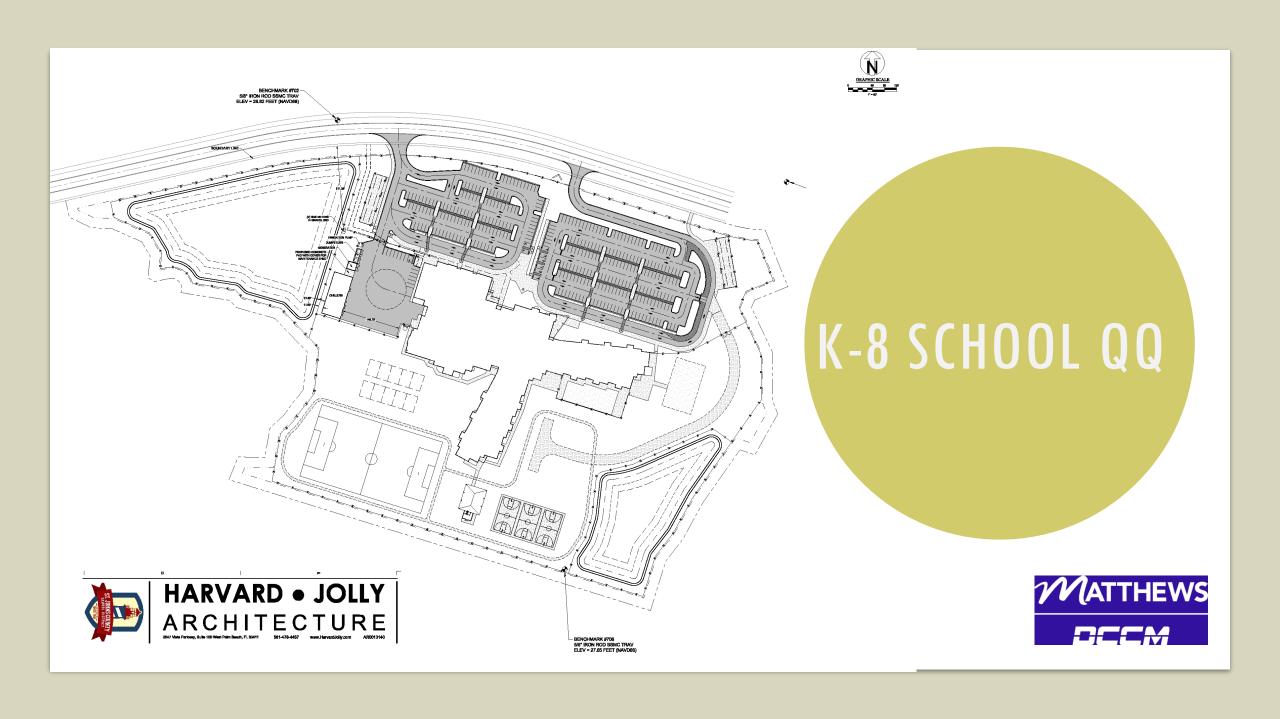
Current Access from Courtney Vista Drive (off of SilverLeaf Parkway)

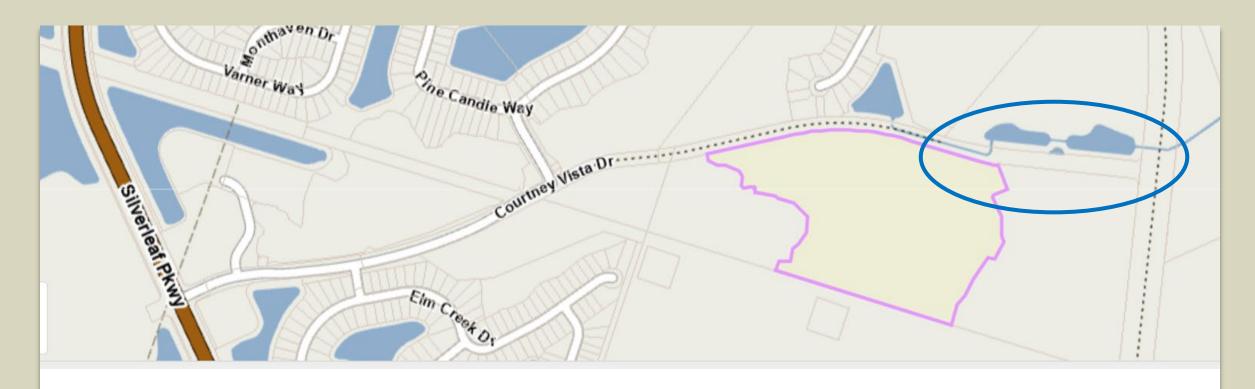
Adjacent to Silver Landing











CONNECTION TO CR 2209: COLLABORATION W/ COUNTY



Complete prior to K-8 School QQ Opening



Save Costs by adding to current County contract for CR 2209



50%/50% Cost Share with County – Est. \$3 – 3.5 Million



SITUATION

ATTENDANCE ZONING: K-8 SCHOOL QQ



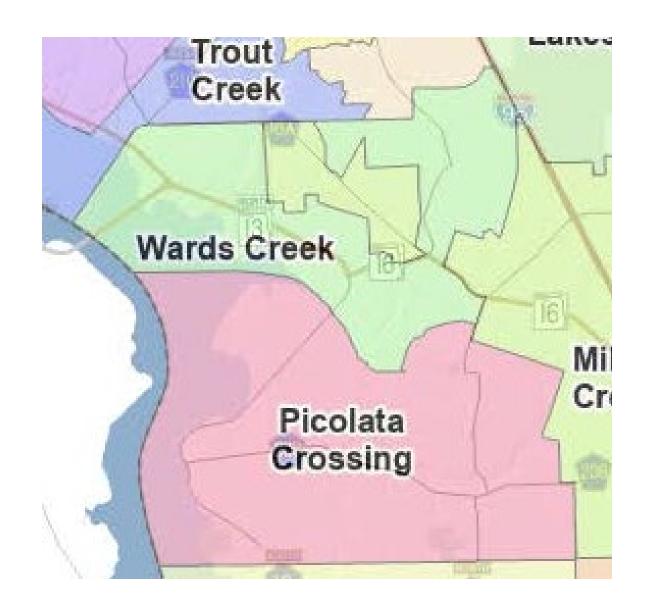
- •Wards Creek Elementary currently has 1263 PK-5th grade students and permanent capacity of 760.
- •Pacetti Bay Middle School currently has 1538 6-8th grade students and permanent capacity of 1105.
- •Liberty Pines Academy currently has 1696 K-8th grade students and a permanent capacity of 1553.
- •Trout Creek Academy currently has 1431 K-8th grade students and permanent capacity of 1464.
- •Mill Creek Academy currently has 1917 K-8th grade students and a permanent capacity of 1439.

ATTENDANCE ZONING: K-8 SCHOOL QQ



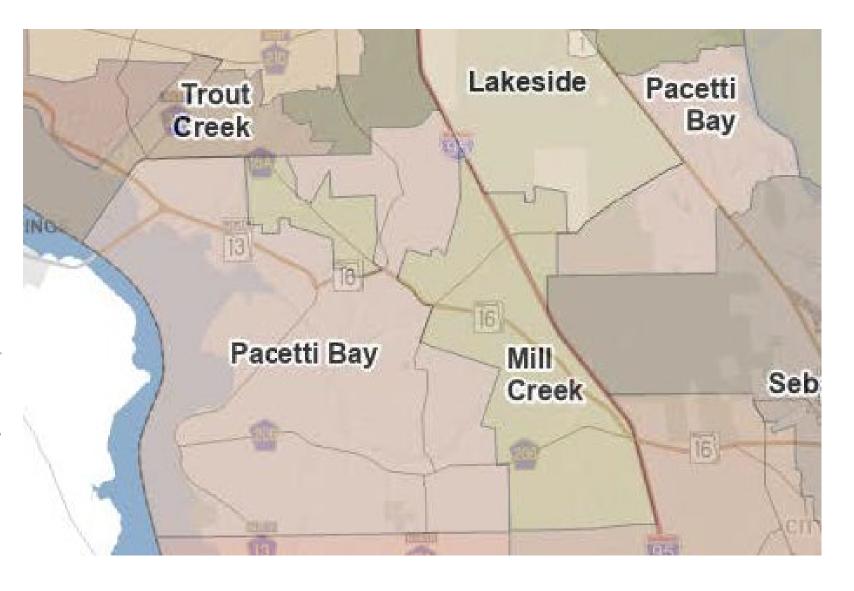
CURRENT ELEMENTARY ATTENDANCE ZONES:

WARDS CREEK ELEMENTARY



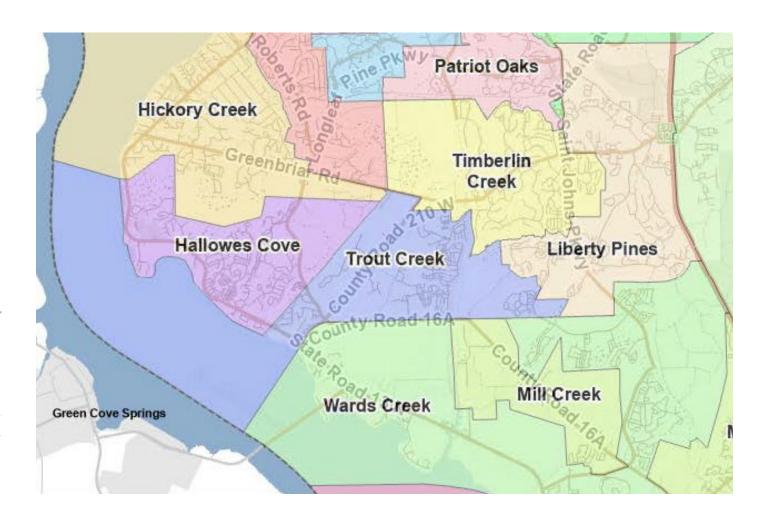
CURRENT MIDDLE SCHOOL ATTENDANCE ZONES:

PACETTI BAY MIDDLE SCHOOL



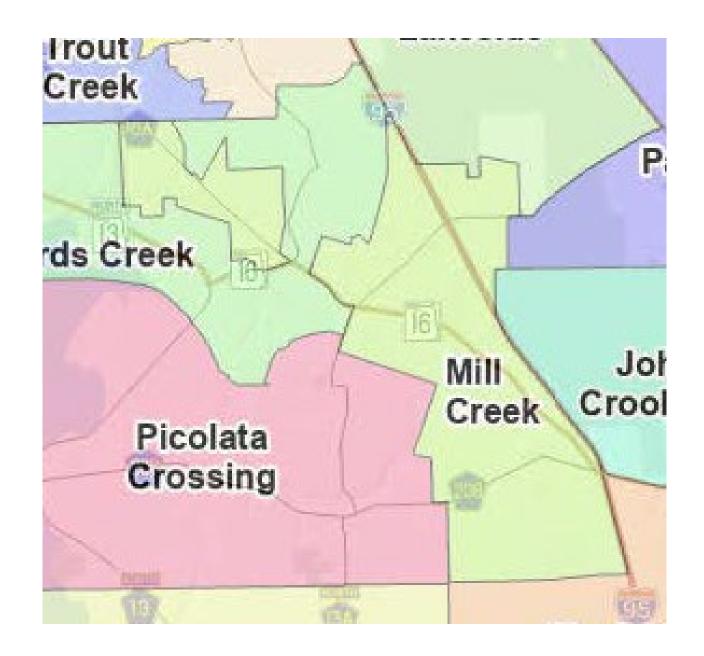
CURRENT ELEMENTARY & MIDDLE ATTENDANCE ZONES:

LIBERTY PINES
ACADEMY
& TROUT CREEK
ACADEMY



CURRENT ELEMENTARY & MIDDLE ATTENDANCE ZONES:

MILL CREEK ACADEMY

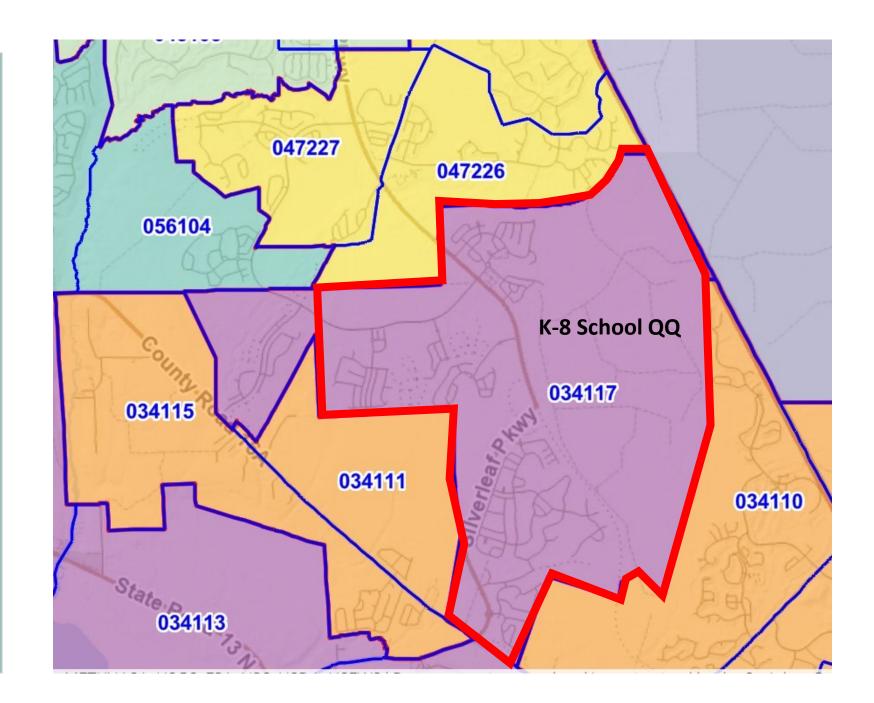


ZONING PROPOSALS: Plan A

ATTENDANCE ZONING: K-8 SCHOOL QQ



K-8 School QQ: Plan A



K-8 School QQ: 2026-2027 SY - Plan A

- 034117(Portion of) SilverLeaf from WCES/PBMS
 - 790 K-5 747 at WCES 43 OOZ
 - 355 6-8 345 at PBMS 10 OOZ
 - 1092 K-8 Students

- 1092 students to be rezoned
- +109 students (10% growth)
- -104 rising 8th Graders
- 1097 Projected students

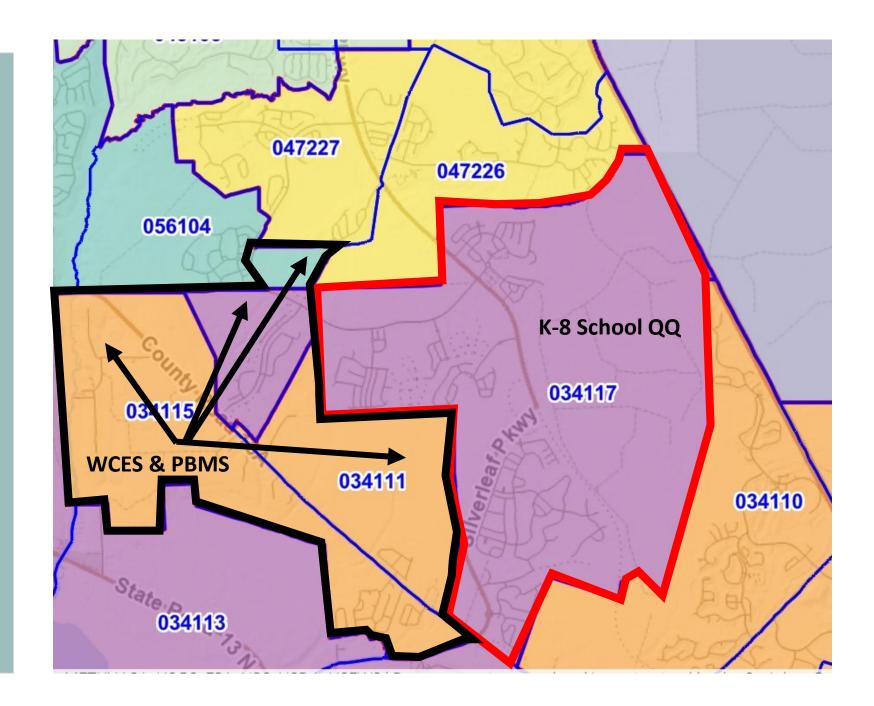
K-8 School QQ: Proposed Attendance Zone Plan A

- ☐SilverLeaf (portion of)
 - ☐ Cherry Elm
 - ☐Elm Creek
 - ☐ Silver Landing
 - □ Aspire
 - ☐ Silver Falls
 - ☐ Silver Meadows
 - □Elm Ridge
 - ☐ Hartford
 - ☐ Silverleaf Village
 - □ Parcels 24, 25, 26, 29F, 38A & 38C

- 2026-2027 Projection: 1097 students
- (with 8th Grade: 1201 students)

- 2027-2028 Projection: 1321 K-8 students (10%)
- 2028-2029 Projection: 1453 K-8 students (10%)

Wards Creek Elementary & Pacetti Bay Middle School: Plan A



Wards Creek Elementary School (WCES): 2026-2027 SY — Plan A

- 034111 from MCA
 - 54 K-5 48 at MCA 6 OOZ
- 034115 from MCA
 - 133 K-5 99 at MCA 34 OOZ
- 034117 & O56104 Future Growth
 147 K-5 Students

- 1263 students
- 747 students to K-5 QQ
- +147 students to WCES
- +33 students (5% growth)
- 696 Projected students (K-5)

Wards Creek Elementary

Current Enrollment: 1263

WCES: Proposed Attendance Zone Plan A

Area to be rezoned: ☐ Hammock Oaks ☐Bartram Downs ☐ Wards Creek □ Arbor Mill **□** Elwood ☐ Hardwood Landing Trail ☐ Future SilverLeaf: ■ Newbrook East & West ☐ Parcels 14A, 40, 41A, 41B,42 & 60

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• 2026-2027 Projection: 696 students
• 2027-2028 Projection: 731 K-5 students (5%)
• 2028-2029 Projection: 767 K-5 students (5%)
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Pacetti Bay Middle School (PBMS): 2026-2027 SY — Plan A

- 034111 from MCA
 - 32 6-8 31 at MCA 1 OOZ
- 034115 from MCA
 - 67 6-8 66 at MCA 1 OOZ
- <u>034117 & 056104 Future Growth</u> 97 6-8 Students

- 1538 students
- 345 students to 6-8 QQ
- + 97 students to PBMS
- + 65 students (5% growth)
- +104 8th Graders (QQ)
- - 33 8th Graders (MCA)
- 1426 Projected students (6-8)

Pacetti Bay Middle School

Current Enrollment: 1538

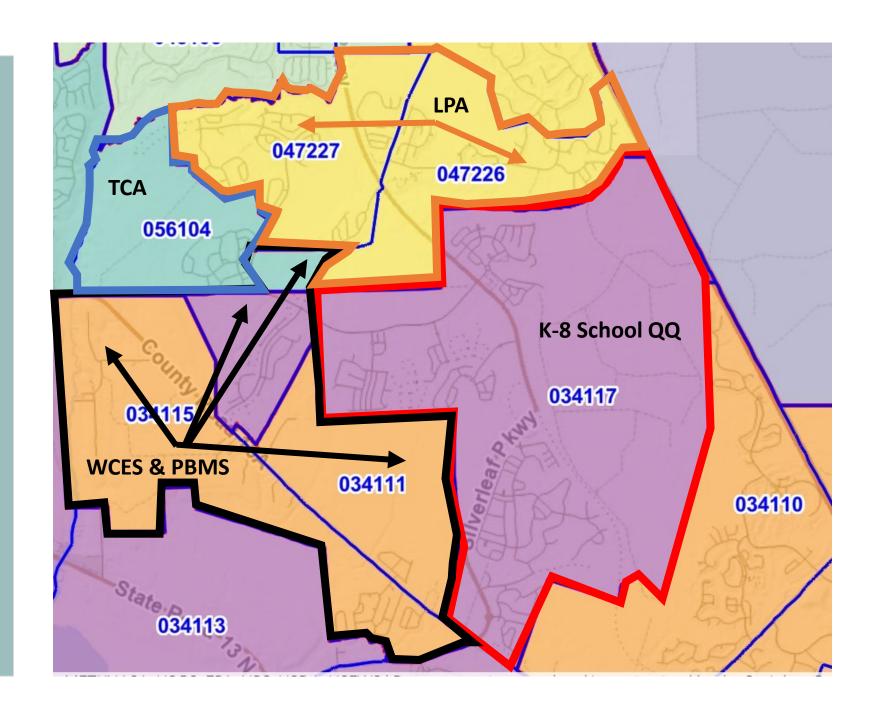
PBMS: Proposed Attendance Zone Plan A

Area to be rezoned: ☐ Hammock Oaks ☐Bartram Downs ☐ Wards Creek □ Arbor Mill **□** Elwood ☐ Hardwood Landing Trail ☐ Future SilverLeaf: ■ Newbrook East & West ☐ Parcels 14A, 40, 41A,

41B,42 & 60

- 2026-2027 Projection: 1426 students
- (without 8th Grade: 1355 students)
- 2027-2028 Projection: 1423 6-8 students (5%)
- 2028-2029 Projection: 1494 6-8 students (5%)

Liberty Pines Academy: Plan A



Liberty Pines Academy: 2026-2027 SY - Plan A

- 047226 (Portion of) SilverLeaf at LPA
 - 75 K-5

67 at LPA

8 OOZ

• 25 6-8

24 at LPA

1 OOZ

•

- 91 K-8 Students
- 047227 (Portion of) SilverLeaf at LPA
 - 295 K-5

268 at LPA

27 OOZ

• 127 6-8

118 at LPA

9 OOZ

•

386 K-8 Students

- 1696 students
- 0 students to be rezoned
- +85 students (5% growth)
- 1781 Projected students

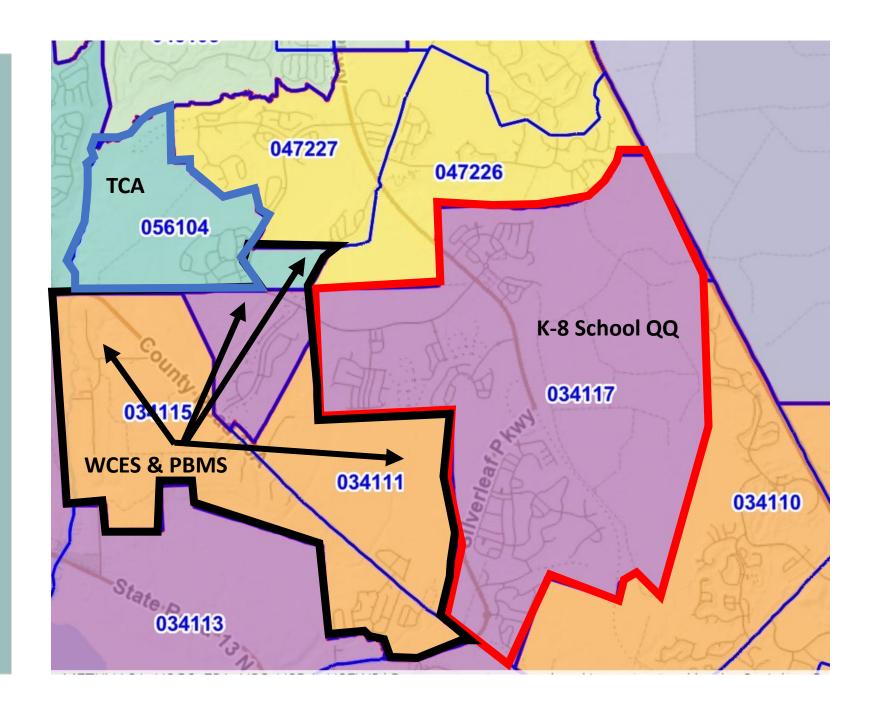
Liberty Pines Academy

Current Enrollment: 1696

LPA: Proposed Attendance Zone Plan A

- ☐ SilverLeaf (portion of) ☐ Meadow Ridge ☐ Holly Forest **□** Waterford Lakes □ Courtney Oaks □ Courtney Chase ☐Oak Grove ☐ Holly Landing □ Courtney Grove ☐ Hidden Creek Ph I ☐Parcels 5A & 5B
- 2026-2027 Projection: 1781 students
 2027-2028 Projection: 1870 K-8 students (5%)
 2028-2029 Projection: 1963 K-8 students (5%)

Trout Creek Academy: Plan A



Trout Creek Academy: 2026-2027 SY - Plan A

• 047226 (Portion of) SilverLeaf at TCA

12 K-5
 4 6-8
 11 at TCA
 1 OOZ
 4 at TCA
 0 OOZ

15 K-8 Students

Future Growth in SilverLeaf

- 1431 students
- 0 students to be rezoned
- +143 students (10% growth)
- 1574 Projected students

Trout Creek Academy

Current Enrollment: 1431

TCA: Proposed Attendance Zone Plan A

- ☐SilverLeaf (portion of)
 - ☐ Brook Forrest
 - ☐ Hidden Creek Ph II
 - ☐ Parcels 46,47,48,49 & 50

• 2026-2027 Projection: 1574 students

- 2027-2028 Projection: 1731 K-8 students (5%)
- 2028-2029 Projection: 1904 K-8 students (5%)

Mill Creek Academy: 2026-2027 SY - Plan A

Mill Creek Academy

Current Enrollment: 1917

- 1917 students
- -147 rezoned to WCES
- -97 rezoned to PBMS
- +33 8th Graders
- +34 students (2% growth)
- 1740 Projected students

- 2026-2027 Projection: 1740 students
- (without 8th Grade: 1707 students)

- 2027-2028 Projection: 1741 K-8 students (2%)
- 2028-2029 Projection: 1775 K-8 students (2%)

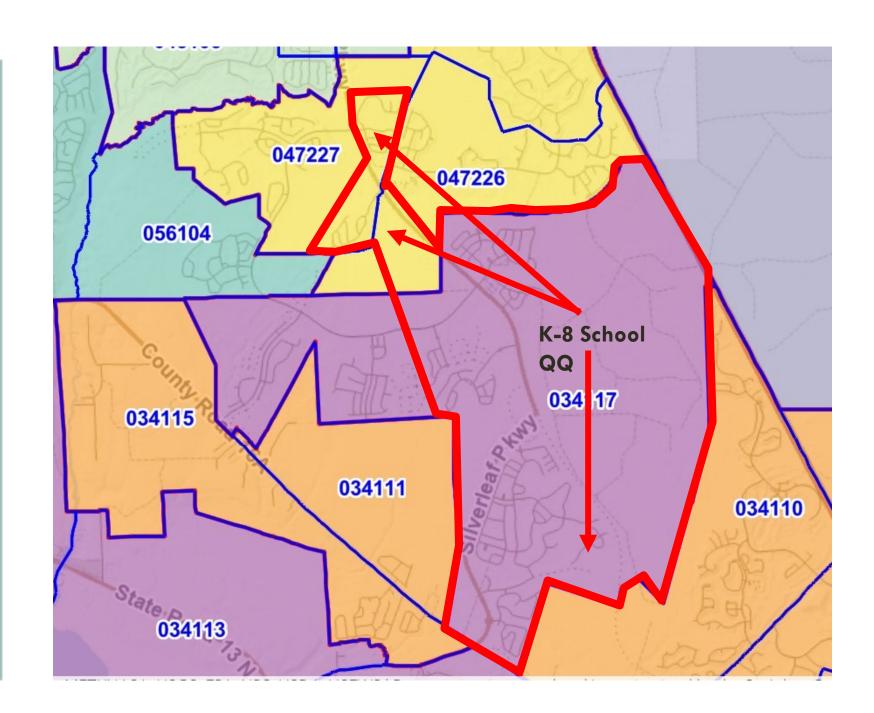
ZONING PROPOSALS: Plan B

ATTENDANCE ZONING: K-8 SCHOOL QQ



K-8 SCHOOL QQ:

PLAN B



K-8 SCHOOL QQ: 2026-2027 SY — PLAN B

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034117(Portion of) SilverLeaf from WCES/PBMS
             692 at WCES 41 OOZ
■733 K-5
332 6-8
                 322 at PBMS 10 OOZ
               1014 K-8 Students
047227(Portion of) SilverLeaf from LPA
■ 197 K-5
             173 at LPA 24 OOZ
               66 at LPA 8 OOZ
 74 6-8
               239 K-8 Students
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- 1253 students to be rezoned
- +125 students (10% growth)
- -116 rising 8th Graders
- 1262 Projected students

K-8 SCHOOL QQ: PROPOSED ATTENDANCE ZONE PLAN B

☐SilverLeaf (portion of) ☐ Cherry Elm □Elm Creek ☐Silver Landing □ Aspire ☐Elm Ridge Hartford ☐Silverleaf Village ■Waterford Lakes ☐ Holly Forest ☐ Parcels 24, 25, 26, 29F, 38A & 38C

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2026-2027 Projection: 1262 students
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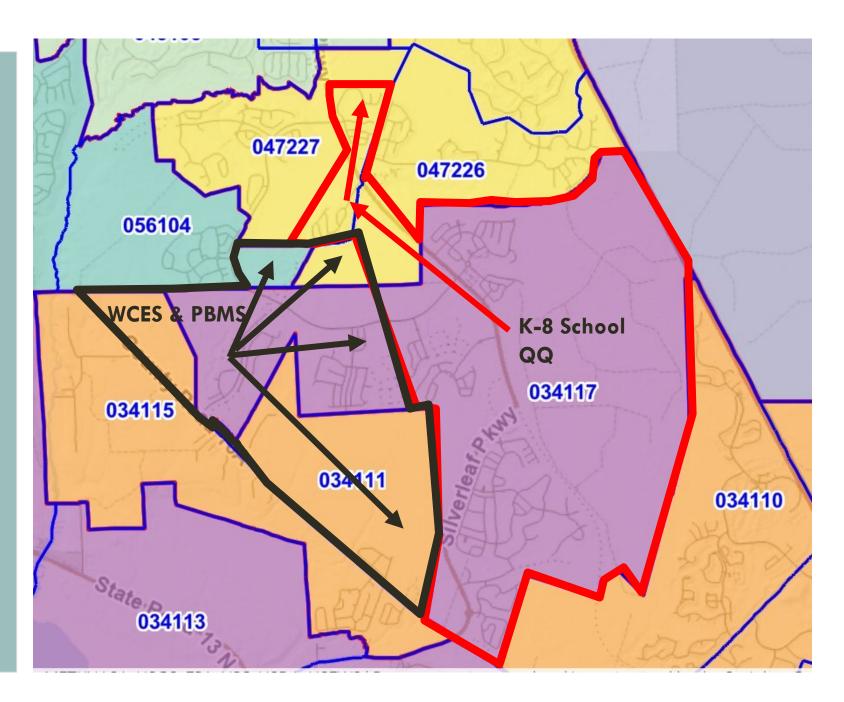
(with 8th Grade: 1378 students)

2027-2028 Projection: 1515 K-8 students (10%)

2028-2029 Projection: 1667 K-8 students (10%)

WARDS CREEK ELEMENTARY & PACETTI BAY MIDDLE SCHOOL:

PLAN B



WARDS CREEK ELEMENTARY SCHOOL (WCES): 2026-2027 SY - PLAN B

- 034111 from MCA
 - 54 K-5
- 48 at MCA 6 OOZ
- <u>034117 & 056104</u>

Future Growth

48 K-5 Students

- 1263 students
- 692 students to K-5 QQ
- + 48 students to WCES
- + 31 students (5% growth)
- 650 Projected students (K-5)

Wards Creek Elementary

Current Enrollment: 1263

WCES: PROPOSED ATTENDANCE ZONE PLAN B

Area to be rezoned:

- ☐ Hammock Oaks
- ☐Bartram Downs (portion)
- ☐Future SilverLeaf:
- ☐ Parcels 14A, 14B, 40, 41A, 41B,42 & 60

2026-2027 Projection: 650 students

2027-2028 Projection: 682 K-5 students (5%)

2028-2029 Projection: 716 K-5 students (5%)

PACETTI BAY MIDDLE SCHOOL (PBMS): 2026-2027 SY - PLAN B

- 034111 from MCA
 - 32 6-8
- 31 at MCA
- 1 00Z

• 034117 & O56104

Future Growth

31 6-8 Students

- 1538 students
- 322 students to 6-8 QQ
- + 31 students to PBMS
- + 62 students (5% growth)
- + 96 8th Graders (QQ)
- - 13 8th Graders (MCA)
- 1392 Projected students (6-8)

Pacetti Bay Middle School

Current Enrollment: 1538

PBMS: PROPOSED ATTENDANCE ZONE PLAN B

Area to be rezoned:

- ☐ Hammock Oaks
- ☐Bartram Downs (portion)
- ☐Future SilverLeaf:
- ☐Parcels 14A, 14B, 40, 41A, 41B, 42 & 60

2026-2027 Projection: 1392 students

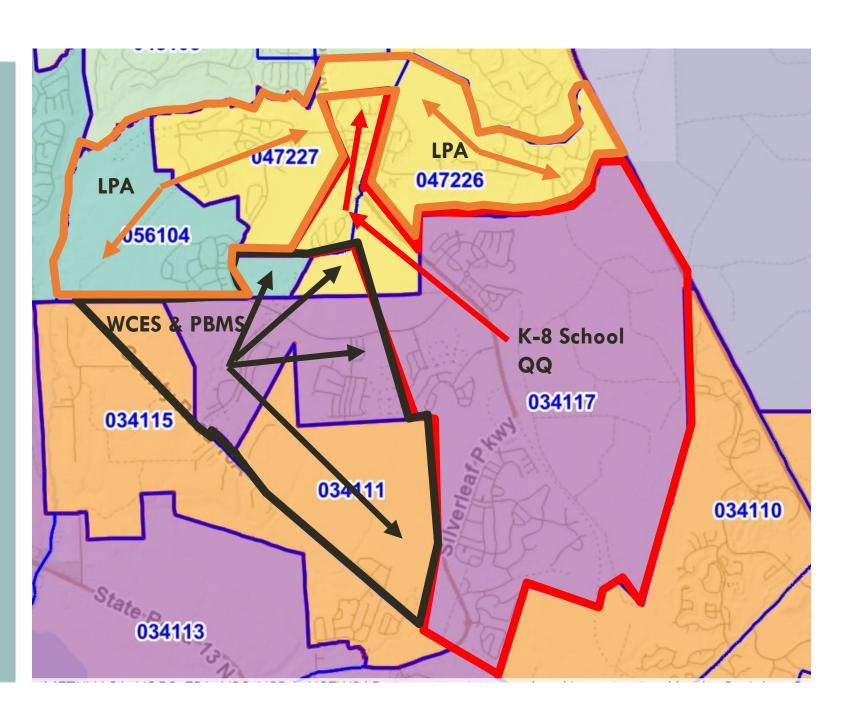
(without 8th Grade: 1309 students)

2027-2028 Projection: 1374 6-8 students (5%)

2028-2029 Projection: 1443 6-8 students (5%)

LIBERTY PINES ACADEMY:

PLAN B



LIBERTY PINES ACADEMY: 2026-2027 SY — PLAN B

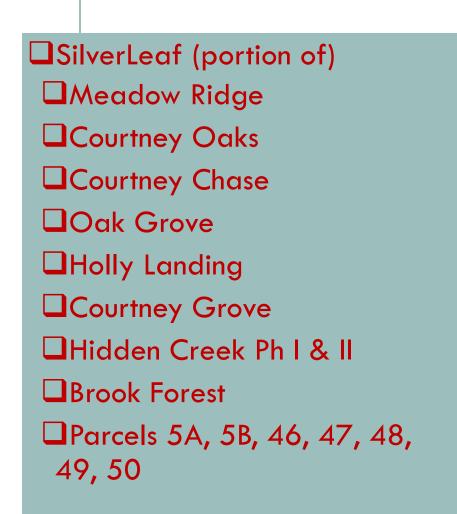
047226 (Portion of) SilverLeaf at LPA		
<i>■ 75</i> K-5	67 at LPA	8 OOZ
<u> 25 6-8</u>	24 at LPA	1 00Z
	91 K-8 Students	
047227 (Portion of) SilverLeaf at LPA		
■ 98 K-5	95 at LPA	3 OOZ
<u>53 6-8</u>	52 at LPA	1 00Z
	147 K-8 Students	
047226 (Portion of) SilverLeaf at TCA		
• 12 K-5	11 at TCA	1 OOZ
<u>4 6-8</u>	4 at TCA	0 OOZ
■ 15 K-8 Students		
 Future Growth in SilverLeaf 		

- 1696 students
- 239 students to be rezoned
- + 15 students to be rezoned
- + 147 students (10% growth)
- 1619 Projected students

Liberty Pines Academy

Current Enrollment: 1696

LPA: PROPOSED ATTENDANCE ZONE PLAN B



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2026-2027 Projection: 1619 students
2027-2028 Projection: 1780 K-8 students (10%)
2028-2029 Projection: 1958 K-8 students (10%)
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TROUT CREEK ACADEMY: 2026-2027 SY - PLAN B

Trout Creek Academy

Current Enrollment: 1431

- 1431 students
- -15 students to be rezoned
- +71 students (5% growth)
- 1487 Projected students

• 2026-2027 Projection: 1487 students

- 2027-2028 Projection: 1561 K-8 students (5%)
- 2028-2029 Projection: 1639 K-8 students (5%)

MILL CREEK ACADEMY: 2026-2027 SY - PLAN B

Mill Creek Academy

Current Enrollment: 1917

- 1917 students
- -48 rezoned to WCES
- -31 rezoned to PBMS
- +13 8th Graders
- +37 students (2% growth)
- 1888 Projected students

- 2026-2027 Projection: 1888 students
- (without 8th Grade: 1875 students)

- 2027-2028 Projection: 1912 K-8 students (2%)
- 2028-2029 Projection: 1950 K-8 students (2%)



ATTENDANCE ZONING:

K-8 SCHOOL RR 2026-2027 SY

SCHOOL BOARD WORKSHOP & TOWN HALL MEETING

September 2, 2025



Located in Nocatee DRI off of Conservation Trail on a mitigation school site

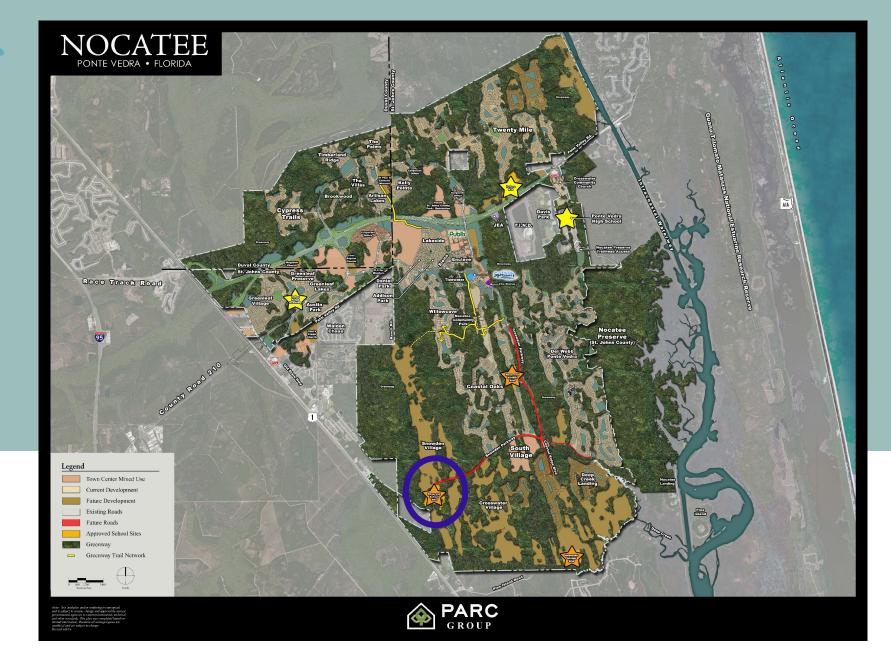
Prototype with approx. 1500 Student Capacity

Funded by Certificates of Participation (COPs)

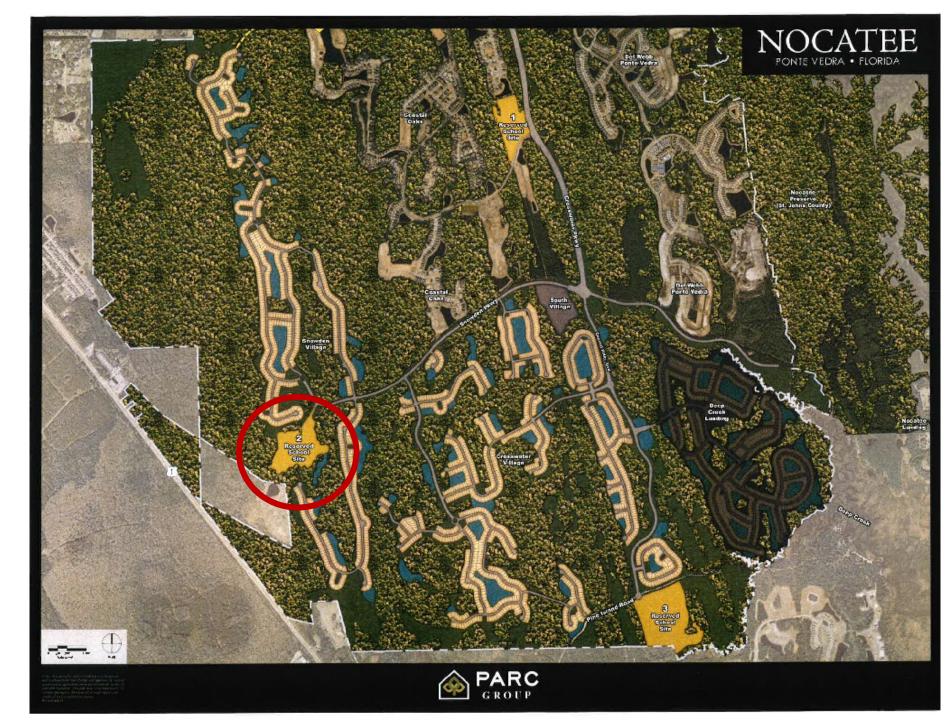
Projected Completion for 2026-2027 SY

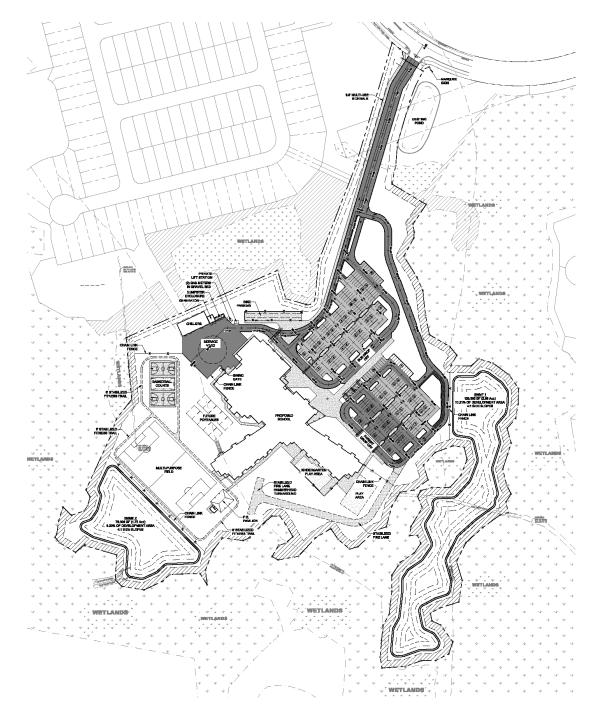
NOCATEE

PONTE VEDRA • FLORIDA

















SITUATION

ATTENDANCE ZONING: K-8 SCHOOL RR



- Pine Island Academy opened for the 2021-2022 SY
- •Pine Island Academy currently has 2020 K-8 students and permanent student stations of 1490.

ATTENDANCE ZONING: K-8 SCHOOL RR



CURRENT ELEMENTARY & MIDDLE SCHOOL ATTENDANCE ZONES:

PINE ISLAND ACADEMY



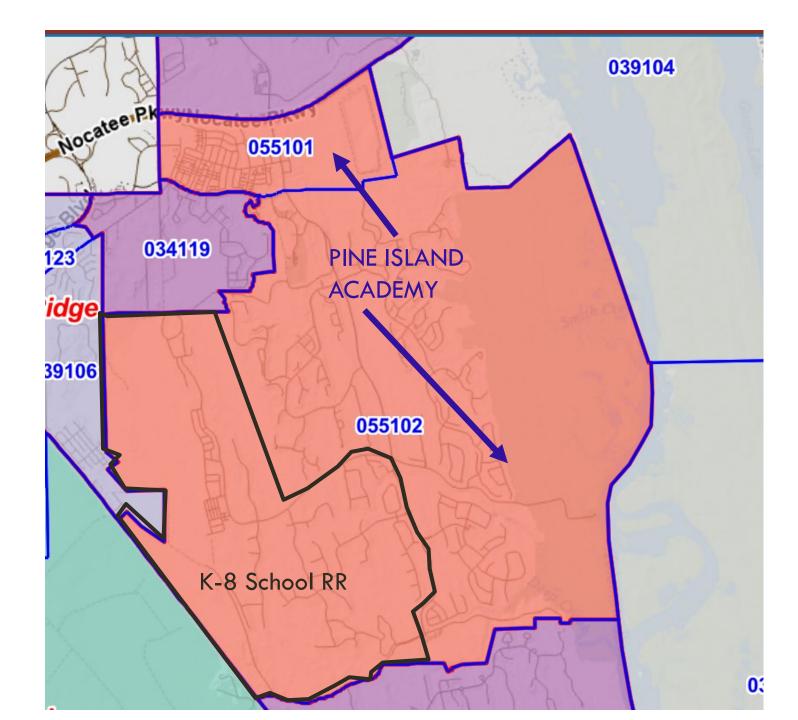
ZONING PROPOSALS: Plan A

ATTENDANCE ZONING: K-8 SCHOOL RR



K-8 SCHOOL RR: PLAN A

ELEMENTARY & MIDDLE



K-8 SCHOOL RR: 2026-2027SY — PLAN A

055102(Portion of) Nocatee from PIA

■ 819 K-5

748 at PIA 71 OOZ

360 6-8

345 at PIA 15 OOZ

1093 K-8 Students

According to the developer there are 342 unsold homes in this proposed attendance zone.

- 1093 students to be rezoned
- + 109 students (10% growth)
- - 113 rising 8th Graders
- 1089 Projected students

K-8 SCHOOL RR: PROPOSED ATTENDANCE ZONE PLAN A

- □Nocatee (Portion of)
 - ☐Seabrook Village
 - Reflections at Seabrook
 - Village
 - ☐Coral Ridge
 - □ Palm Crest
 - □ Settler's Landing
 - Crosswater

2026-2027 Projection: 1089students

(with 8th Grade: 1202 students)

2027-2028 Projection: 1262 K-8 students (5%)

2028-2029 Projection: 1325 K-8 students (5%)

PINE ISLAND ACADEMY: 2026-2027SY -PLAN A

055101 Nocatee from PIA

• 225 K-5

200 at PIA

25 OOZ

133 6-8

124 at PIA

9 00Z

324 K-8 Students

055102(Portion of) Nocatee from PIA

■ 366 K-5

350 at PIA

16 OOZ

241 6-8

218 at PIA 23 OOZ

568 K-8 Students

According to the developer there are 85 unsold homes in this proposed attendance zone.

Pine Island Academy

Current Enrollment: 2020

- 2020 students
- -1093 to K-8 School RR
- + 46 students (5% growth)
- +113 rising 8th Graders
- 1086 Projected students

PINE ISLAND ACADEMY: PROPOSED ATTENDANCE ZONE PLAN A

- □Nocatee (Portion of)
 - ☐ Town Center (portion currently zoned to PIA)
 - □Coastal Oaks
 - ☐Palmetto Cove
 - ☐ Crosswinds

2026-2027 Projection: 1086 students

(without 8th Grade: 953 students)

2027-2028 Projection: 1001 K-8 students (5%)

2028-2029 Projection: 1051 K-8 students (5%)

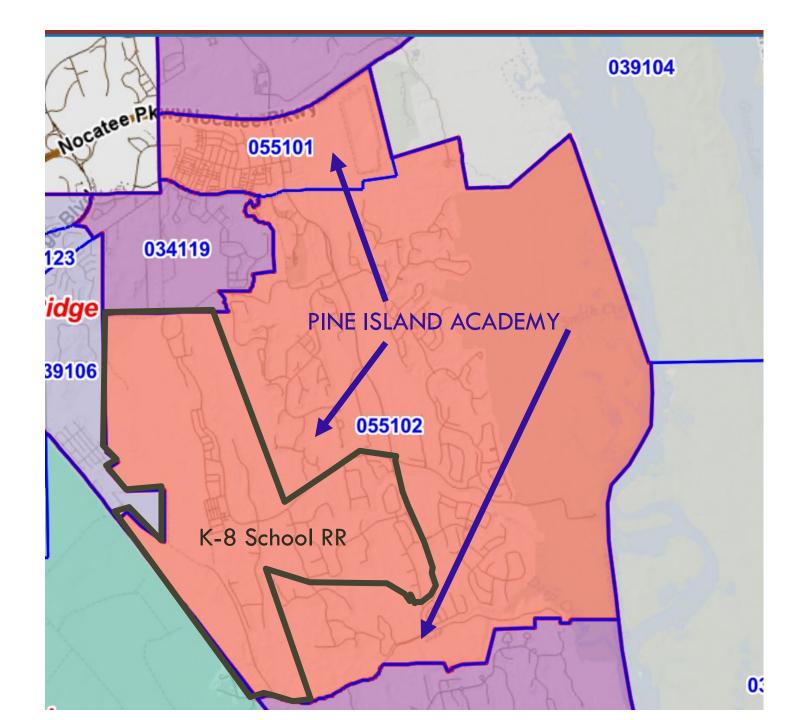
ZONING PROPOSALS: Plan B

ATTENDANCE ZONING: K-8 SCHOOL RR



K-8 SCHOOL RR: PLAN B

ELEMENTARY & MIDDLE



K-8 SCHOOL RR: 2026-2027SY — PLAN B

055102(Portion of) Nocatee from PIA

• 662 K-5

602 at PIA 60 OOZ

276 6-8

269 at PIA 7 OOZ

871 K-8 Students

According to the developer there are 342 unsold homes in this proposed attendance zone.

- 871 students to be rezoned
- + 87 students (10% growth)
- - 87 rising 8th Graders
- 871 Projected students

K-8 SCHOOL RR: PROPOSED ATTENDANCE ZONE PLAN B

- □Nocatee (Portion of)
 - ☐Seabrook Village
 - Reflections at Seabrook
 - Village
 - ☐Coral Ridge
 - □ Palm Crest
 - □ Crosswater

2026-2027 Projection: 871 students

(with 8th Grade: 958 students)

2027-2028 Projection: 1006 K-8 students (5%)

2028-2029 Projection: 1056 K-8 students (5%)

PINE ISLAND ACADEMY: 2026-2027SY -PLAN B

055101 Nocatee from PIA

225 K-5

200 at PIA 25 OOZ

133 6-8

124 at PIA

9 OOZ

324 K-8 Students

055102(Portion of) Nocatee from PIA

• 523 K-5

496 at PIA 27 OOZ

325 6-8

294 at PIA 31 OOZ

790 K-8 Students

According to the developer there are 85 unsold homes in this proposed attendance zone.

Pine Island Academy

Current Enrollment: 2020

- 2020 students
- 871 to K-8 School RR
- + 58 students (5% growth)
- +87 rising 8th Graders
- 1294 Projected students

PINE ISLAND ACADEMY: PROPOSED ATTENDANCE ZONE PLAN B

- □Nocatee (Portion of)
 - ☐ Town Center (portion currently zoned to PIA)
 - □Coastal Oaks
 - ☐Palmetto Cove
 - □ Crosswinds
 - ☐Settler's Landing

2026-2027 Projection: 1294 students

(without 8th Grade: 1207 students)

2027-2028 Projection: 1267 K-8 students (5%)

2028-2029 Projection: 1330 K-8 students (5%)

FUTURE DECISIONS

- K-8 Schools QQ & RR are planned to open with Grades K-7.
- Start and End times for both schools are currently under review.
- The Principals will be named by January 2026.
- After selection, the new Principals will begin communications regarding:

School Name

School Colors and Mascot

PTO

Curriculum/ESE Services

OPTIONS FOR IN-PERSON PUBLIC INPUT

- September 2nd School Board Workshop & Town Hall Meeting at NHS
- September 4th Town Hall Meeting at TCHS
- September 11th School Board Meeting
- September 16th School Board Workshop
- September 23rd School Board Workshop

ATTENDANCE ZONING: TOWN HALL MEETING, SCHOOL BOARD WORKSHOPS & MEETINGS



OPTIONS FOR IN-PERSON PUBLIC INPUT

- October 7^{th:} Discussion and Approval of Advertisement for Attendance Zone Changes at Special School Board Meeting
- October 14th School Board Meeting
- October 28th School Board Workshop
- November 4th School Board Workshop
- November 18th Discussion and Approval of Attendance Zone Changes at School Board Meeting

ATTENDANCE ZONING: TOWN HALL MEETING, SCHOOL BOARD WORKSHOPS & MEETINGS



OTHER OPTIONS FOR INPUT

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

- View the PowerPoint and attendance zone proposals.
- <u>Email</u> 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





QUESTIONS & DISCUSSION





ATTENDANCE ZONING 2026-2027: K-8 SCHOOLS QQ & RR

September 2, 2025