



# ATTENDANCE ZONING 2026-2027

## K-8 SCHOOLS QQ & RR

SCHOOL BOARD WORKSHOP

September 16, 2025



# ATTENDANCE ZONING:

K-8 SCHOOL QQ  
2026-2027 SY

SCHOOL BOARD WORKSHOP

September 16, 2025



## K-8 SCHOOL QQ

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)

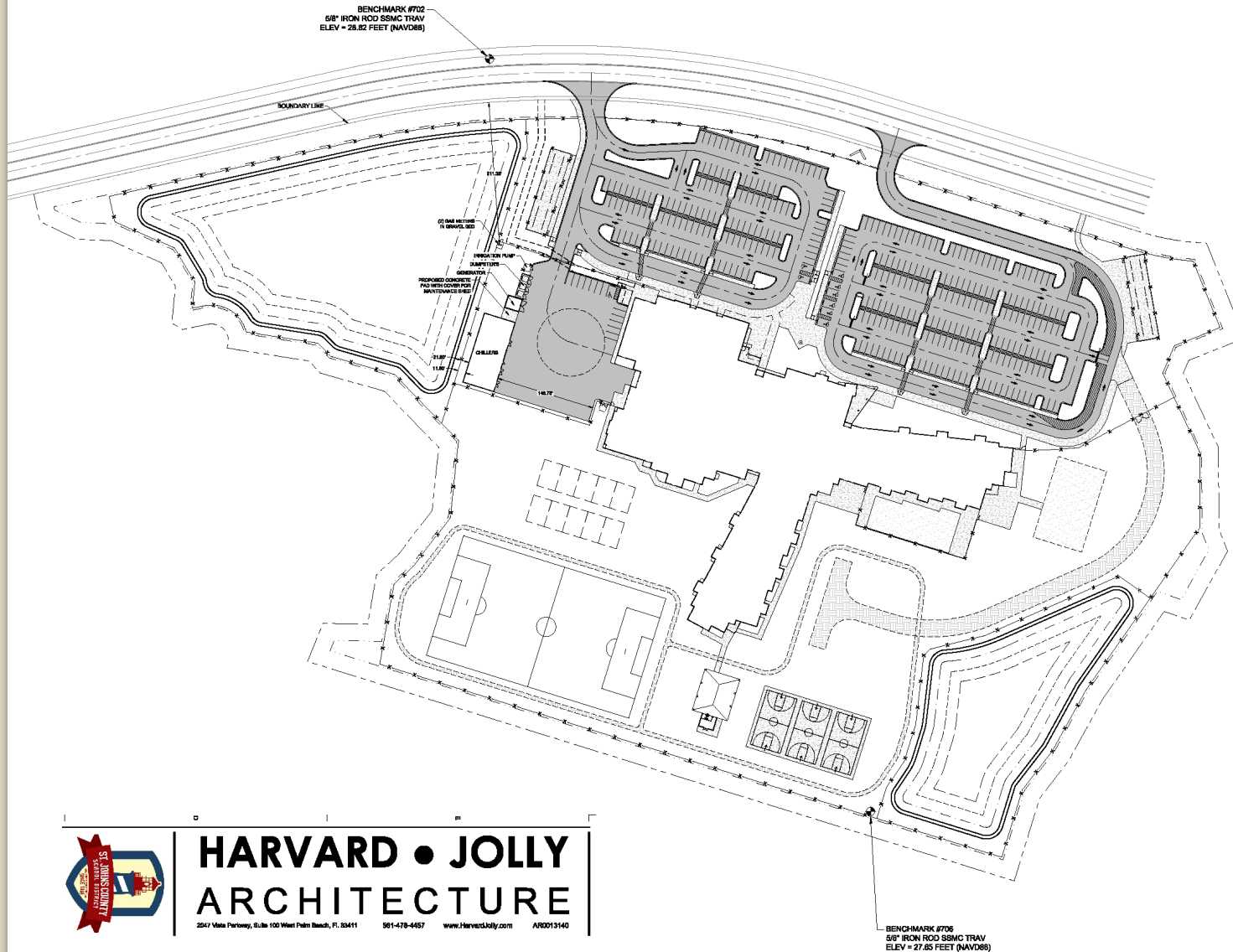
Adjacent to Silver  
Landing

SILVERLEAF  
Parcel 38 Access  
February 21, 2019









# K-8 SCHOOL QQ

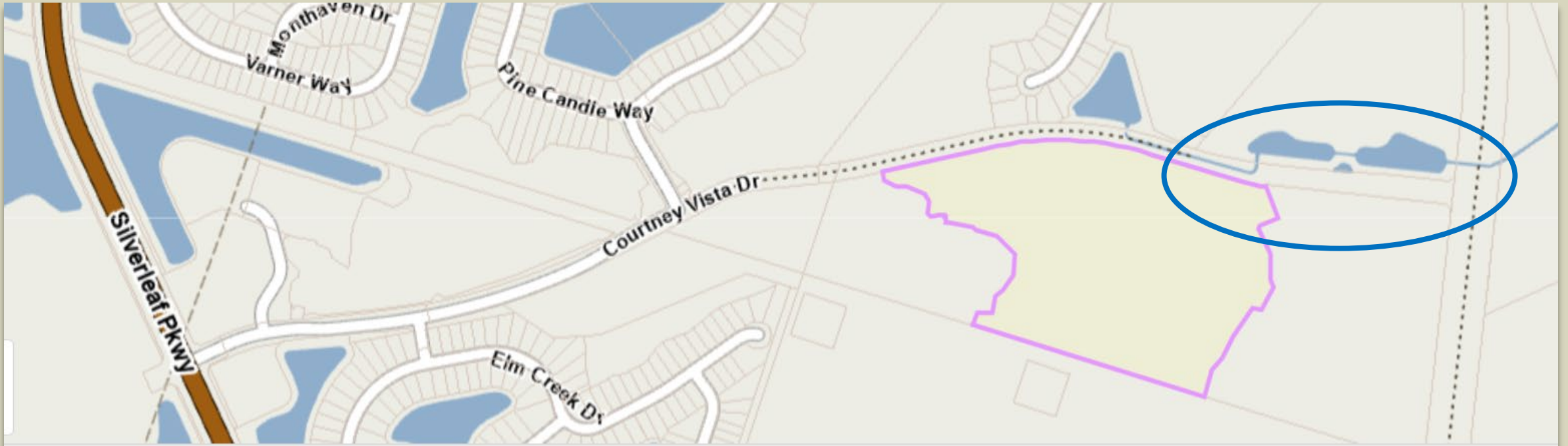


**HARVARD • JOLLY**  
**ARCHITECTURE**

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## 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-5<sup>th</sup> grade students and permanent capacity of 760.
- Pacetti Bay Middle School currently has 1538 6-8<sup>th</sup> grade students and permanent capacity of 1105.
- Liberty Pines Academy currently has 1696 K-8<sup>th</sup> grade students and a permanent capacity of 1553.
- Trout Creek Academy currently has 1431 K-8<sup>th</sup> grade students and permanent capacity of 1464.
- Mill Creek Academy currently has 1917 K-8<sup>th</sup> grade students and a permanent capacity of 1439.

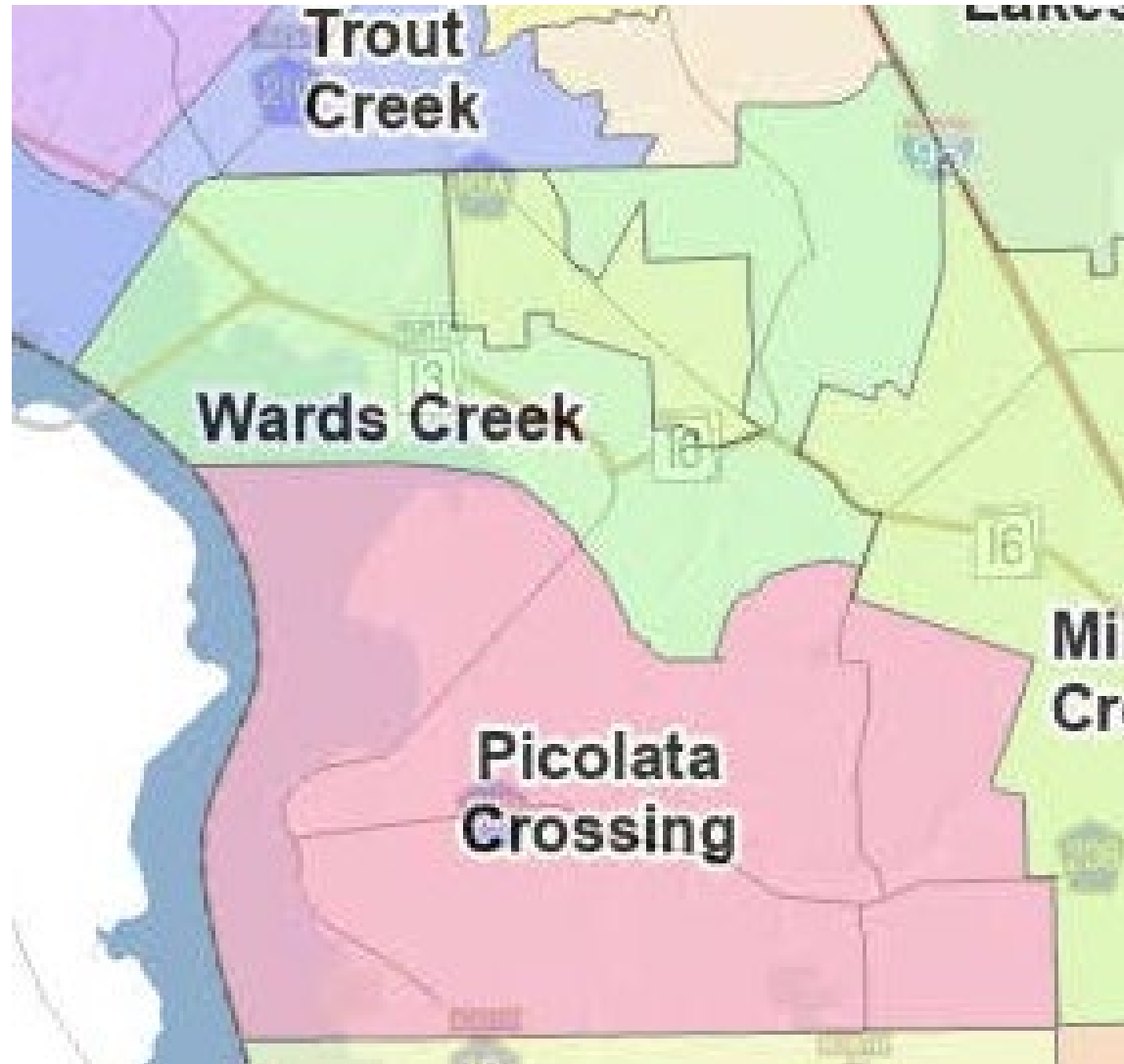
## ATTENDANCE ZONING: K-8 SCHOOL QQ



# CURRENT ELEMENTARY ATTENDANCE ZONES:

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WARDS CREEK  
ELEMENTARY

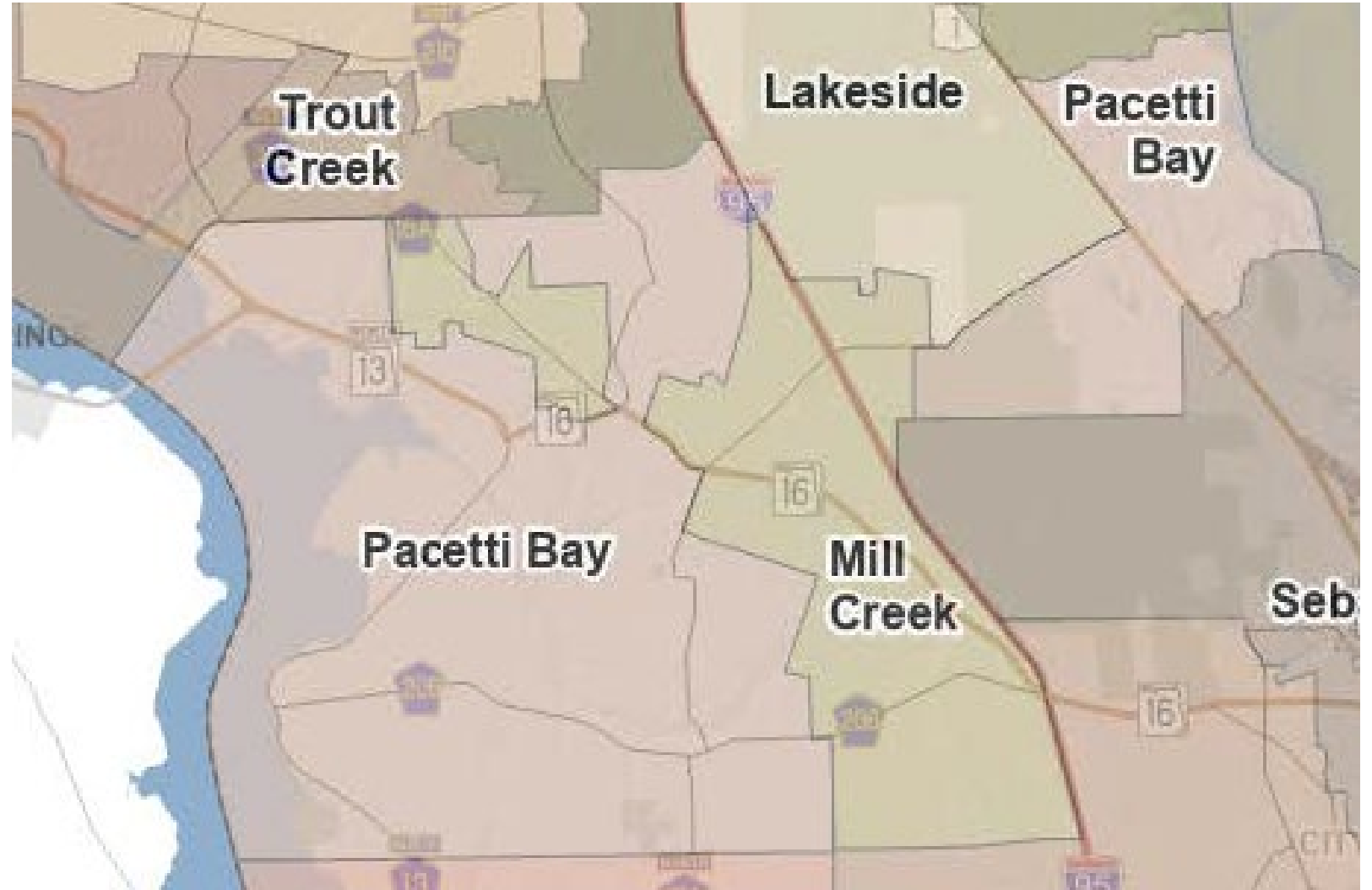




# CURRENT MIDDLE SCHOOL ATTENDANCE ZONES:

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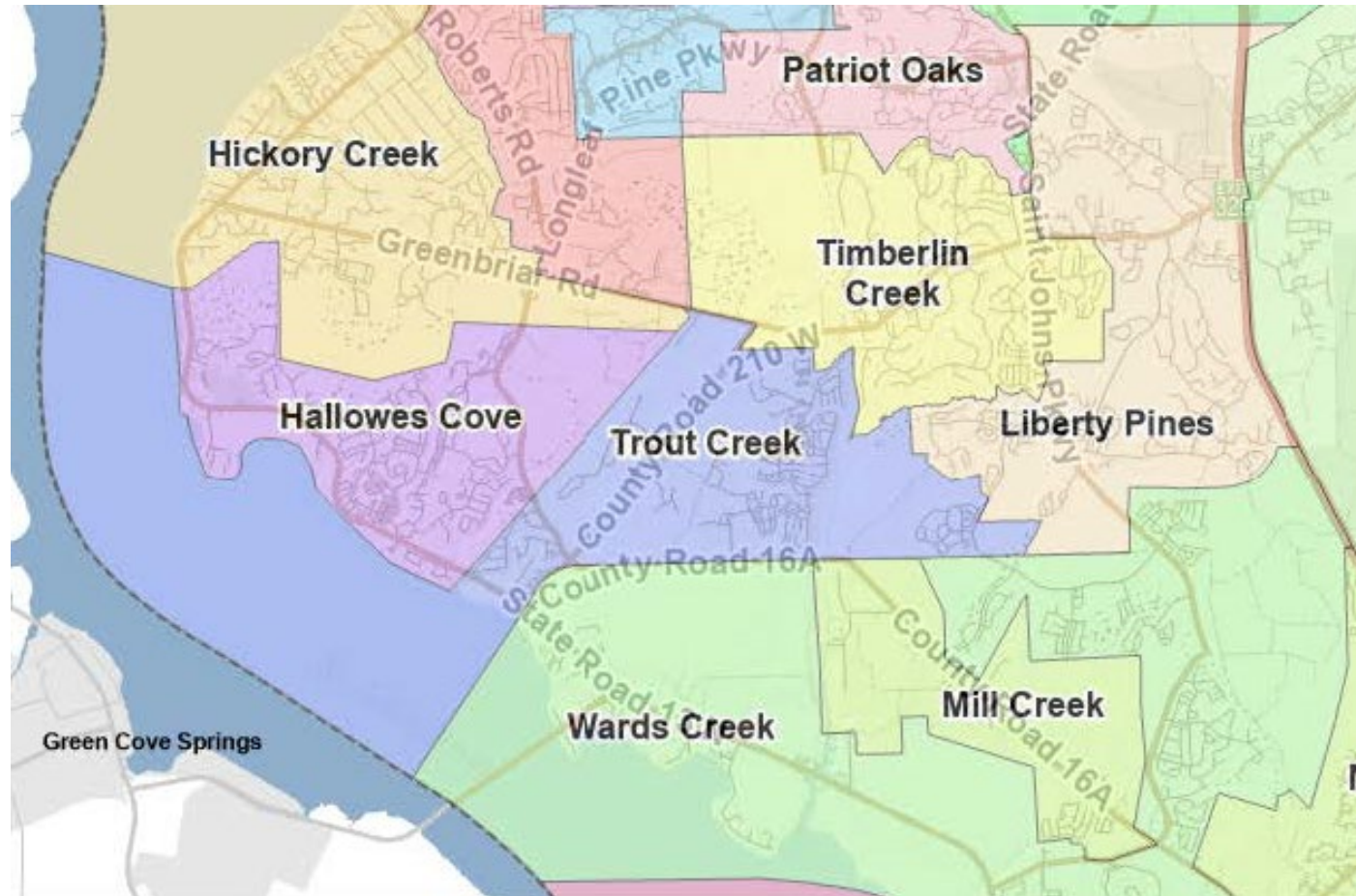
PACETTI BAY MIDDLE  
SCHOOL



# CURRENT ELEMENTARY & MIDDLE ATTENDANCE ZONES:

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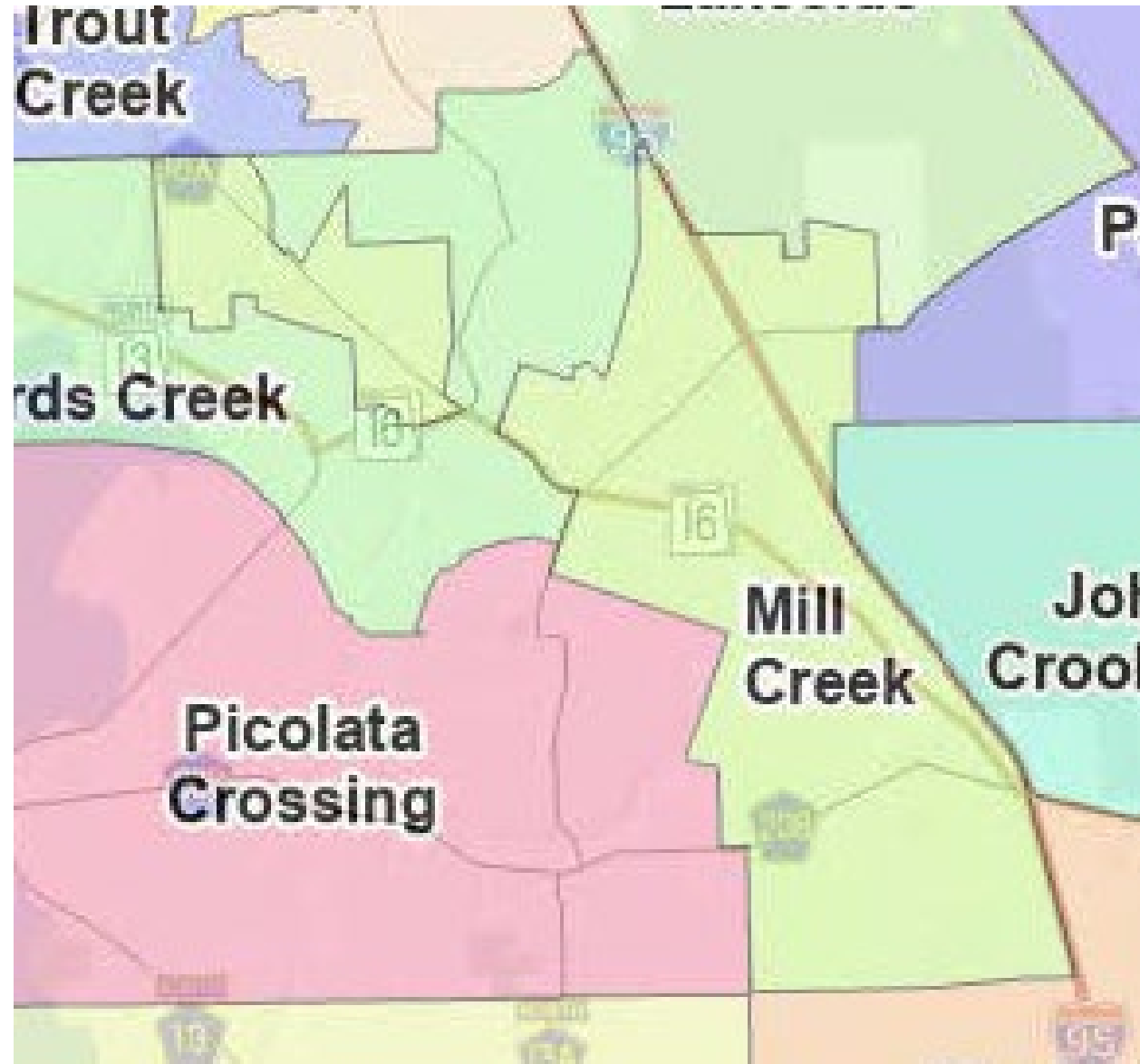
LIBERTY PINES  
ACADEMY  
& TROUT CREEK  
ACADEMY



# CURRENT ELEMENTARY & MIDDLE ATTENDANCE ZONES:

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MILL CREEK  
ACADEMY





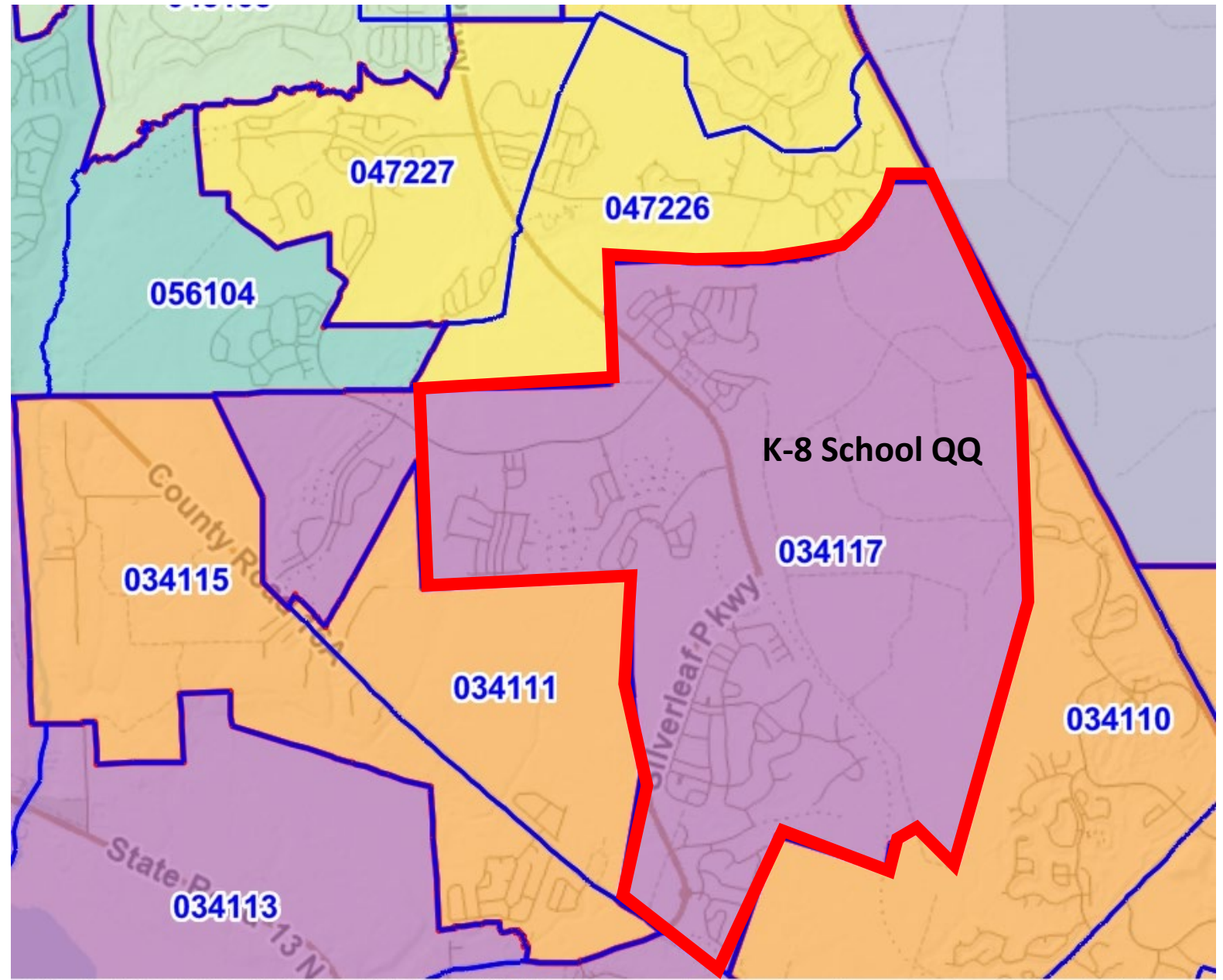
# ZONING PROPOSALS:

## 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
• <u>355 6-8</u>	<u>345 at PBMS</u>	<u>10 OOZ</u>
•	1092 K-8 Students	

- 1092 students to be rezoned
- +109 students (10% growth)
- -104 rising 8<sup>th</sup> 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

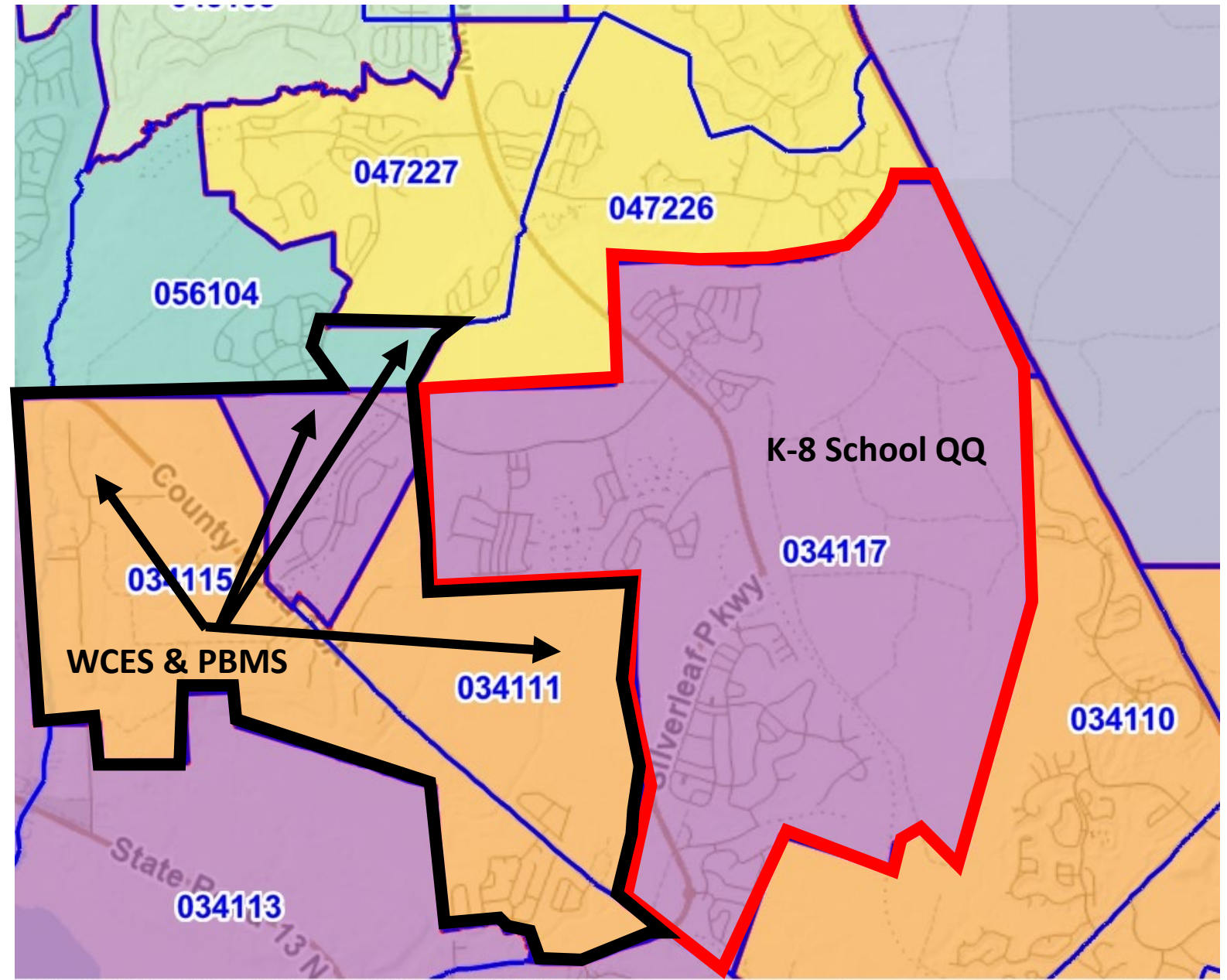
☐ Silverleaf Village

☐ Parcels 24, 25, 26, 29F,  
38A & 38C

- 2026-2027 Projection: 1097 students
  - (with 8<sup>th</sup> 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 & 056104                      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: 1 263**

# 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

- 2026-2027 Projection: 696 students

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- 2027-2028 Projection: 731 K-5 students (5%)
- 2028-2029 Projection: 767 K-5 students (5%)



# 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
- 034117 & 056104                      Future Growth  
97 6-8 Students

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

**Pacetti Bay Middle School**

**Current Enrollment: 1 538**

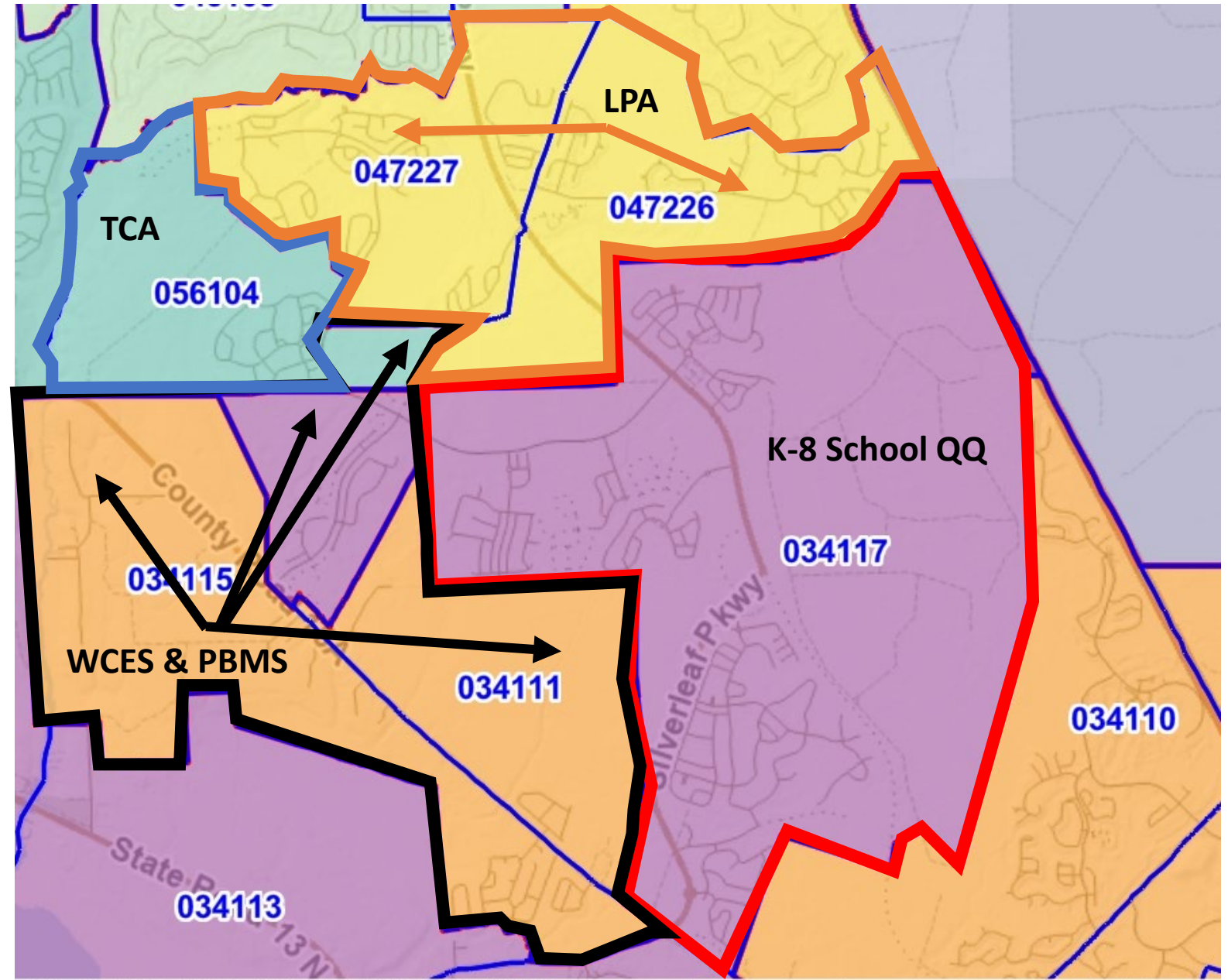
# PBMS: Proposed Attendance Zone Plan A

## 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 8<sup>th</sup> 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 00Z
• <u>25 6-8</u>	<u>24 at LPA</u>	<u>1 00Z</u>
•	91 K-8 Students	

- 047227 (Portion of) SilverLeaf at LPA

• 295 K-5	268 at LPA	27 00Z
• <u>127 6-8</u>	<u>118 at LPA</u>	<u>9 00Z</u>
•	386 K-8 Students	

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

**Liberty Pines Academy**

**Current Enrollment: 1 696**



# LPA: Proposed Attendance Zone Plan A

## ☐ SilverLeaf (portion of)

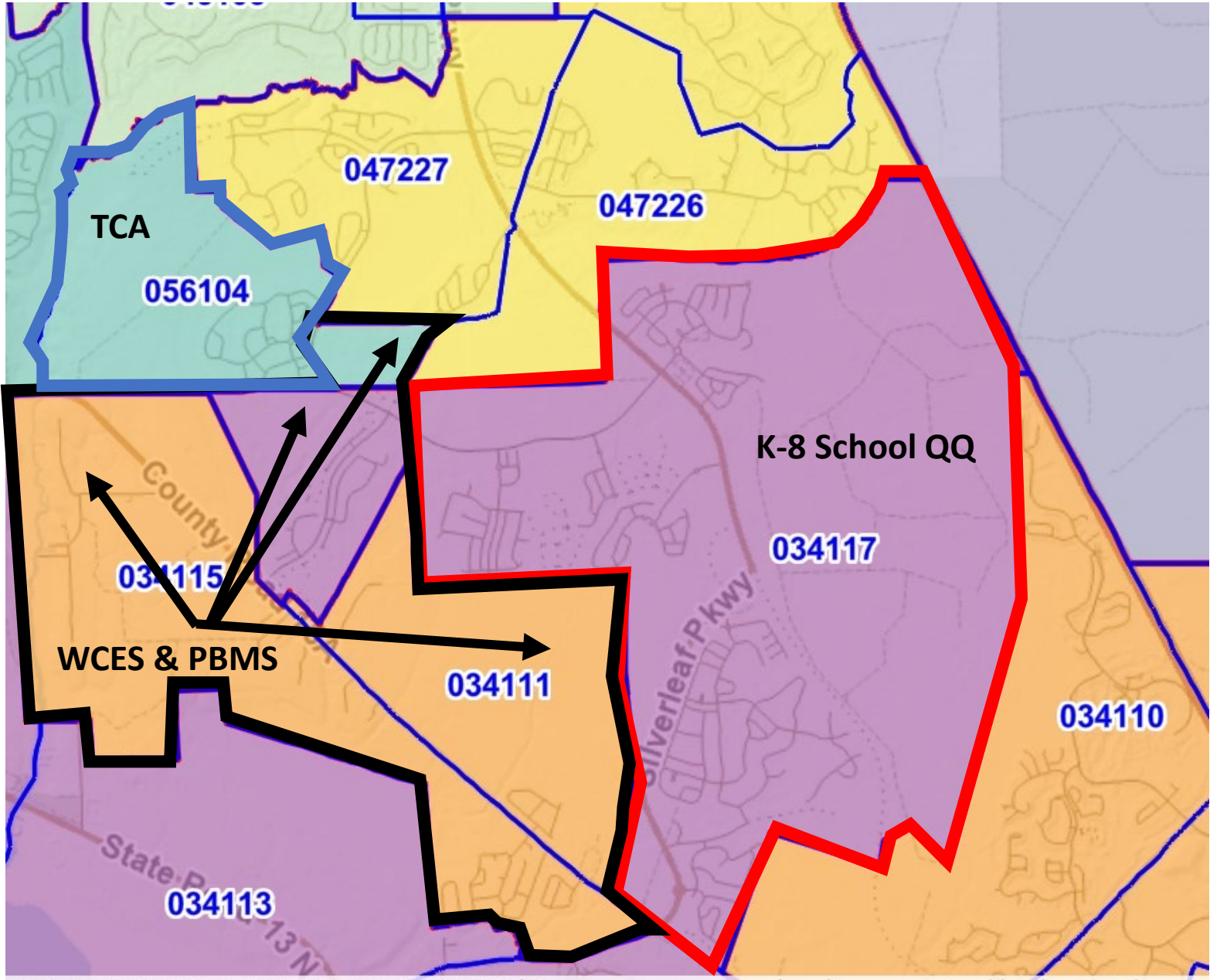
- ☐ Meadow Ridge
- ☐ Holly Forest
- ☐ Waterford Lakes
- ☐ Courtney Oaks
- ☐ Courtney Chase
- ☐ Oak Grove
- ☐ Holly Landing
- ☐ Courtney Grove
- ☐ Hidden Creek Ph I
- ☐ Parcels 5A & 5B

- 2026-2027 Projection: 1781 students

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- 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	11 at TCA	1 00Z
• <u>4 6-8</u>	<u>4 at TCA</u>	<u>0 00Z</u>
•	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: 1 431**

# 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 8<sup>th</sup> Graders
  - +34 students (2% growth)
- 
- 1740 Projected students

- 2026-2027 Projection: 1740 students
  - (without 8<sup>th</sup> Grade: 1707 students)
- 

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

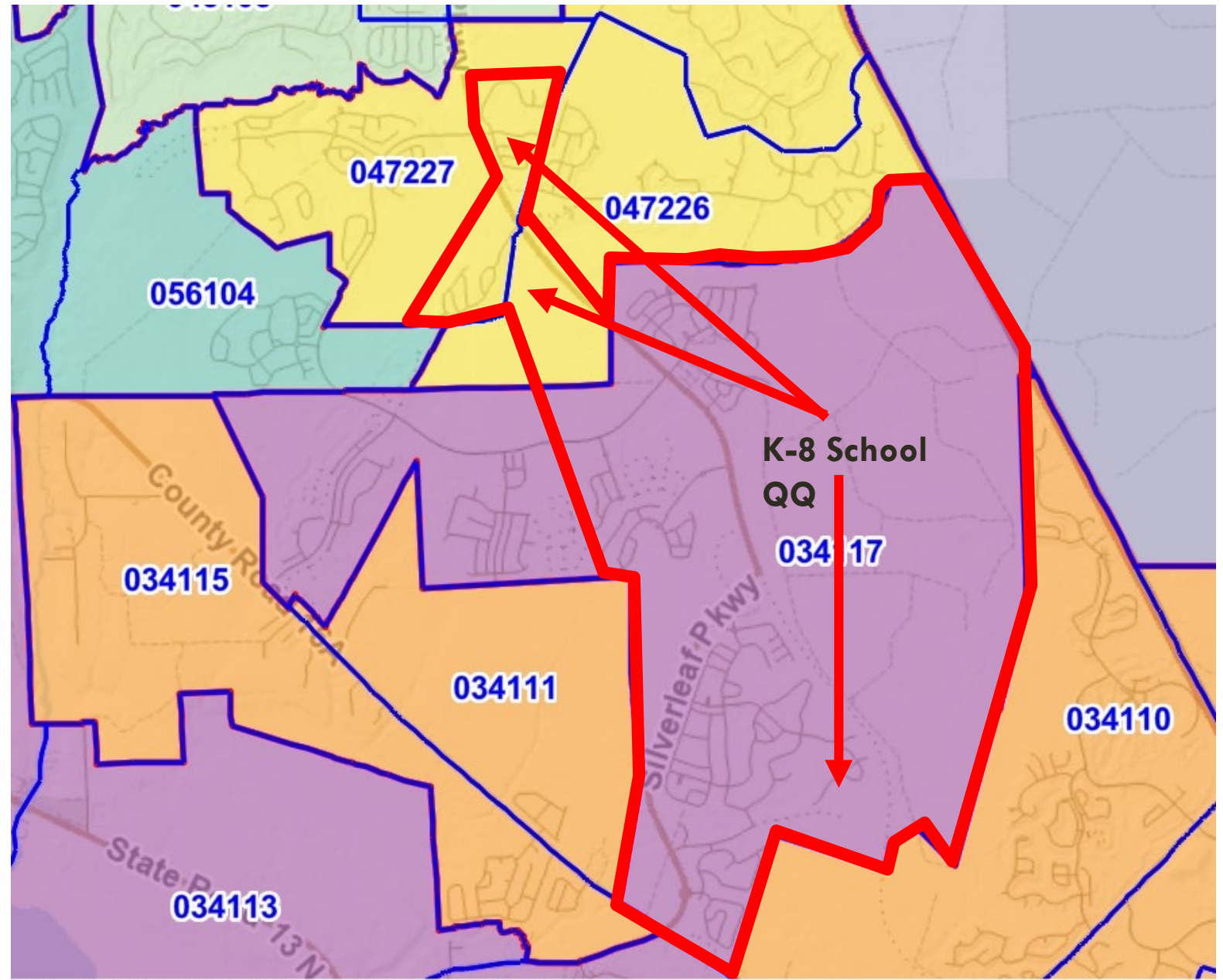
# ZONING PROPOSALS:

## Plan B

ATTENDANCE ZONING:  
K-8 SCHOOL QQ



K-8  
SCHOOL  
QQ:  
  
PLAN B



# K-8 SCHOOL QQ: 2026-2027 SY – PLAN B

034117(Portion of) SilverLeaf from WCES/PBMS

▪ 733 K-5	692 at WCES	41 OOOZ
▪ <u>332 6-8</u>	<u>322 at PBMS</u>	<u>10 OOOZ</u>
▪	1014 K-8 Students	

047227(Portion of) SilverLeaf from LPA

▪ 197 K-5	173 at LPA	24 OOOZ
▪ <u>74 6-8</u>	<u>66 at LPA</u>	<u>8 OOOZ</u>
▪	239 K-8 Students	

- 1253 students to be rezoned
  - +125 students (10% growth)
  - -116 rising 8<sup>th</sup> 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

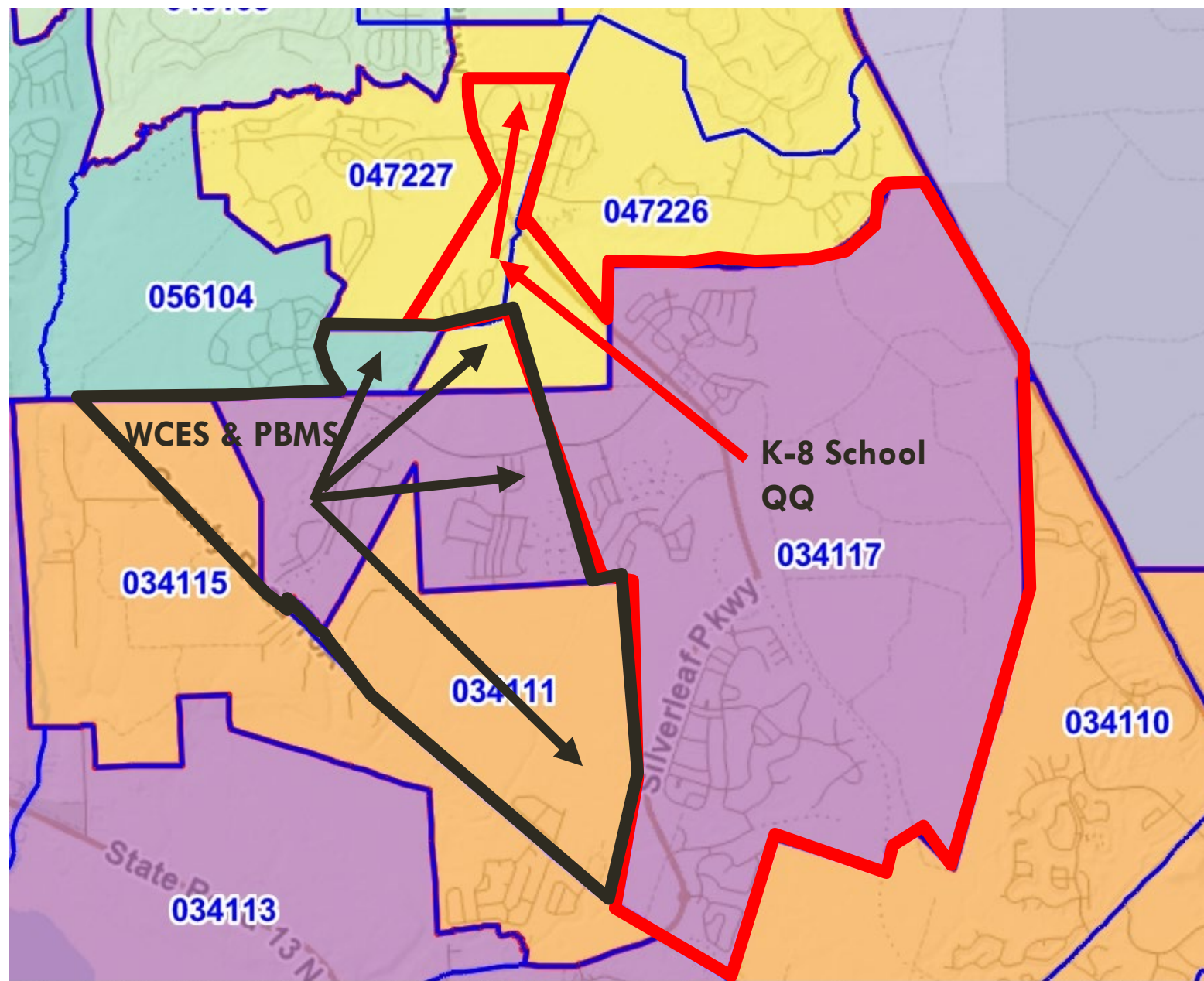
2026-2027 Projection: 1 262 students  
(with 8<sup>th</sup> Grade: 1 378 students)

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2027-2028 Projection: 1 515 K-8 students (10%)

2028-2029 Projection: 1 667 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
- 034117 & 056104                      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

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

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

- 034111 from MCA
    - 32 6-8                      31 at MCA              1 OoZ
  - 034117 & 056104                      Future Growth
- 31 6-8 Students

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

# Pacetti Bay Middle School

# Current Enrollment: 1 538



# 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

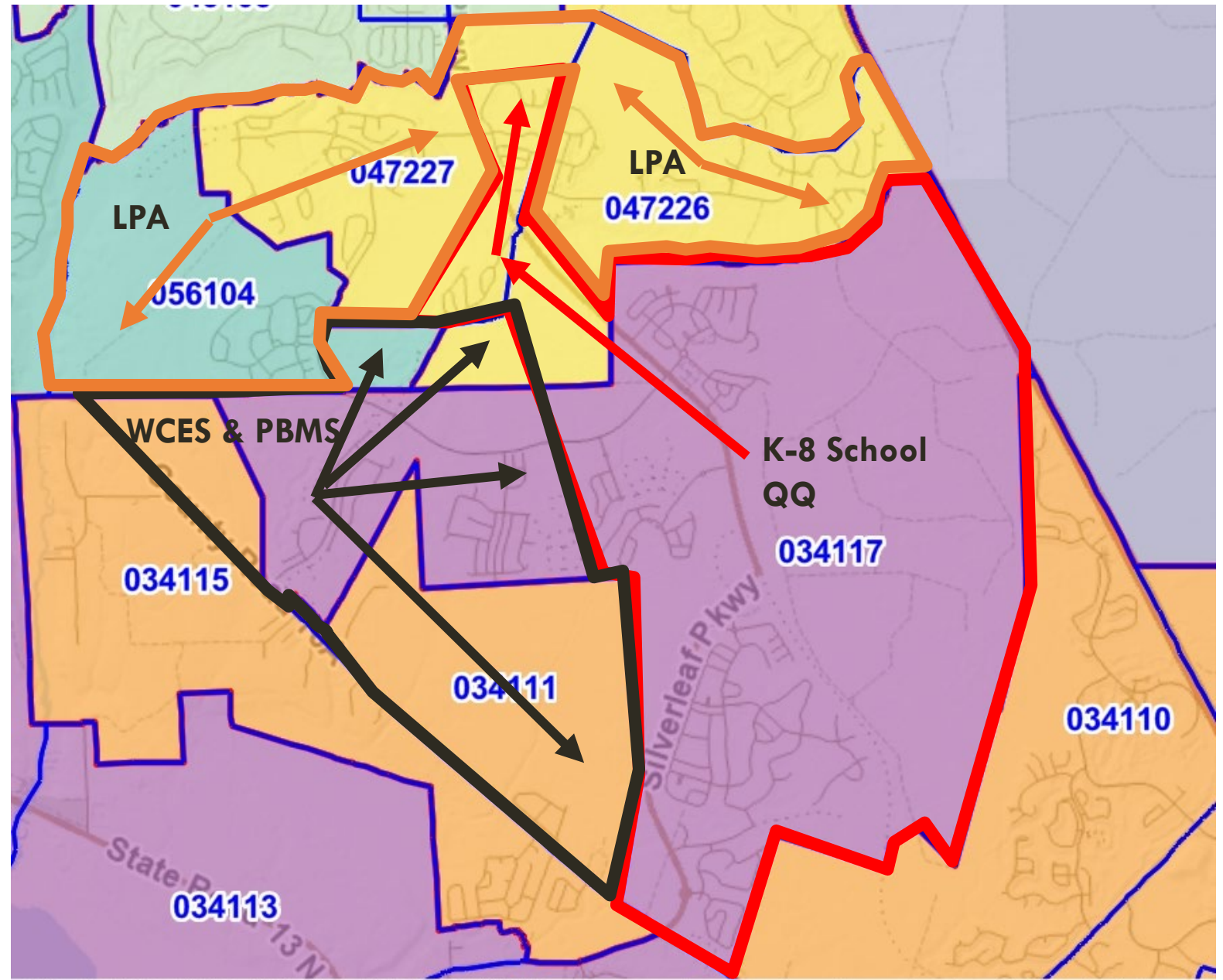
(without 8<sup>th</sup> Grade: 1309 students)

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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

▪ 75 K-5	67 at LPA	8 OOZ
▪ <u>25 6-8</u>	<u>24 at LPA</u>	<u>1 OOZ</u>
▪	91 K-8 Students	

## 047227 (Portion of) SilverLeaf at LPA

▪ 98 K-5	95 at LPA	3 OOZ
▪ <u>53 6-8</u>	<u>52 at LPA</u>	<u>1 OOZ</u>
▪	147 K-8 Students	

## 047226 (Portion of) SilverLeaf at TCA

▪ 12 K-5	11 at TCA	1 OOZ
▪ <u>4 6-8</u>	<u>4 at TCA</u>	<u>0 OOZ</u>
▪	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

- ❑ SilverLeaf (portion of)

- ❑ Meadow Ridge

- ❑ Courtney Oaks

- ❑ Courtney Chase

- ❑ Oak Grove

- ❑ Holly Landing

- ❑ Courtney Grove

- ❑ Hidden Creek Ph I & II

- ❑ Brook Forest

- ❑ Parcels 5A, 5B, 46, 47, 48, 49, 50

2026-2027 Projection: 1619 students

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2027-2028 Projection: 1780 K-8 students (10%)

2028-2029 Projection: 1958 K-8 students (10%)

# 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 8<sup>th</sup> Graders
  - +37 students (2% growth)
- 
- 1888 Projected students

- 2026-2027 Projection: 1888 students
  - (without 8<sup>th</sup> Grade: 1875 students)
- 

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

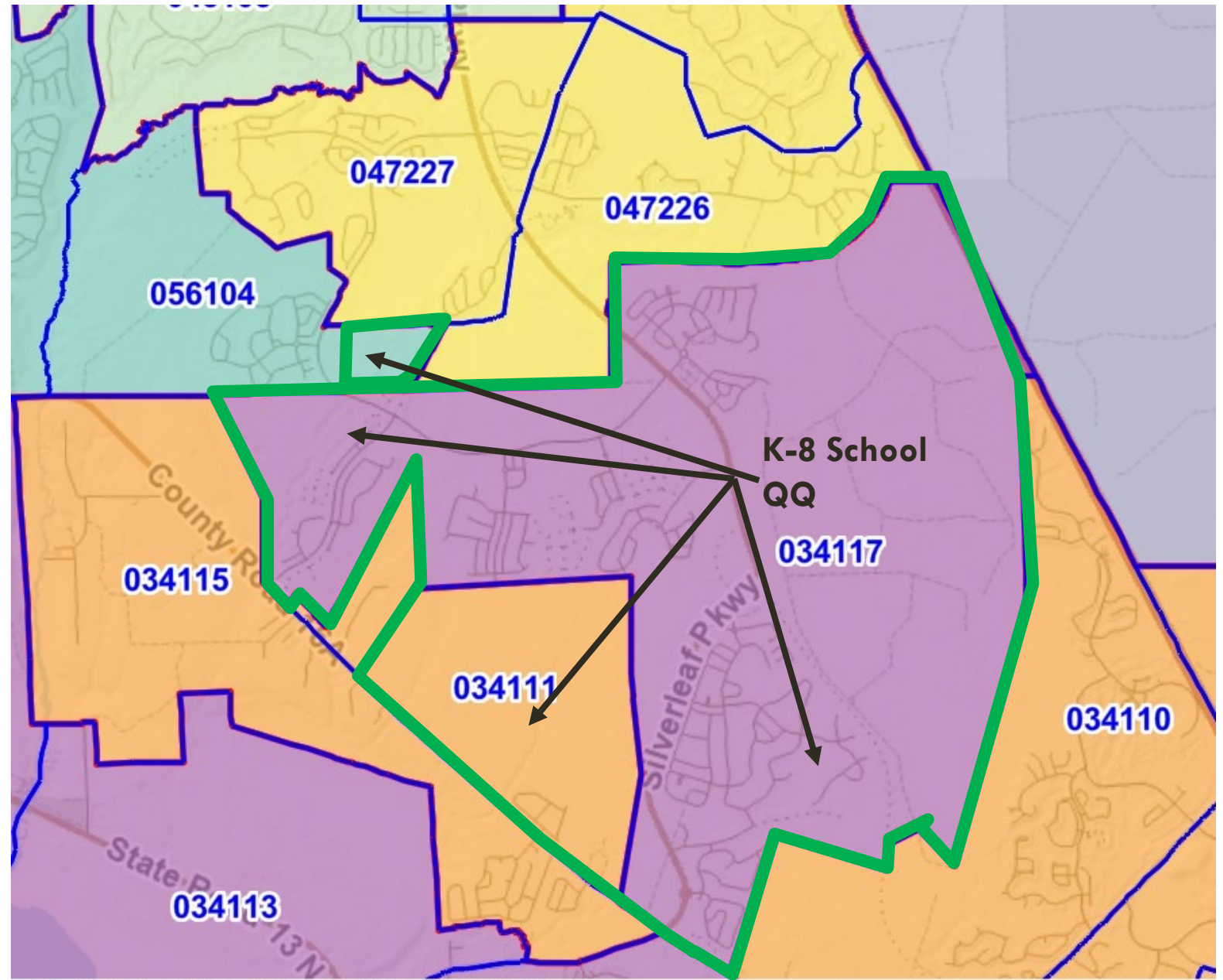
# ZONING PROPOSALS:

## Plan C

ATTENDANCE ZONING:  
K-8 SCHOOL QQ



# K-8 SCHOOL QQ: PLAN C



# K-8 SCHOOL QQ: 2026-2027 SY – PLAN C

034117(Portion of) SilverLeaf from WCES/PBMS

▪ 856 K-5	807 at WCES	49 O O Z
▪ <u>396 6-8</u>	<u>365 at PBMS</u>	<u>13 O O Z</u>
▪	1 1 7 2 K-8 Students	

- 1172 students to be rezoned
  - +176 students (15% growth)
  - -120 rising 8<sup>th</sup> Graders
- 
- 1228 Projected students

# K-8 SCHOOL QQ: PROPOSED ATTENDANCE ZONE PLAN C

## ☐ SilverLeaf (portion of)

☐ Cherry Elm

☐ Elm Creek

☐ Silver Landing

☐ Aspire

☐ Silver Falls

☐ Silver Meadows

☐ Elm Ridge

☐ Hartford

☐ Silverleaf Village

☐ Newbrook

☐ Parcels 14A, 22, 24, 25, 26, 29F,  
38A & 38C

☐ Hammock Oaks

2026-2027 Projection: 1 228 students

(with 8<sup>th</sup> Grade: 1 348 students)

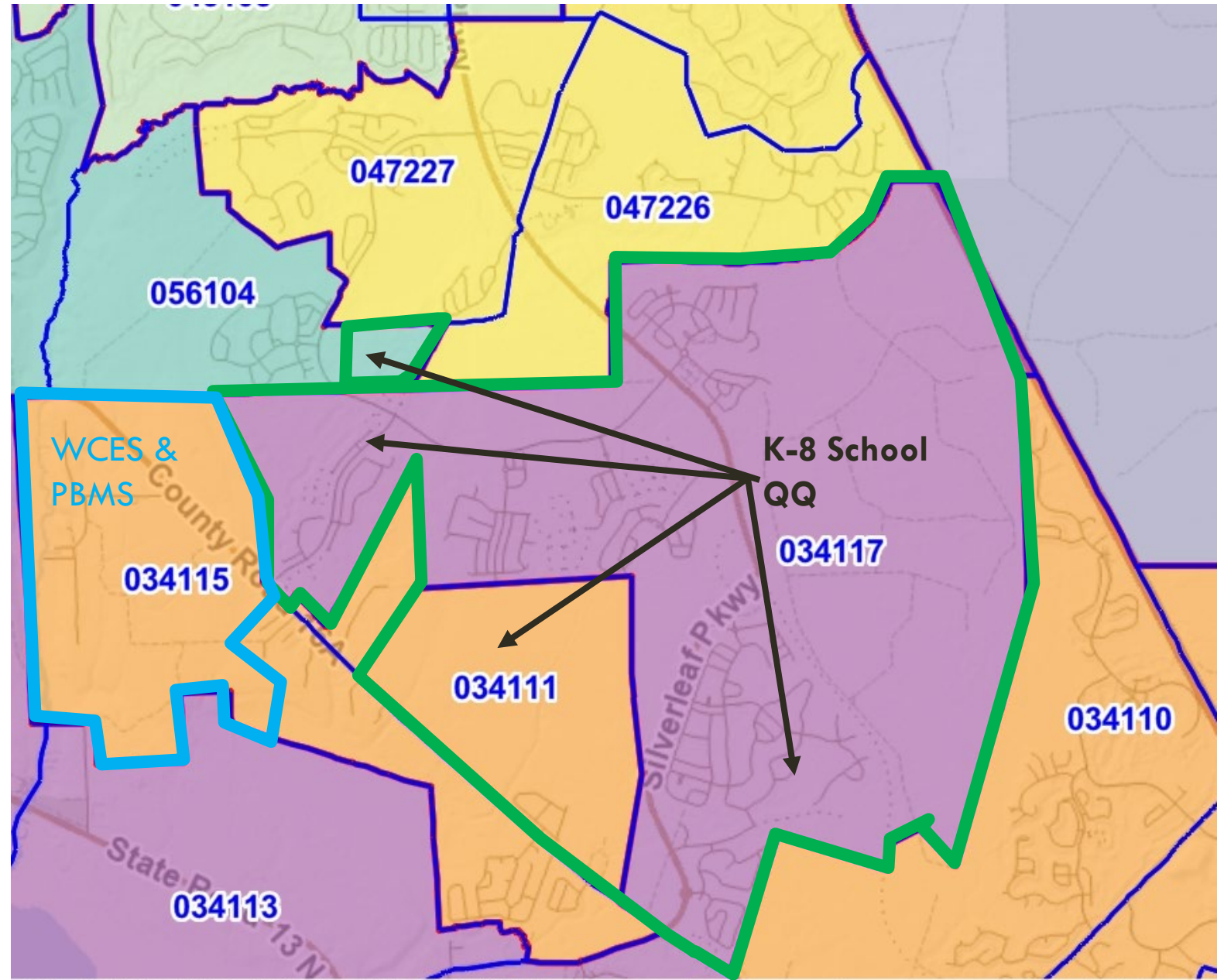
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2027-2028 Projection: 1 550 K-8 students (15%)

2028-2029 Projection: 1 783 K-8 students (15%)



WARDS  
CREEK  
ELEMENTARY  
& PACETTI  
BAY MIDDLE:  
PLAN C



# WARDS CREEK ELEMENTARY: 2026-2027 SY – PLAN C

## Wards Creek Elementary

Current Enrollment: 1 263

- 1263 students
  - -759 rezoned to K-8 School QQ
  - +25 students (5% growth)
- 
- 529 Projected students

### Area to be rezoned:

☐ Hardwood Landing Rd

☐ Future SilverLeaf:

☐ Parcels 40, 41A, 41B, 42 & 60

- 2026-2027 Projection: 529 students
- 
- 2027-2028 Projection: 555 K-8 students (5%)
  - 2028-2029 Projection: 583 K-8 students (5%)

# PACETTI BAY MIDDLE SCHOOL (PBMS): 2026-2027 SY – PLAN C

## Pacetti Bay Middle School

Current Enrollment: 1538

- 1538 students
  - - 352 students to 6-8 QQ
  - + 59 students (5% growth)
  - +107 8<sup>th</sup> Graders (QQ)
- 
- 1352 Projected students (6-8)

### Area to be rezoned:

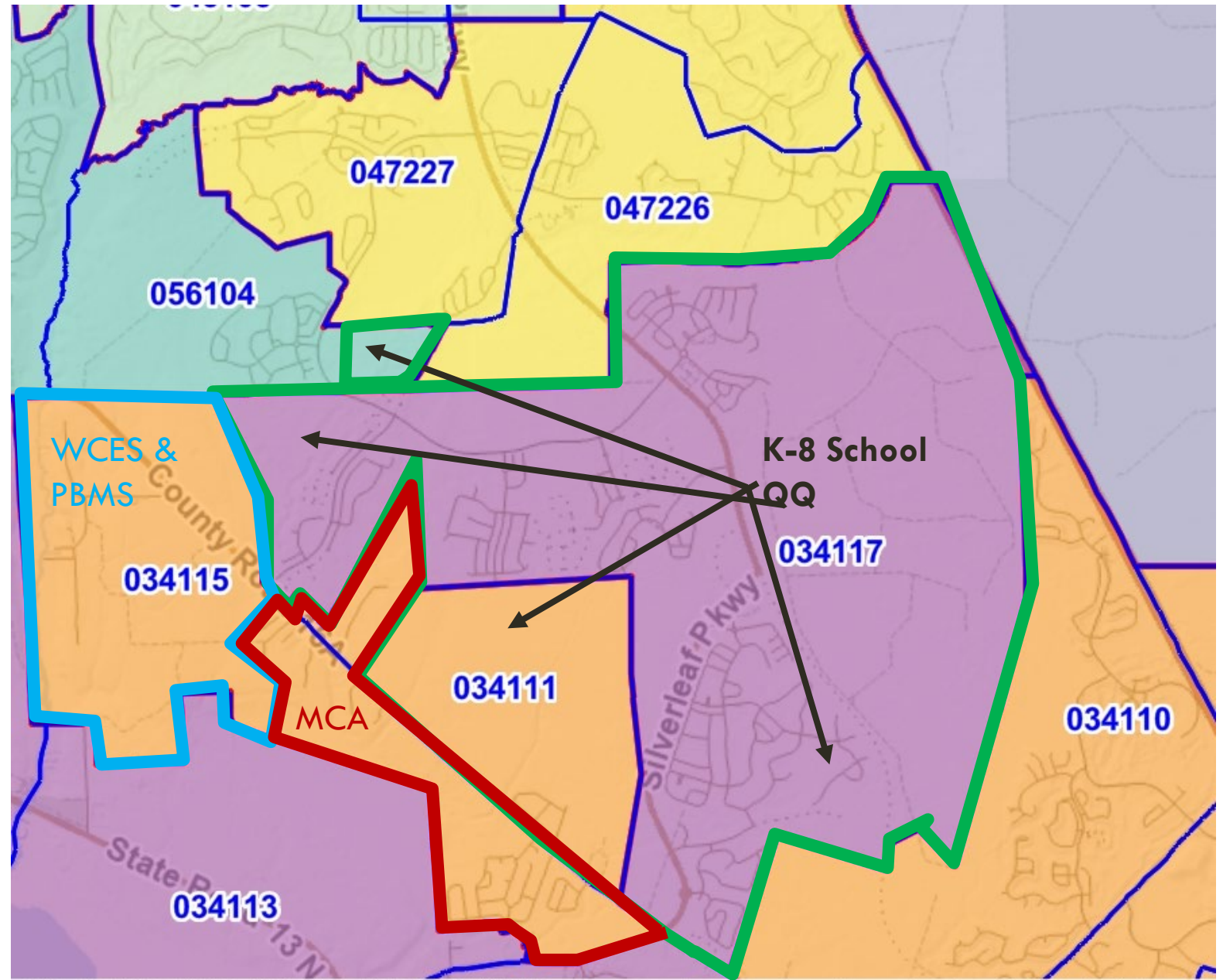
☐ Hardwood Landing Rd

☐ Future SilverLeaf:

☐ Parcels 40, 41A, 41B, 42 & 60

- 2026-2027 Projection: 1352 students
  - (without 8<sup>th</sup> Grade: 1245 students)
- 
- 2027-2028 Projection: 1307 K-8 students (5%)
  - 2028-2029 Projection: 1372 K-8 students (5%)

# MILL CREEK ACADEMY: PLAN C



# MILL CREEK ACADEMY: 2026-2027 SY – PLAN C

## Mill Creek Academy

Current Enrollment: 1917

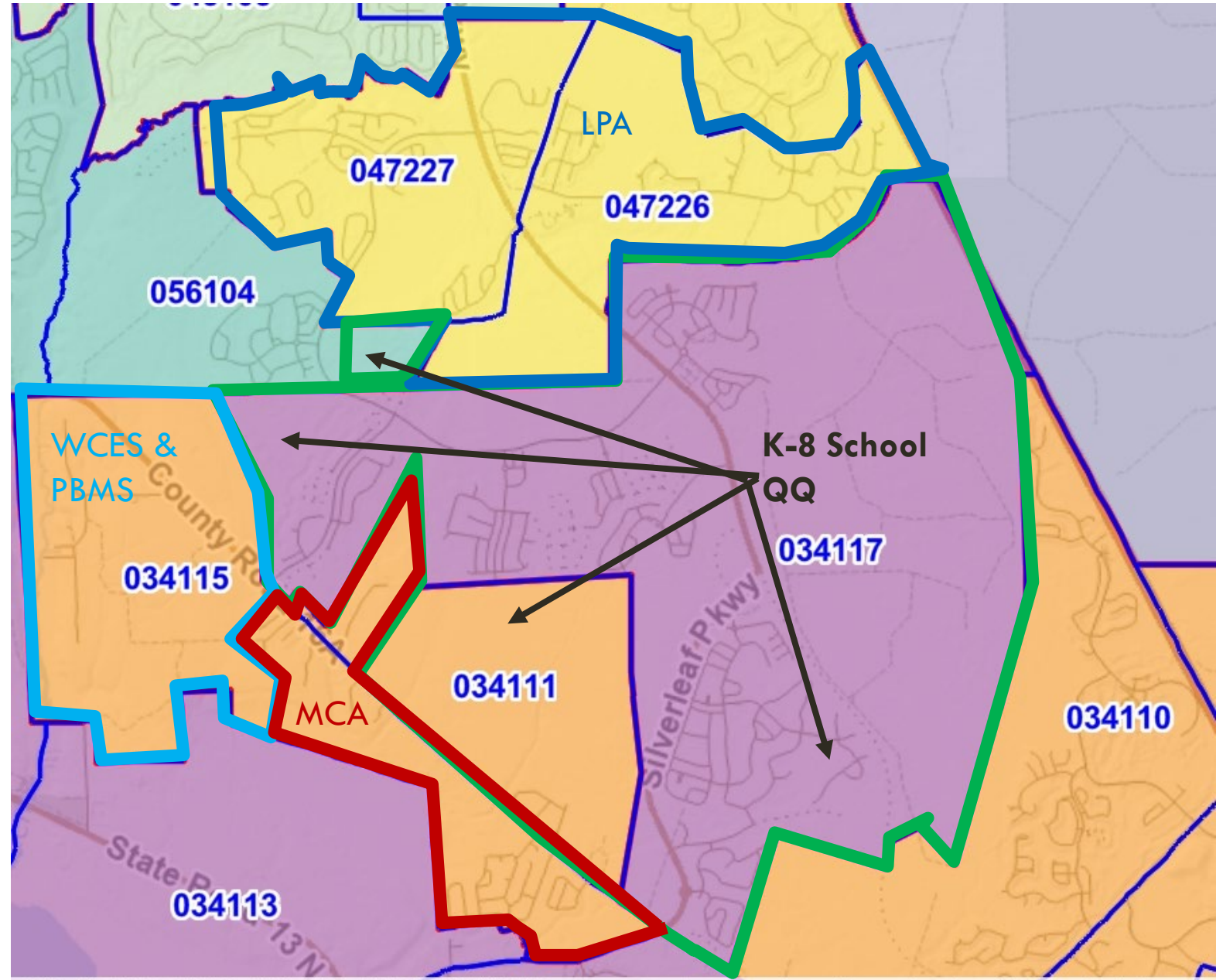
- 1917 students
  - -66 rezoned to K-8 School QQ
  - +14 8<sup>th</sup> Graders
  - +37 students (2% growth)
- 
- 1902 Projected students

- 2026-2027 Projection: 1902 students
  - (without 8<sup>th</sup> Grade: 1888 students)
- 

- 2027-2028 Projection: 1925 K-8 students (2%)
- 2028-2029 Projection: 1964 K-8 students (2%)



# LIBERTY PINES ACADEMY: PLAN C





# LIBERTY PINES ACADEMY: 2026-2027 SY – PLAN C

## 047226 (Portion of) SilverLeaf at LPA

▪ 75 K-5	67 at LPA	8 00Z
▪ <u>25 6-8</u>	<u>24 at LPA</u>	<u>1 00Z</u>
▪	91 K-8 Students	

## 047227 (Portion of) SilverLeaf at LPA

▪ 295 K-5	268 at LPA	27 00Z
▪ <u>127 6-8</u>	<u>118 at LPA</u>	<u>9 00Z</u>
▪	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 C

## ☐ 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

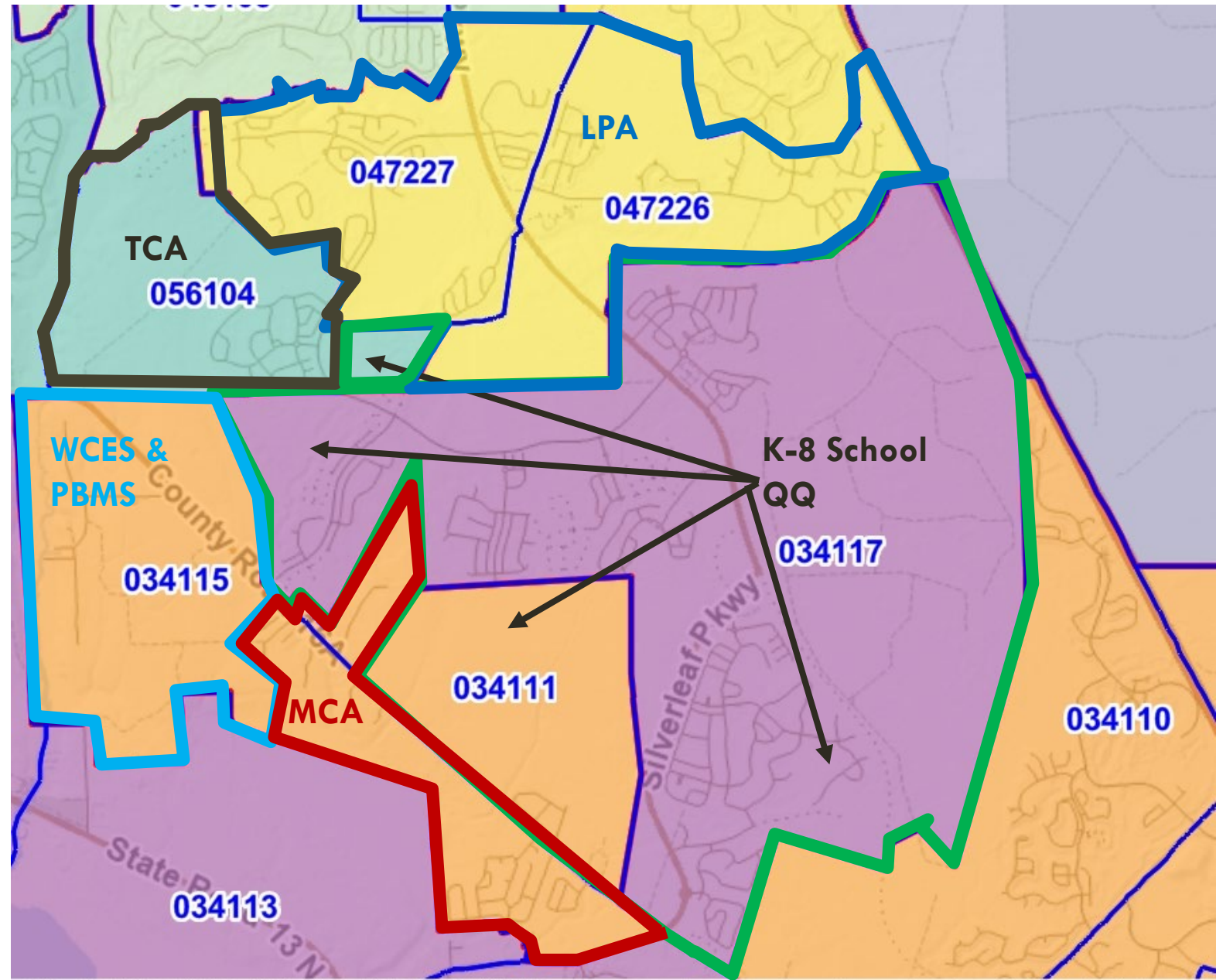
2026-2027 Projection: 1781 students

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2027-2028 Projection: 1870 K-8 students (5%)

2028-2029 Projection: 1963 K-8 students (5%)

# TROUT CREEK ACADEMY: PLAN C



# TROUT CREEK ACADEMY: 2026-2027 SY – PLAN C

047226 (Portion of) SilverLeaf at TCA

- |          |                 |         |
|----------|-----------------|---------|
| ▪ 12 K-5 | 11 at TCA       | 1 O O Z |
| ▪ 4 6-8  | 4 at TCA        | 0 O O Z |
| <hr/>    |                 |         |
| ▪        | 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 C


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

2026-2027 Projection: 1 574 students

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2027-2028 Projection: 1 731 K-8 students (5%)

2028-2029 Projection: 1 904 K-8 students (5%)



# District Implications for Plan C

Growth pressure is split between four schools.

K-8 QQ will likely need relocatables in Year 2.

LPA will need additional relocatables to accommodate additional growth from SilverLeaf

TCA will need additional relocatables to accommodate growth from SilverLeaf. With limited space will need to use two-story units.

MCA experiences only a small reduction in student enrollment.





# ATTENDANCE ZONING:

K-8 SCHOOL RR  
2026-2027 SY

SCHOOL BOARD WORKSHOP

September 16, 2025



## K-8 SCHOOL RR

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

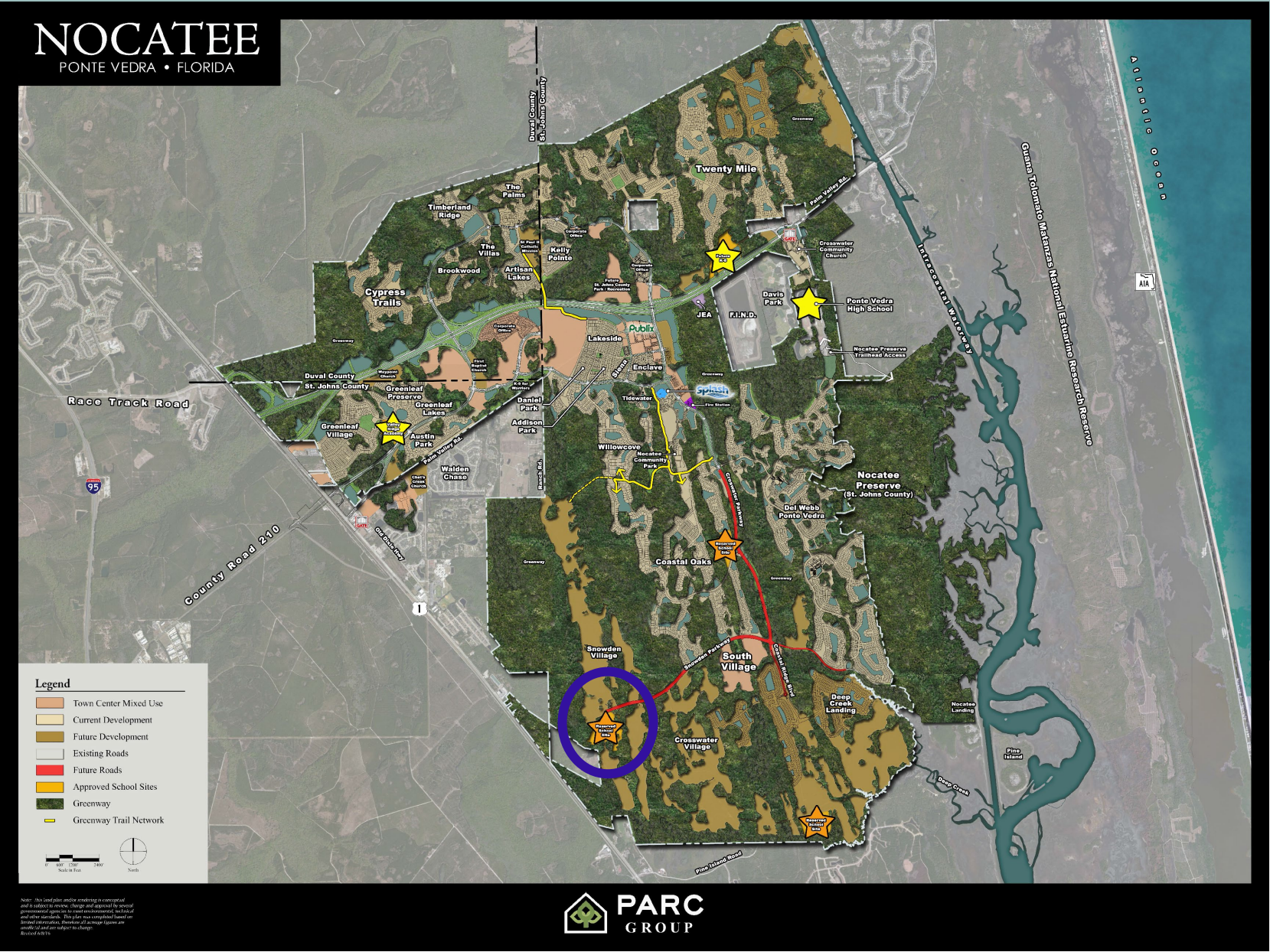
Prototype with approx. 1500 Student Capacity

Funded by Certificates of Participation (COPs)

Projected Completion for 2026-2027 SY

# NOCATEE

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# 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.

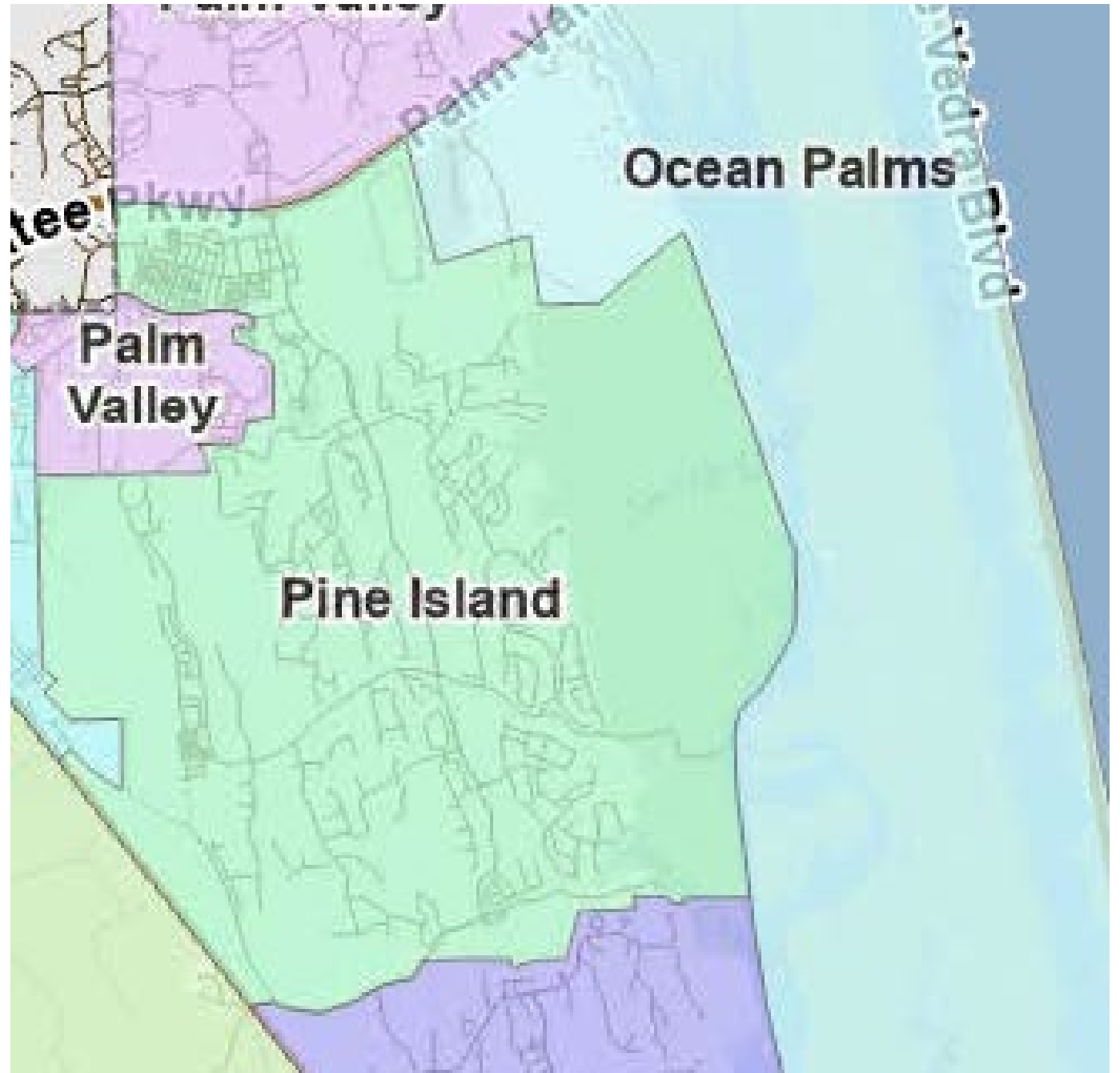
## ATTENDANCE ZONING: K-8 SCHOOL RR



# CURRENT ELEMENTARY & MIDDLE SCHOOL ATTENDANCE ZONES:

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PINE ISLAND  
ACADEMY



# ZONING PROPOSALS:

## Plan A

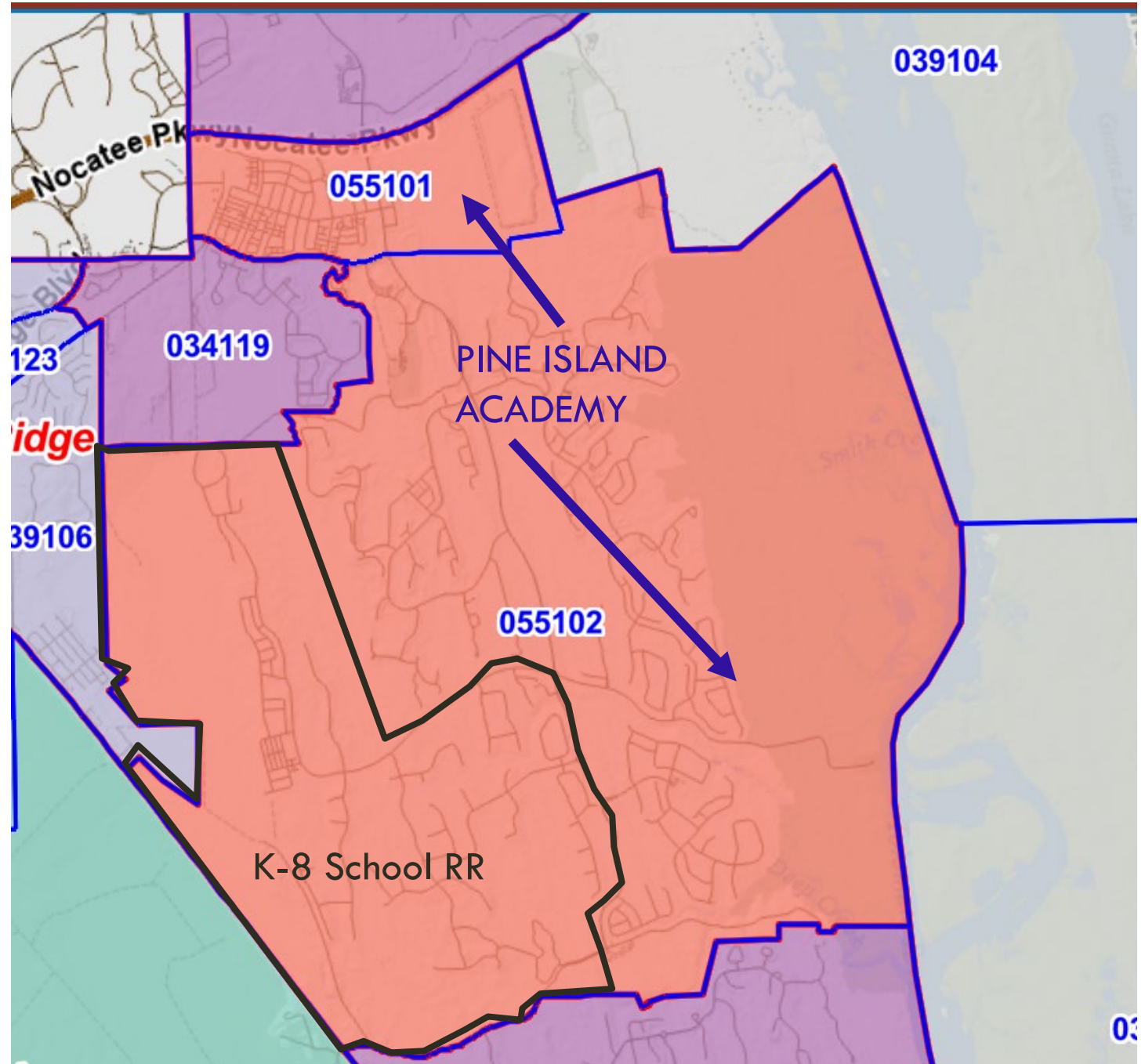
ATTENDANCE ZONING:  
K-8 SCHOOL RR



# K-8 SCHOOL RR: PLAN A

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## ELEMENTARY & MIDDLE



# K-8 SCHOOL RR: 2026-2027SY – PLAN A

055102(Portion of) Nocatee from PIA

▪ 819 K-5	748 at PIA	71 OOZ
▪ <u>360 6-8</u>	<u>345 at PIA</u>	<u>15 OOZ</u>
▪	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 8<sup>th</sup> 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: 1 089 students

(with 8<sup>th</sup> Grade: 1 202 students)

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2027-2028 Projection: 1 262 K-8 students (5%)

2028-2029 Projection: 1 325 K-8 students (5%)

# PINE ISLAND ACADEMY: 2026-2027SY – PLAN A

## 055101 Nocatee from PIA

- 225 K-5                      200 at PIA      25 OOOZ
- 133 6-8                      124 at PIA      9 OOOZ
- 324 K-8 Students

## 055102(Portion of) Nocatee from PIA

- 366 K-5                      350 at PIA      16 OOOZ
- 241 6-8                      218 at PIA      23 OOOZ
- 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 8<sup>th</sup> 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 8<sup>th</sup> Grade: 953 students)

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

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

# ZONING PROPOSALS:

## Plan B

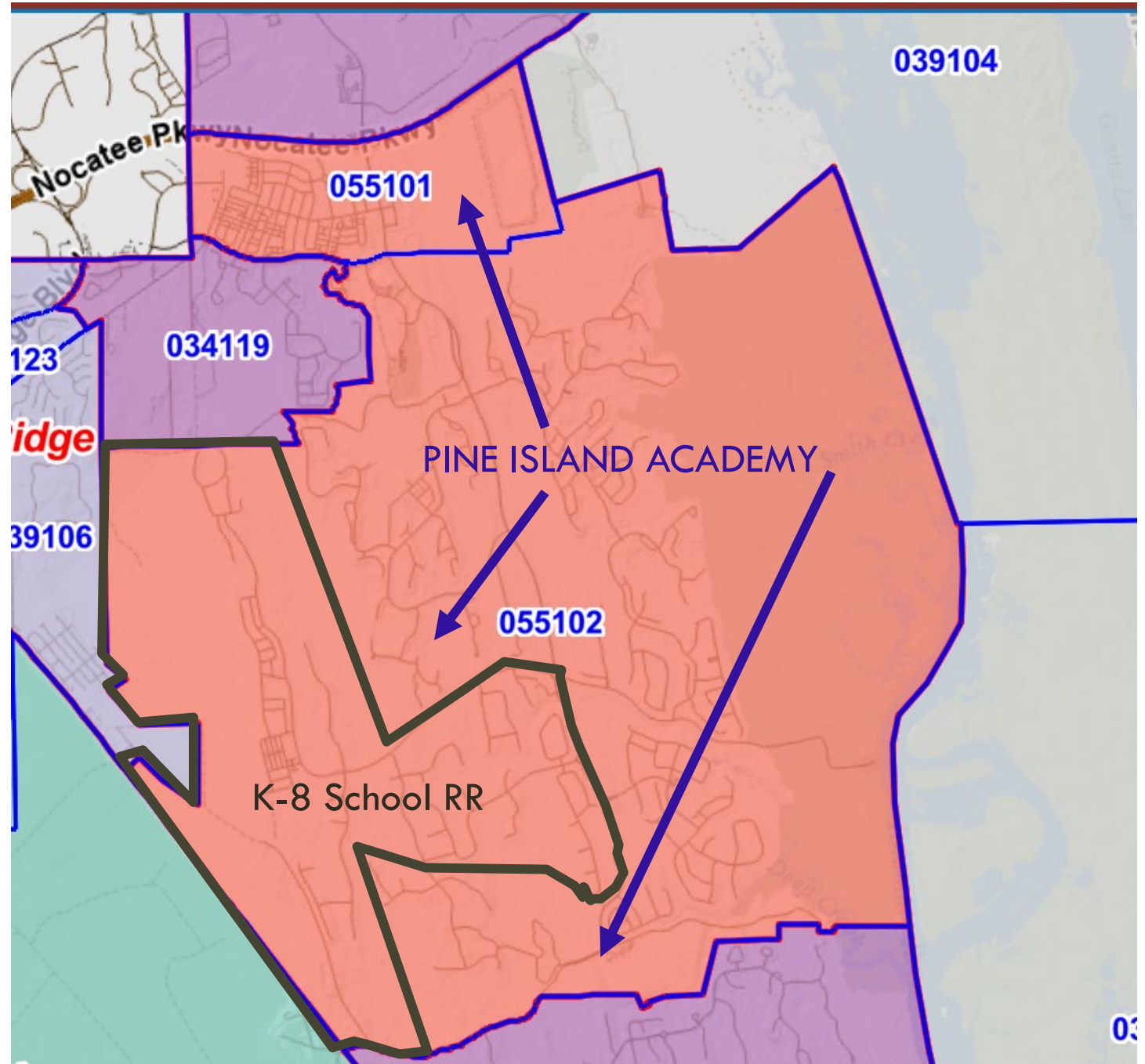
ATTENDANCE ZONING:  
K-8 SCHOOL RR



# K-8 SCHOOL RR: PLAN B

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## ELEMENTARY & MIDDLE



# K-8 SCHOOL RR: 2026-2027SY – PLAN B

055102(Portion of) Nocatee from PIA

▪ 662 K-5	602 at PIA	60 OOOZ
▪ <u>276 6-8</u>	<u>269 at PIA</u>	<u>7 OOOZ</u>
▪	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 8<sup>th</sup> 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 8<sup>th</sup> Grade: 958 students)

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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
▪ <u>133 6-8</u>	<u>124 at PIA</u>	<u>9 OOZ</u>
▪	324 K-8 Students	

## 055102(Portion of) Nocatee from PIA

▪ 523 K-5	496 at PIA	27 OOZ
▪ <u>325 6-8</u>	<u>294 at PIA</u>	<u>31 OOZ</u>
▪	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 8<sup>th</sup> 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: 1 294 students

(without 8<sup>th</sup> Grade: 1 207 students)

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2027-2028 Projection: 1 267 K-8 students (5%)

2028-2029 Projection: 1 330 K-8 students (5%)

# ZONING PROPOSALS:

## Plan C

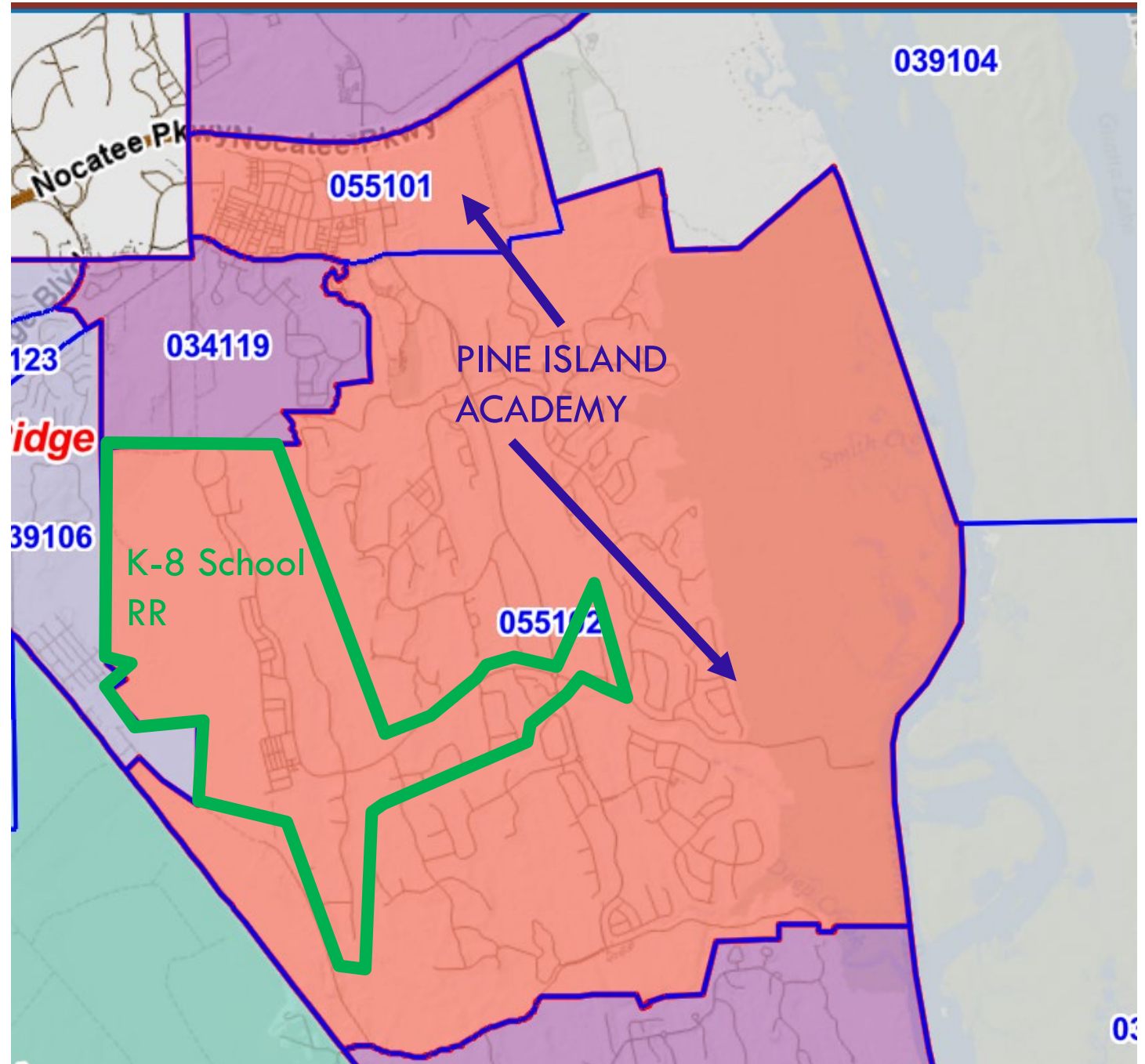
ATTENDANCE ZONING:  
K-8 SCHOOL RR



# K-8 SCHOOL RR: PLAN C

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## ELEMENTARY & MIDDLE



# K-8 SCHOOL RR: 2026-2027SY – PLAN C

055102(Portion of) Nocatee from PIA

▪ 429 K-5	390 at PIA	39 OOZ
▪ <u>168 6-8</u>	<u>163 at PIA</u>	<u>5 OOZ</u>
▪	553 K-8 Students	

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

- 553 students to be rezoned
- + 83 students (15% growth)
- -54 rising 8<sup>th</sup> Graders
- ---

582 Projected students



# K-8 SCHOOL RR: PROPOSED ATTENDANCE ZONE PLAN C

- ☐ Nocatee (Portion of)
- ☐ Seabrook Village
- ☐ Reflections at Seabrook Village
- ☐ Coral Ridge
- ☐ Palm Crest
- ☐ Anthem Ridge
- ☐ Pioneer Village
- ☐ Franklin Square
- ☐ Palmetto Cove

2026-2027 Projection: 582 students

(with 8<sup>th</sup> Grade: 636 students)

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2027-2028 Projection: 731 K-8 students (15%)

2028-2029 Projection: 841 K-8 students (15%)

# PINE ISLAND ACADEMY: 2026-2027SY – PLAN C

## 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

- 762 K-5                      714 at PIA      48 OOZ
- 436 6-8                      403 at PIA      33 OOZ
- 1117 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
- -553 to K-8 School RR
- + 73 students (5% growth)
- +54 rising 8<sup>th</sup> Graders
- ---

1594 Projected students

# PINE ISLAND ACADEMY: PROPOSED ATTENDANCE ZONE PLAN C

- ☐ Nocatee (Portion of)
- ☐ Town Center (portion currently zoned to PIA)
- ☐ Coastal Oaks
- ☐ Liberty Cove
- ☐ Heritage Trace
- ☐ Freedom Landing
- ☐ Settler's Landing
- ☐ Crosswinds
- ☐ Old Dixie Highway
- ☐ Pine Island Apartments


2026-2027 Projection: 1 594 students

(without 8<sup>th</sup> Grade: 1 540 students)

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2027-2028 Projection: 1 617 K-8 students (5%)

2028-2029 Projection: 1 698 K-8 students (5%)



# District Implications for Plan C

Given the low enrollment numbers for K-8 School RR under Plan C. The Board may need to consider opening with Grade 8.

K-8 RR may still not be financially feasible and require supplemental funds to provide basic course offerings of other K-8 schools.

Pine Island Academy will still be overcrowded, while K-8 School RR is underutilized.

A portion of Freedom Landing is within the walk zone to PIA, while the remainder is in the walk zone to K-8 School RR.

## OPTIONS FOR IN-PERSON PUBLIC INPUT

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

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



# OPTIONS FOR IN-PERSON PUBLIC INPUT

- October 7<sup>th</sup>: Discussion and Approval of Advertisement for Attendance Zone Changes at Special School Board Meeting
- October 14<sup>th</sup> School Board Meeting
- October 28<sup>th</sup> School Board Workshop
- November 4<sup>th</sup> School Board Workshop
- November 18<sup>th</sup> 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.**
- **Email** comments and suggestions to our design team, School Board Members and Superintendent.  
[www.stjohns.k12.fl.us/zoning](http://www.stjohns.k12.fl.us/zoning)
- Provide Public Comment Online through Webex at School Board Workshops & Meetings

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



# QUESTIONS & DISCUSSION

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

September 16, 2025