



ATTENDANCE ZONING 2026-2027

K-8 SCHOOLS QQ & RR

SCHOOL BOARD WORKSHOP

September 23, 2025



ATTENDANCE ZONING:

K-8 SCHOOL QQ
2026-2027 SY

SCHOOL BOARD WORKSHOP

September 23, 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

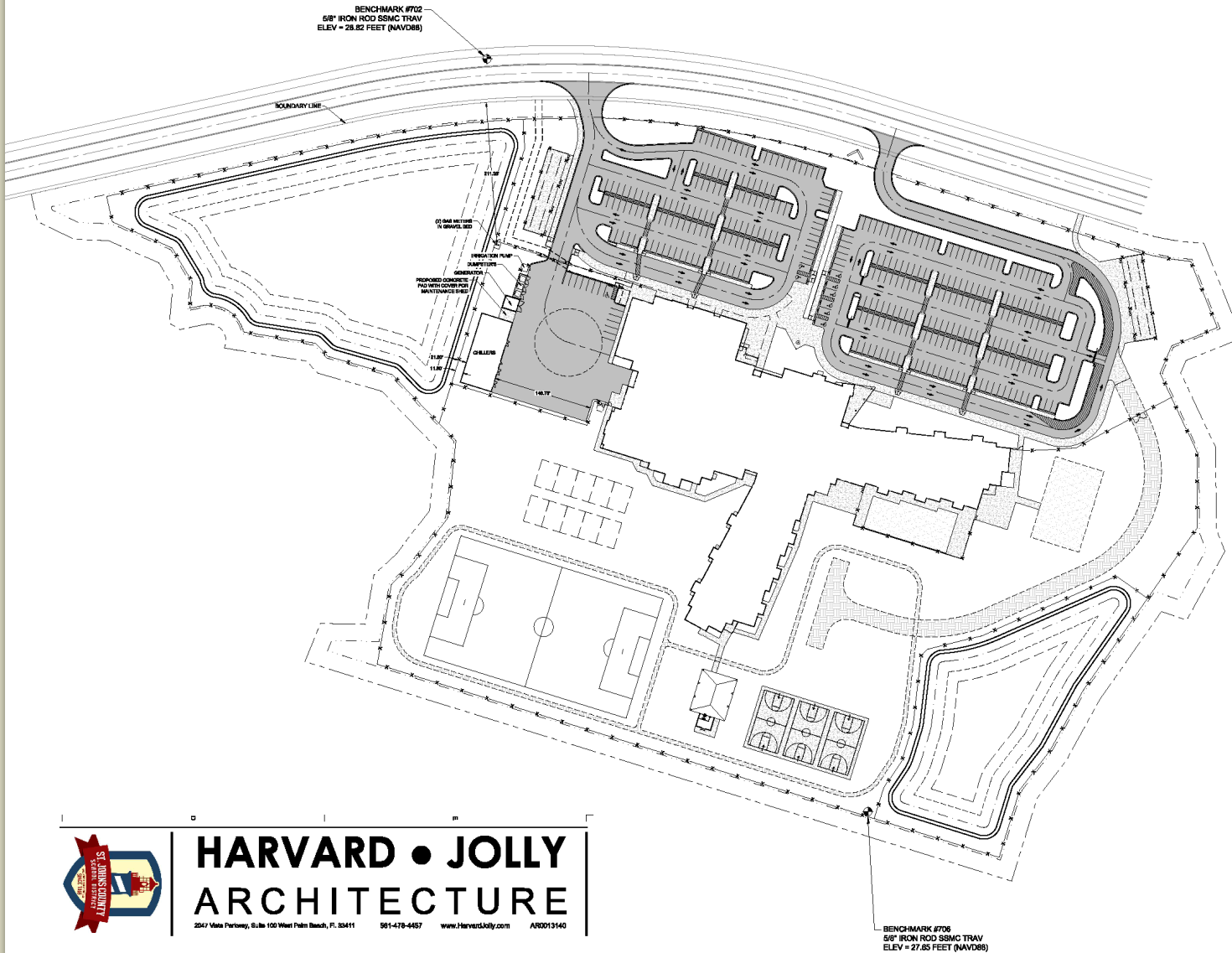
Current Access from
Courtney Vista Drive (off
of SilverLeaf Parkway)

Adjacent to Silver
Landing

SILVERLEAF 
Parcel 38 Access
February 21, 2019







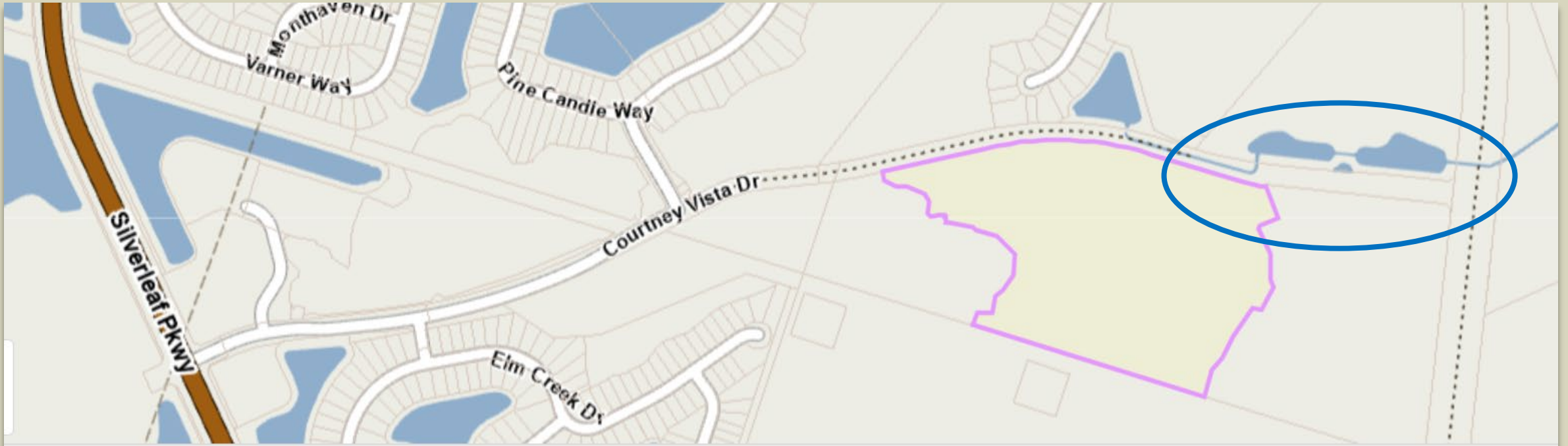
K-8 SCHOOL QQ



HARVARD • JOLLY
ARCHITECTURE

2547 Vista Parkway, Suite 100 West Palm Beach, FL 33411 561-478-4457 www.HarvardJolly.com A30013140





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



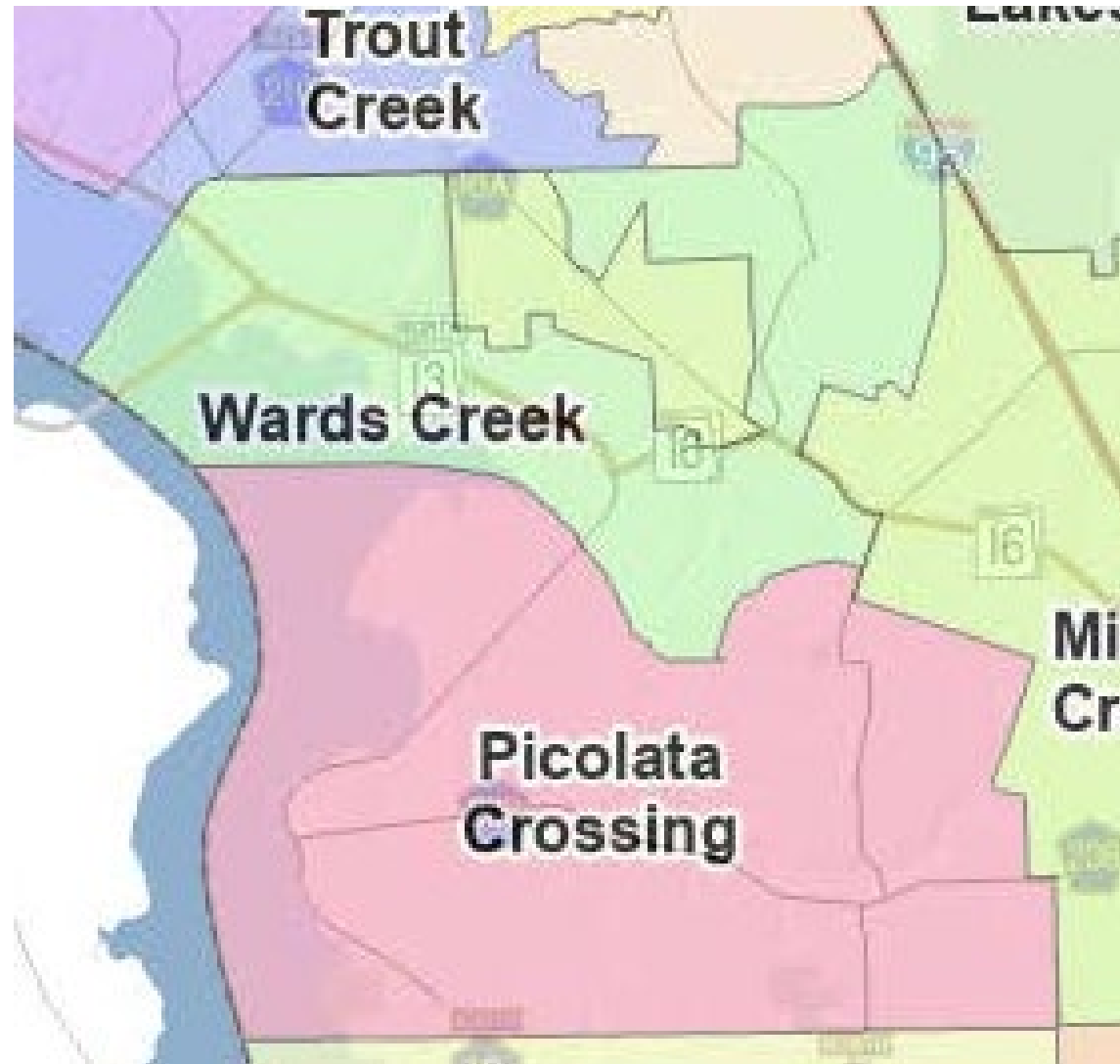
- Wards Creek Elementary currently has 1263 PK-5th grade students and permanent capacity of 760.
- Pacetti Bay Middle School currently has 1538 6-8th grade students and permanent capacity of 1105.
- Liberty Pines Academy currently has 1696 K-8th grade students and a permanent capacity of 1553.
- Trout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



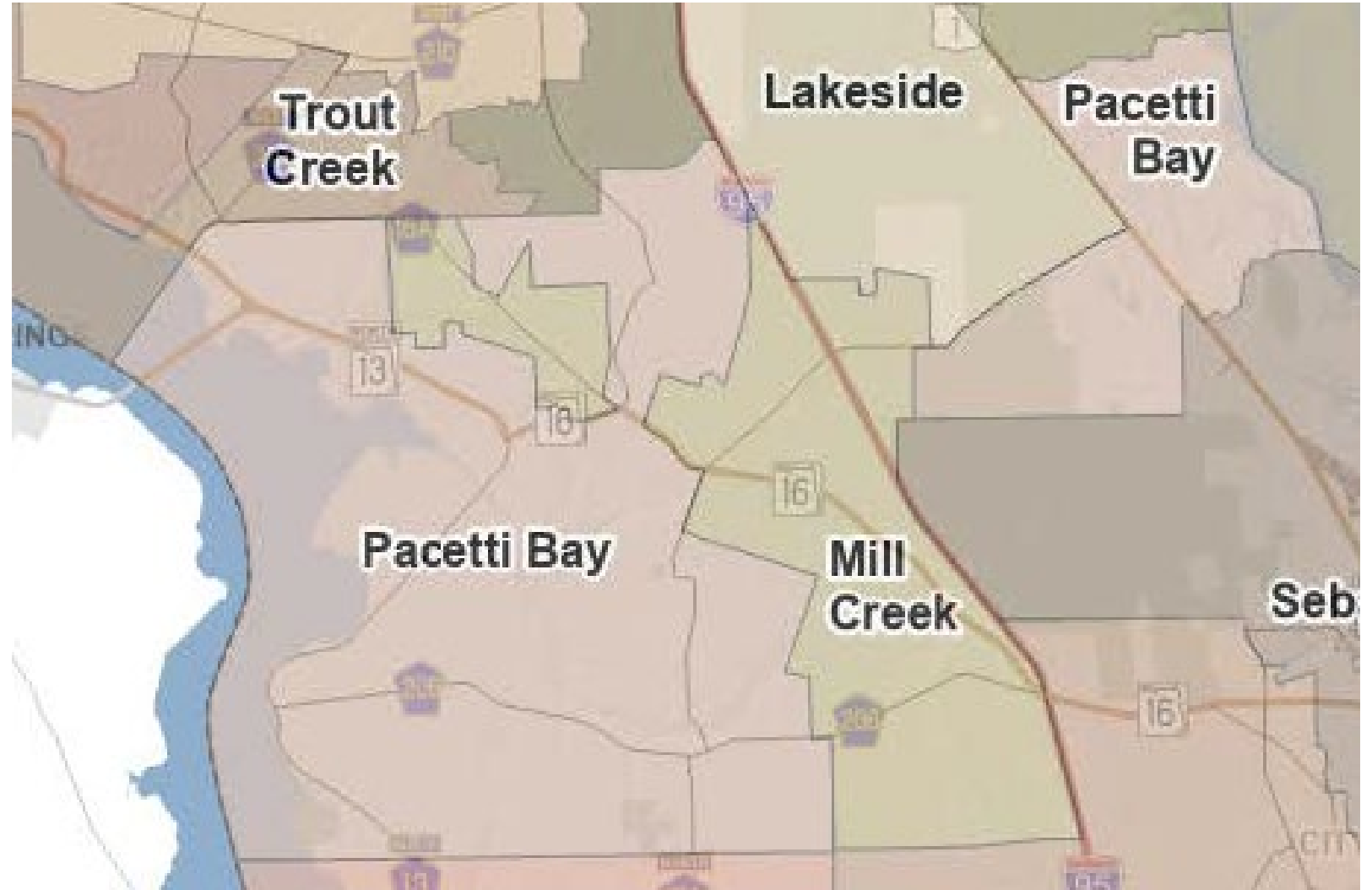
CURRENT ELEMENTARY ATTENDANCE ZONES:

WARDS CREEK
ELEMENTARY



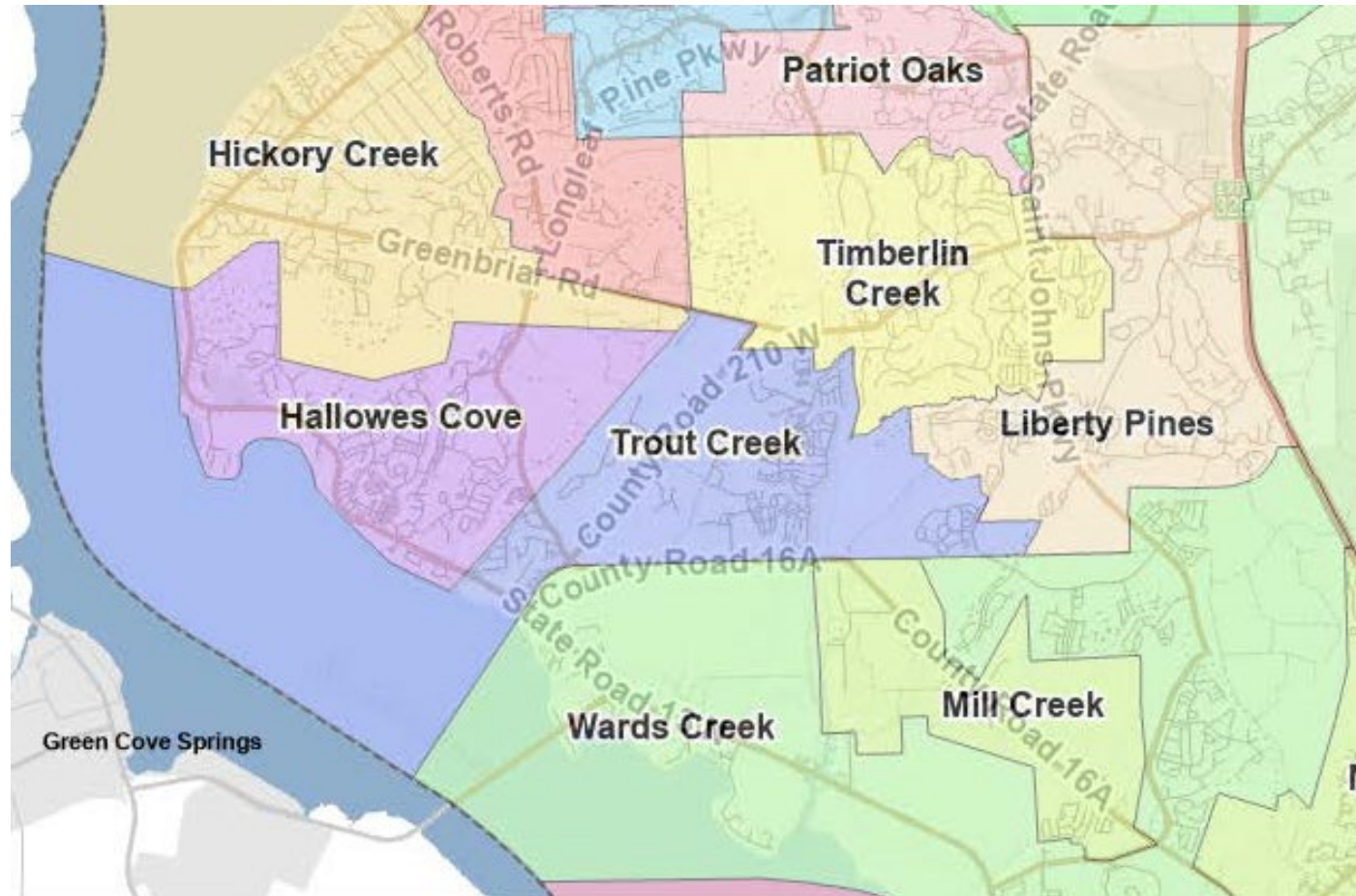
CURRENT MIDDLE SCHOOL ATTENDANCE ZONES:

PACETTI BAY MIDDLE
SCHOOL



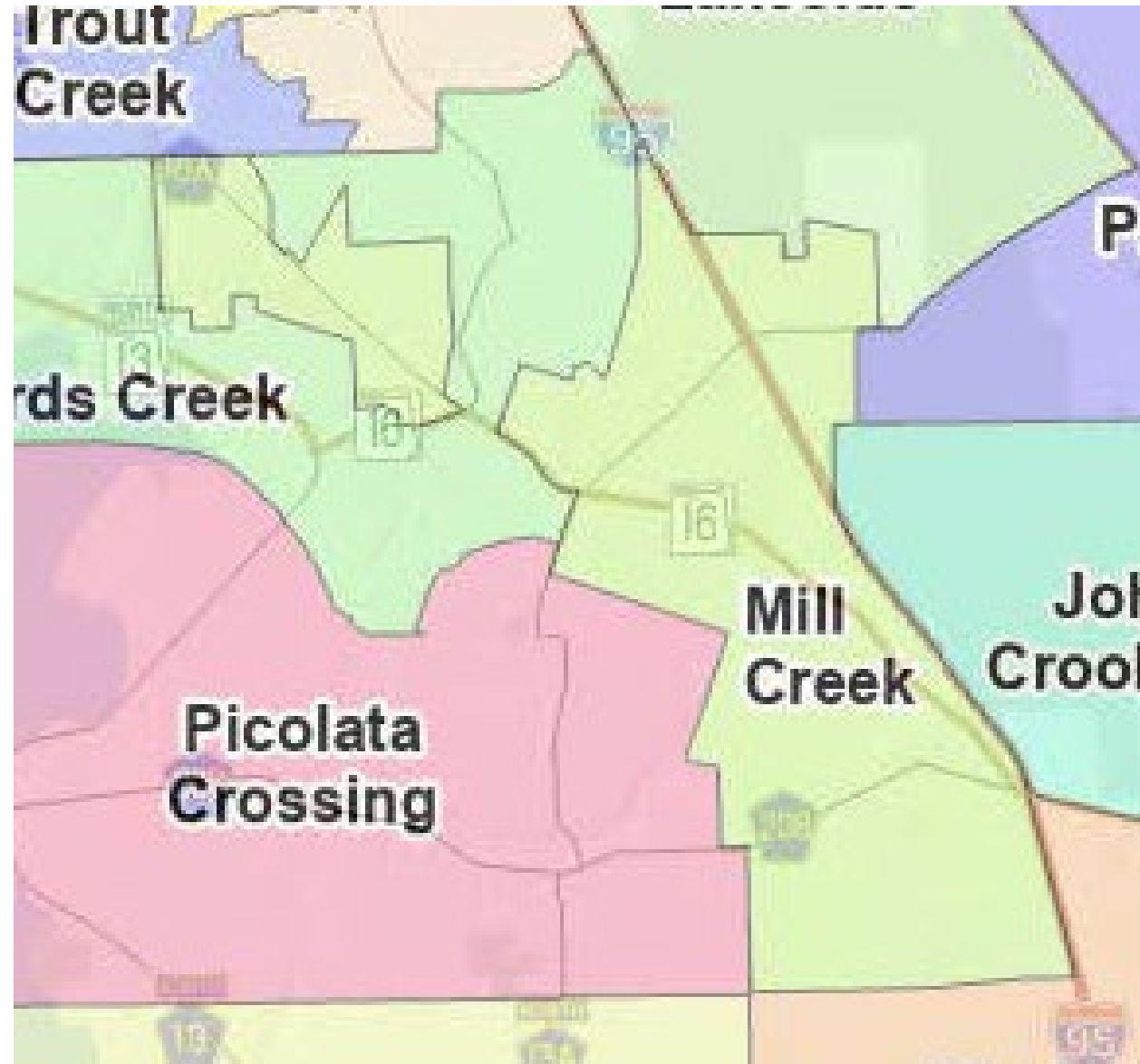
CURRENT ELEMENTARY & MIDDLE ATTENDANCE ZONES:

LIBERTY PINES
ACADEMY
& TROUT CREEK
ACADEMY



CURRENT ELEMENTARY & MIDDLE ATTENDANCE ZONES:

MILL CREEK
ACADEMY



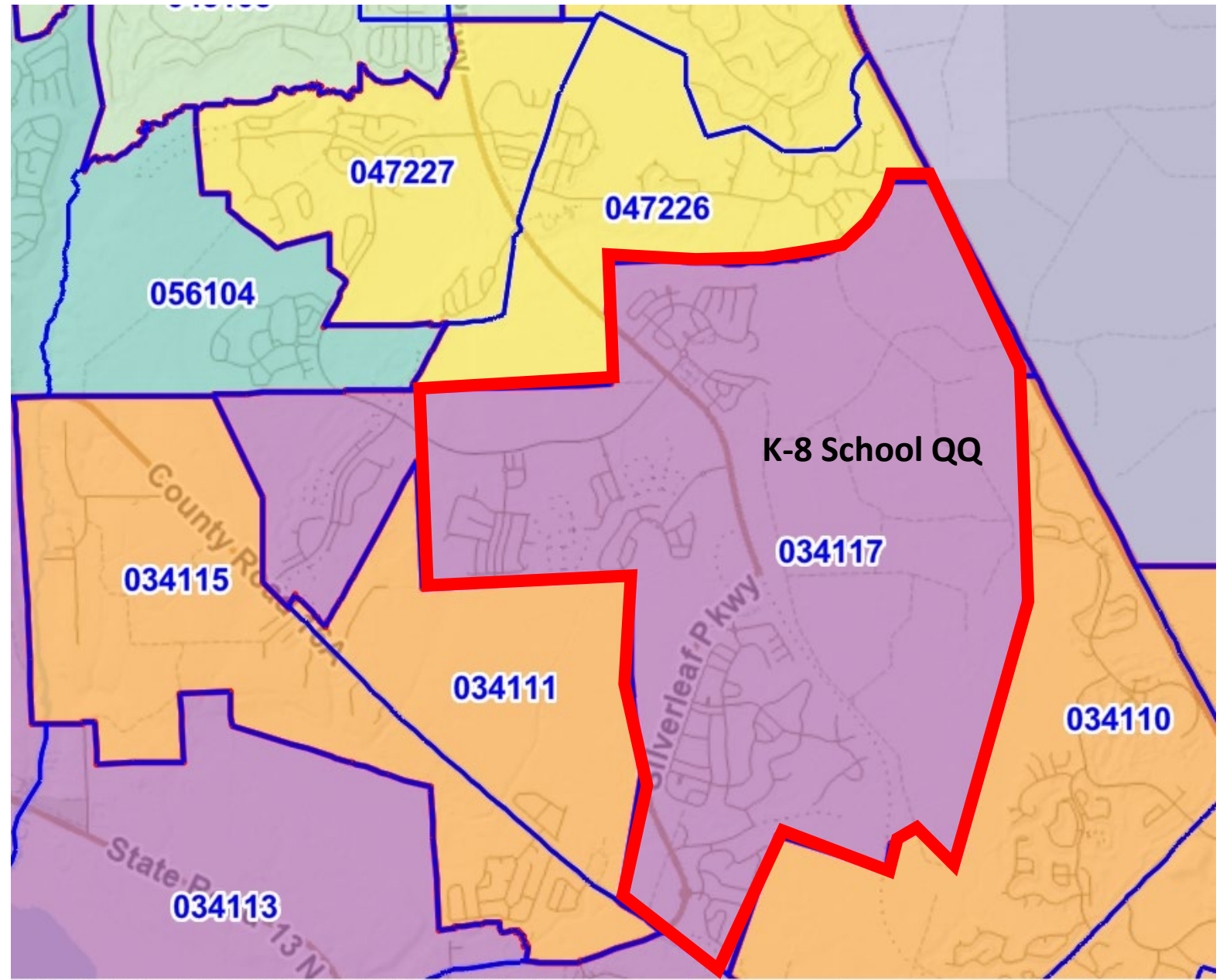
ZONING PROPOSALS:

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
• <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 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

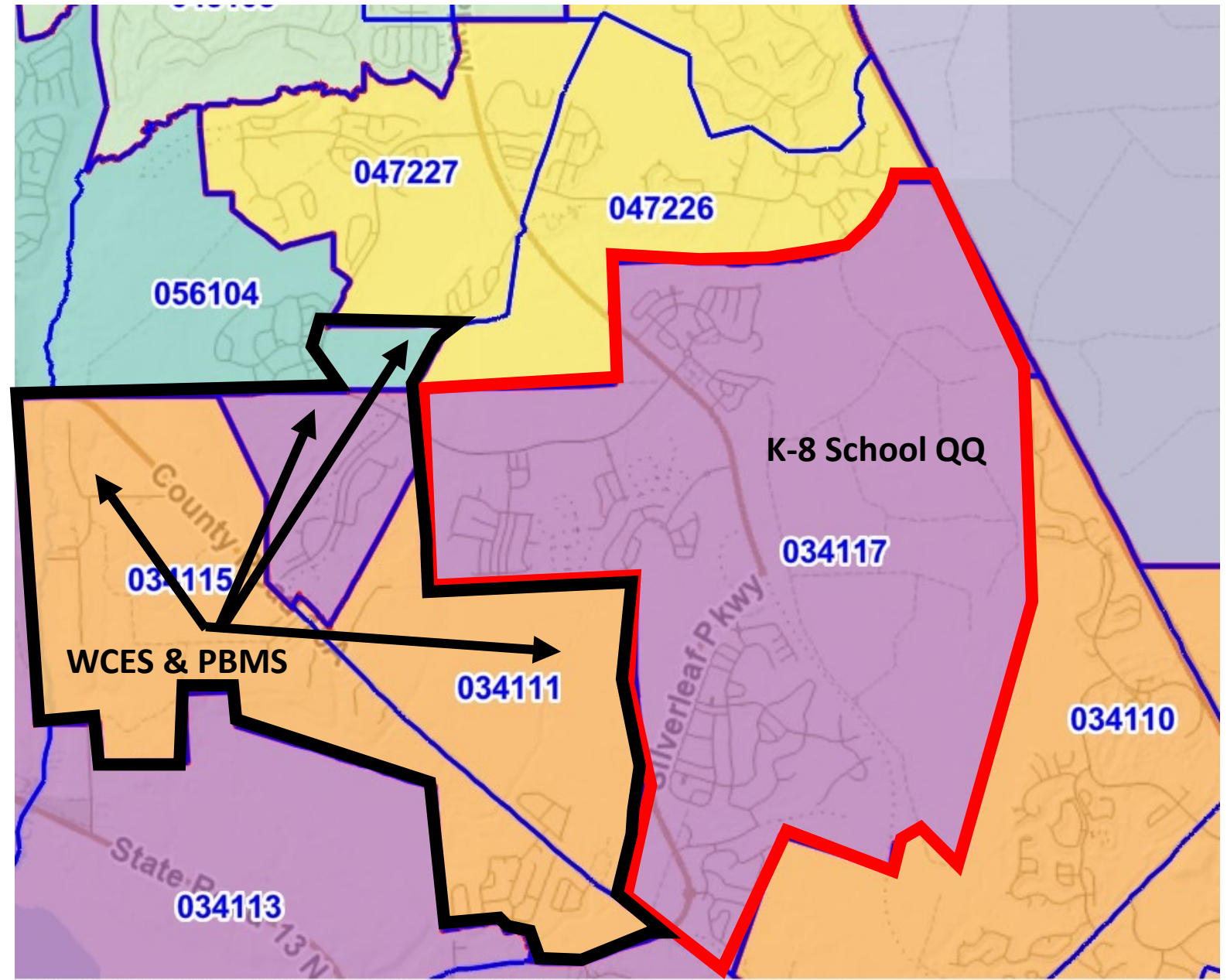
☐ Silverleaf Village

☐ 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: 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

- 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 8th Graders (QQ)
- - 33 8th Graders (MCA)
- 1426 Projected students (6-8)

Pacetti Bay Middle School

Current Enrollment: 1 538

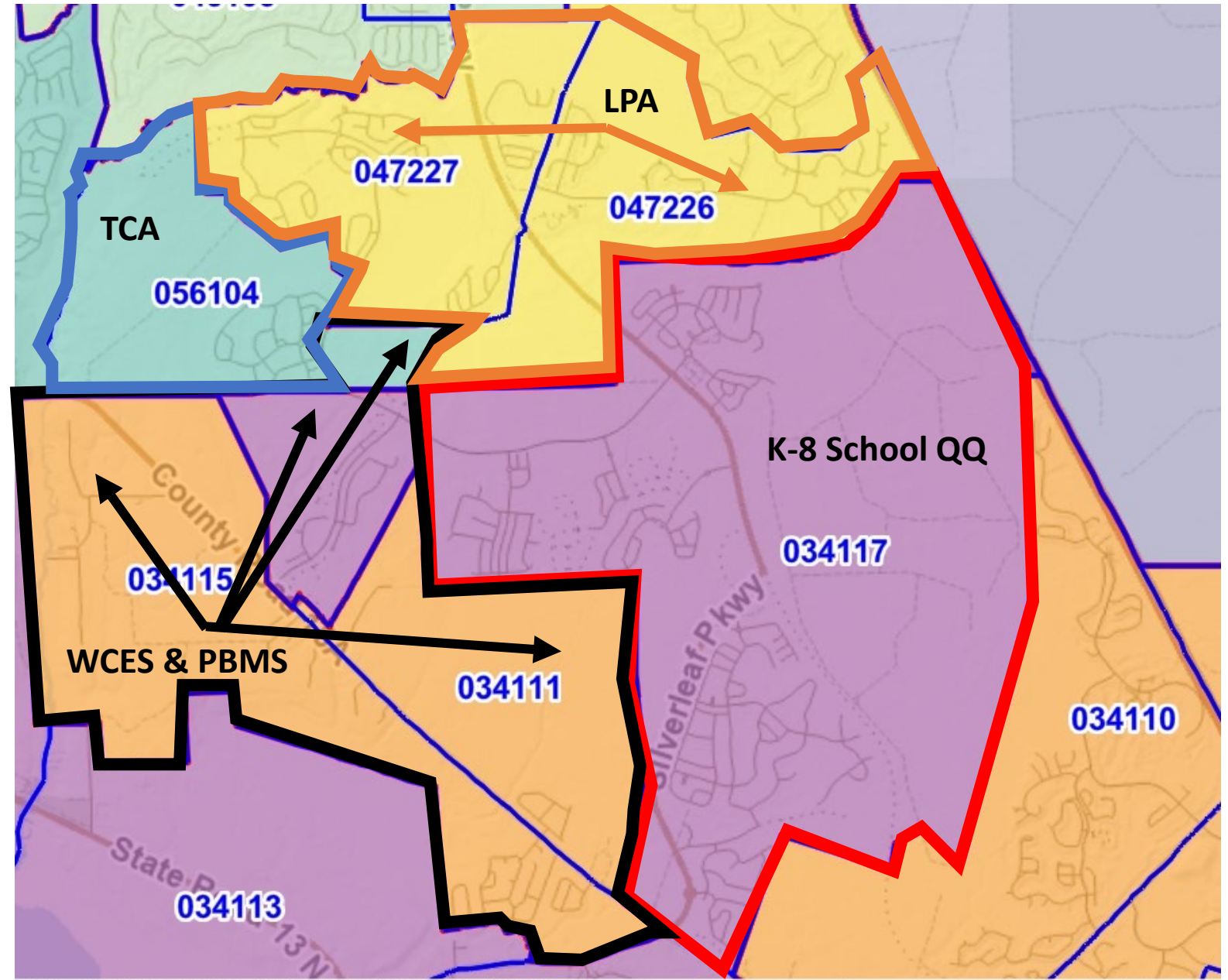
PBMS: Proposed Attendance Zone Plan A

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 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 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

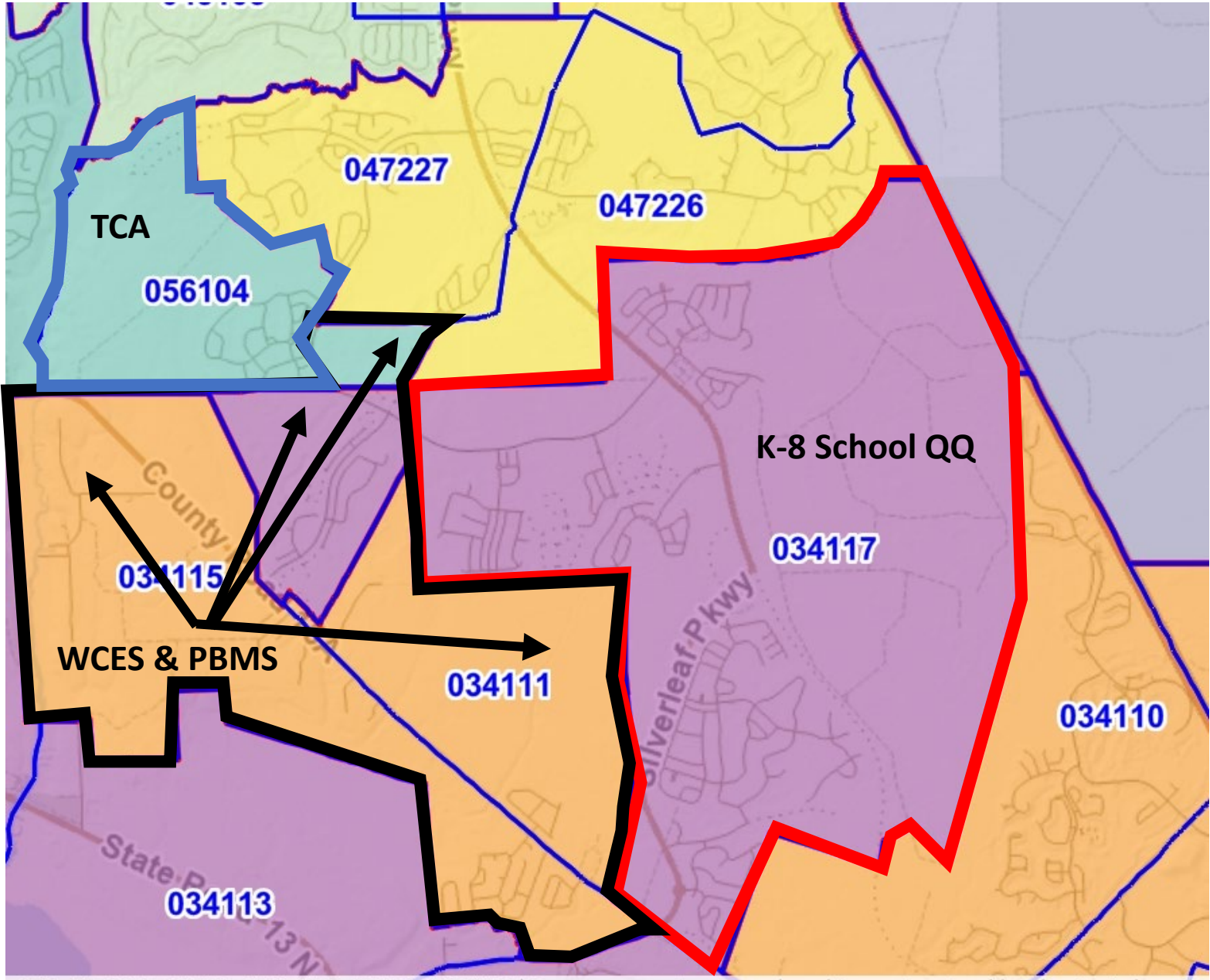
☐ SilverLeaf (portion of)

- ☐ 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

- 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 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:

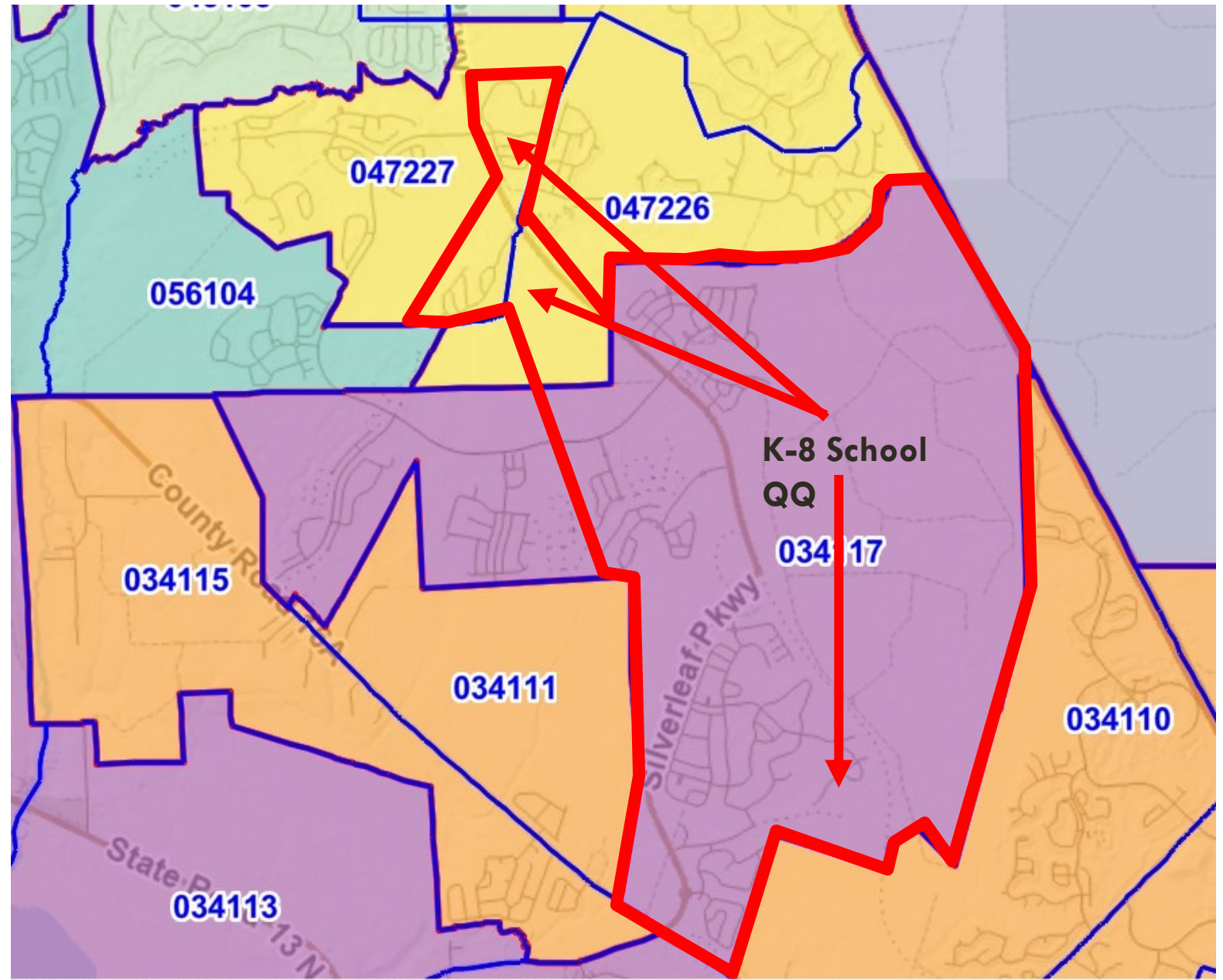
Plan B

ATTENDANCE ZONING:
K-8 SCHOOL QQ



K-8
SCHOOL
QQ:

PLAN B



K-8 SCHOOL QQ: 2026-2027 SY – PLAN B

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 8th Graders
-
- 1262 Projected students

K-8 SCHOOL QQ: PROPOSED ATTENDANCE ZONE PLAN B

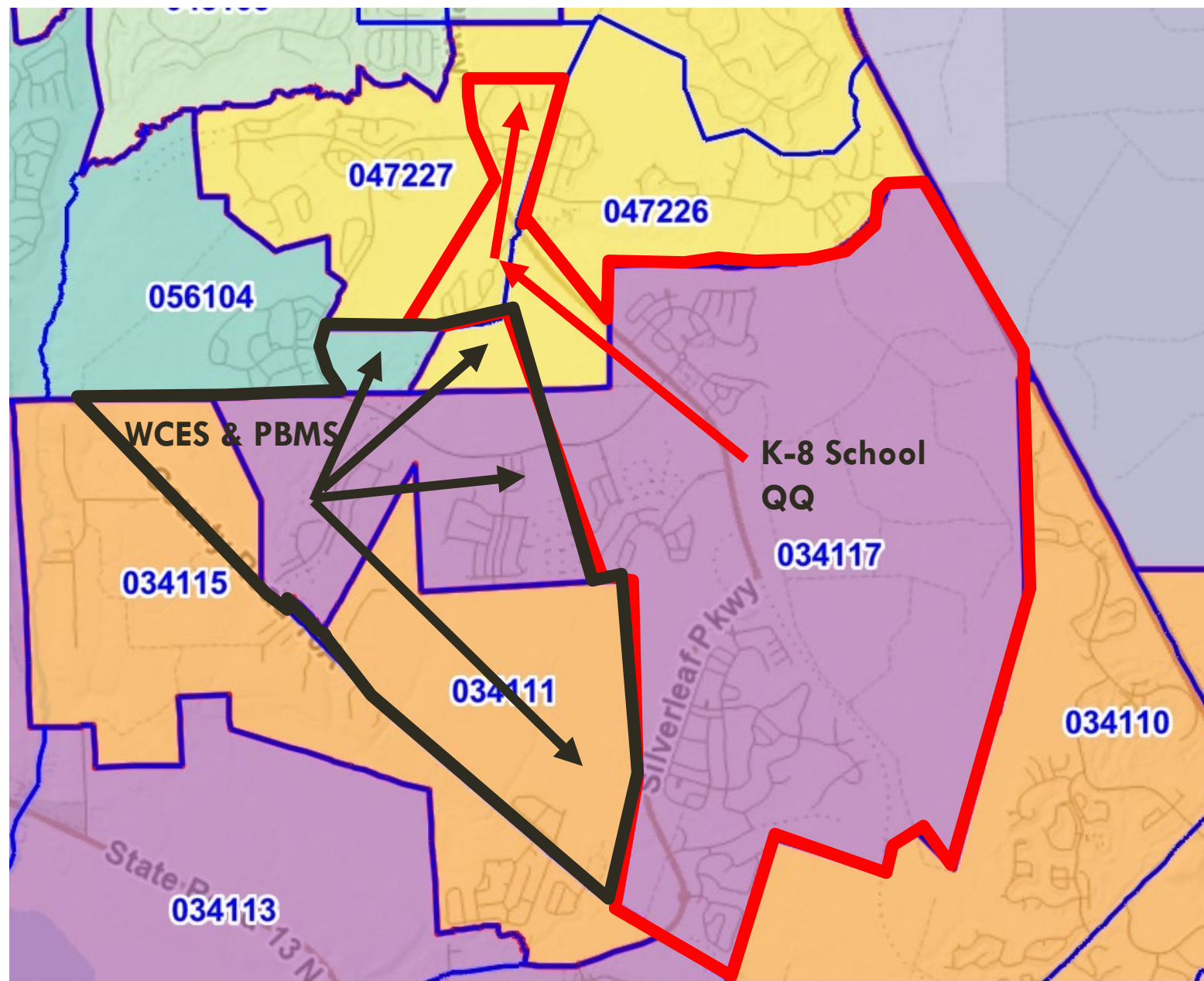
- ☐ SilverLeaf (portion of)
- ☐ Cherry Elm
- ☐ Elm Creek
- ☐ Silver Landing
- ☐ Aspire
- ☐ Elm Ridge
- ☐ Hartford
- ☐ Silverleaf Village
- ☐ Waterford Lakes
- ☐ Holly Forest
- ☐ Parcels 24, 25, 26, 29F, 38A
& 38C

2026-2027 Projection: 1 262 students
(with 8th Grade: 1 378 students)

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



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: 1 263

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%)

- 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 8th Graders (QQ)
 - - 13 8th 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

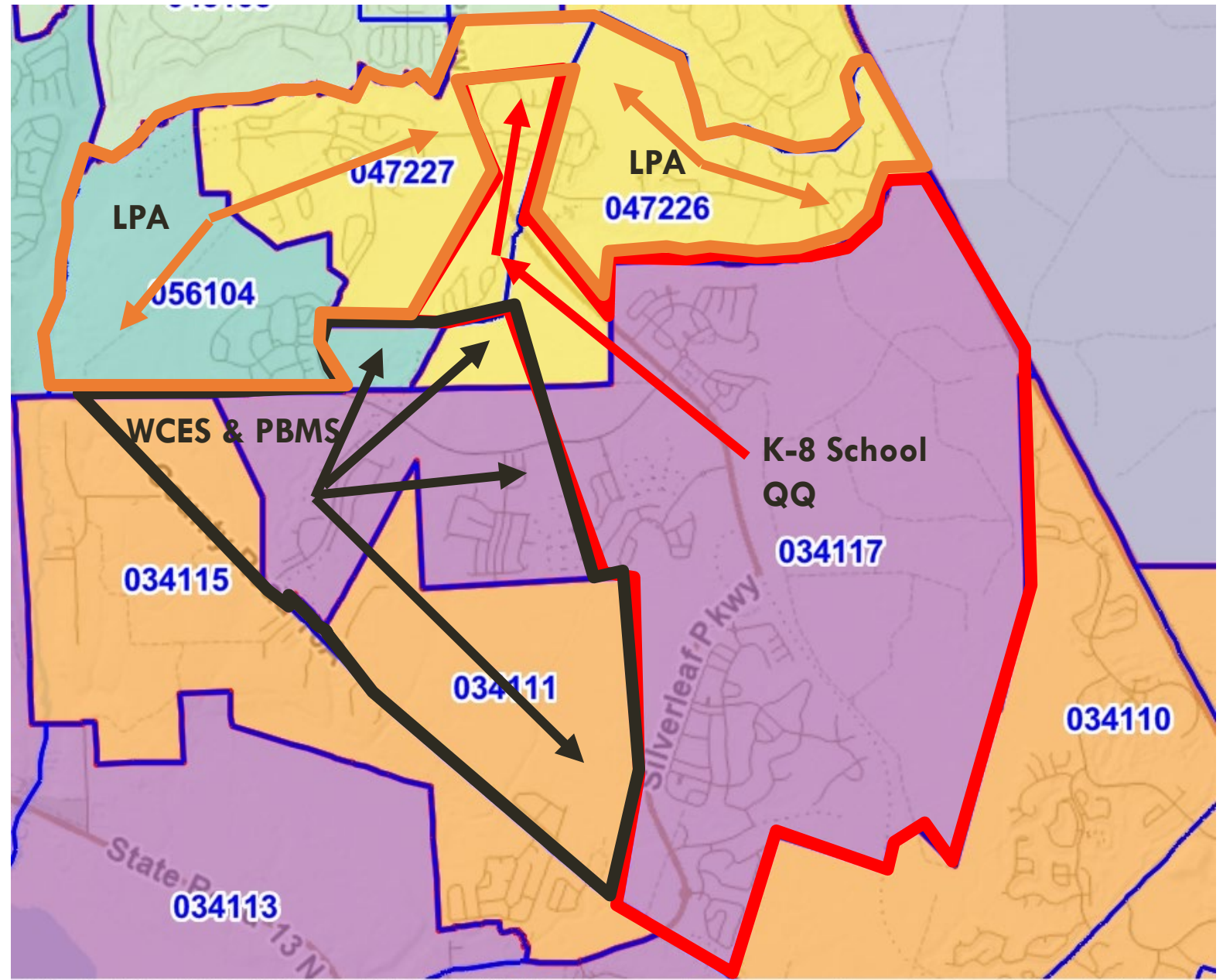
2026-2027 Projection: 1392 students

(without 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

▪ 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

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 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%)

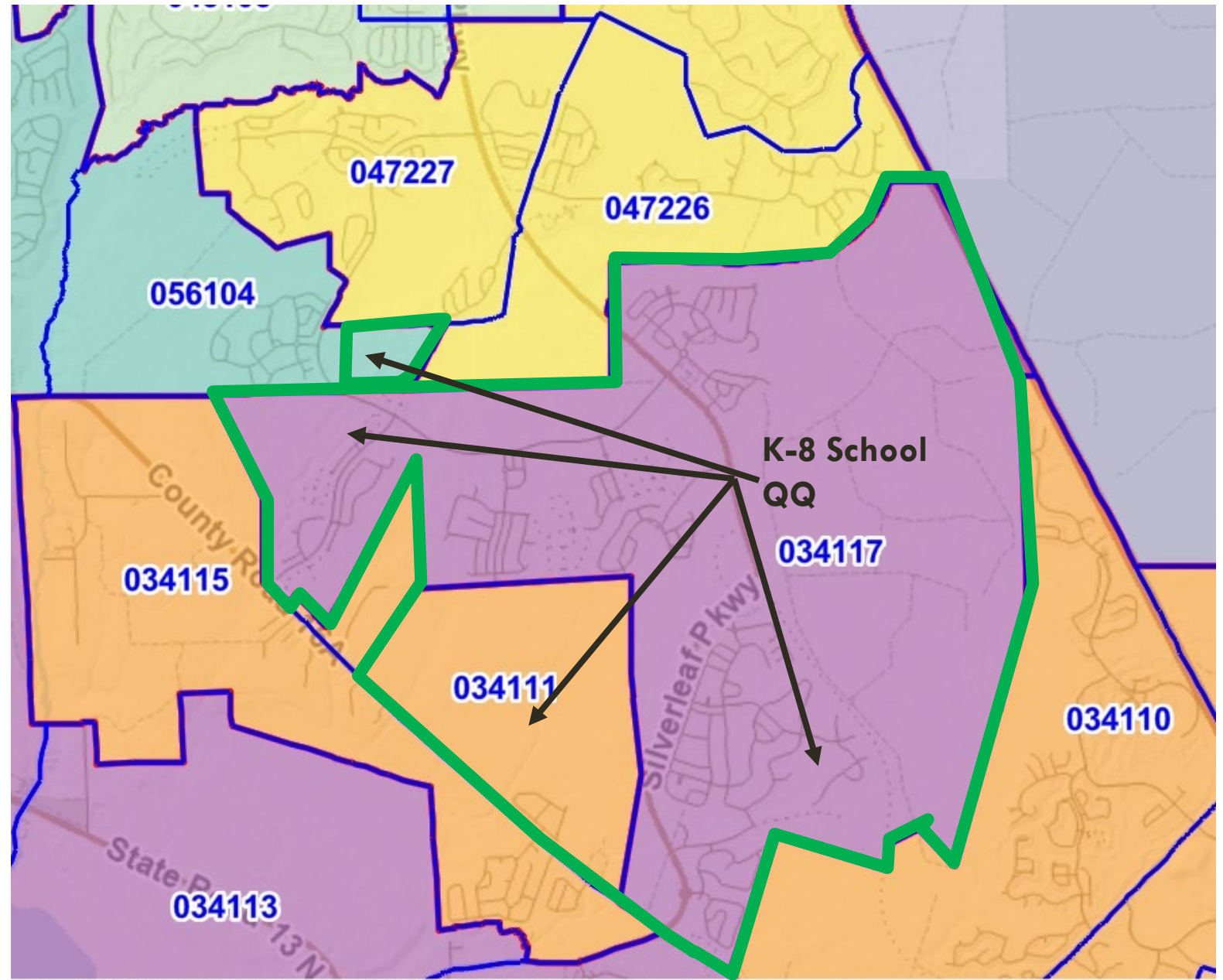
ZONING PROPOSALS:

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 8th 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

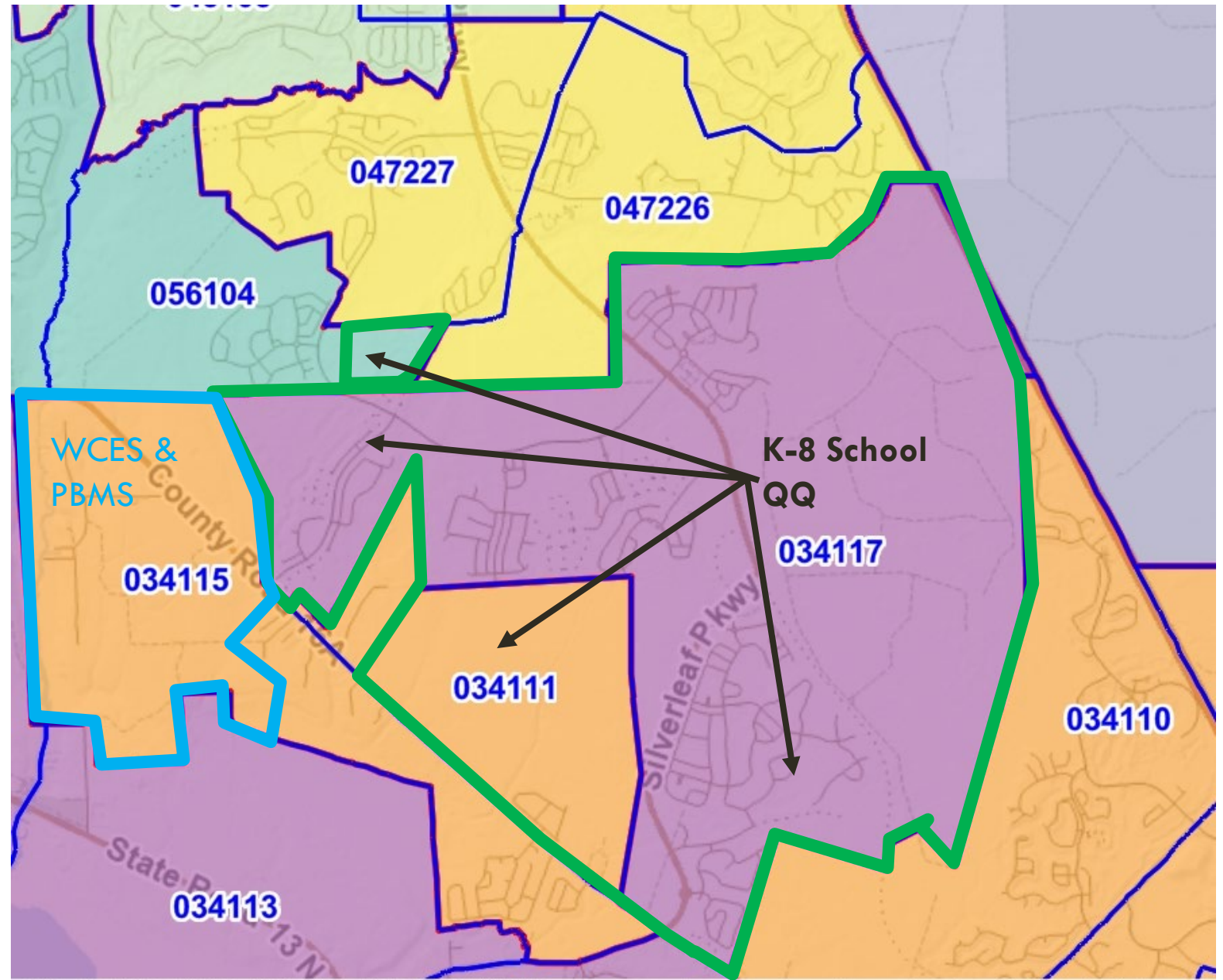
2026-2027 Projection: 1 228 students

(with 8th Grade: 1 348 students)

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 8th Graders (QQ)

- 1352 Projected students (6-8)

Area to be rezoned:

☐ Hardwood Landing Rd

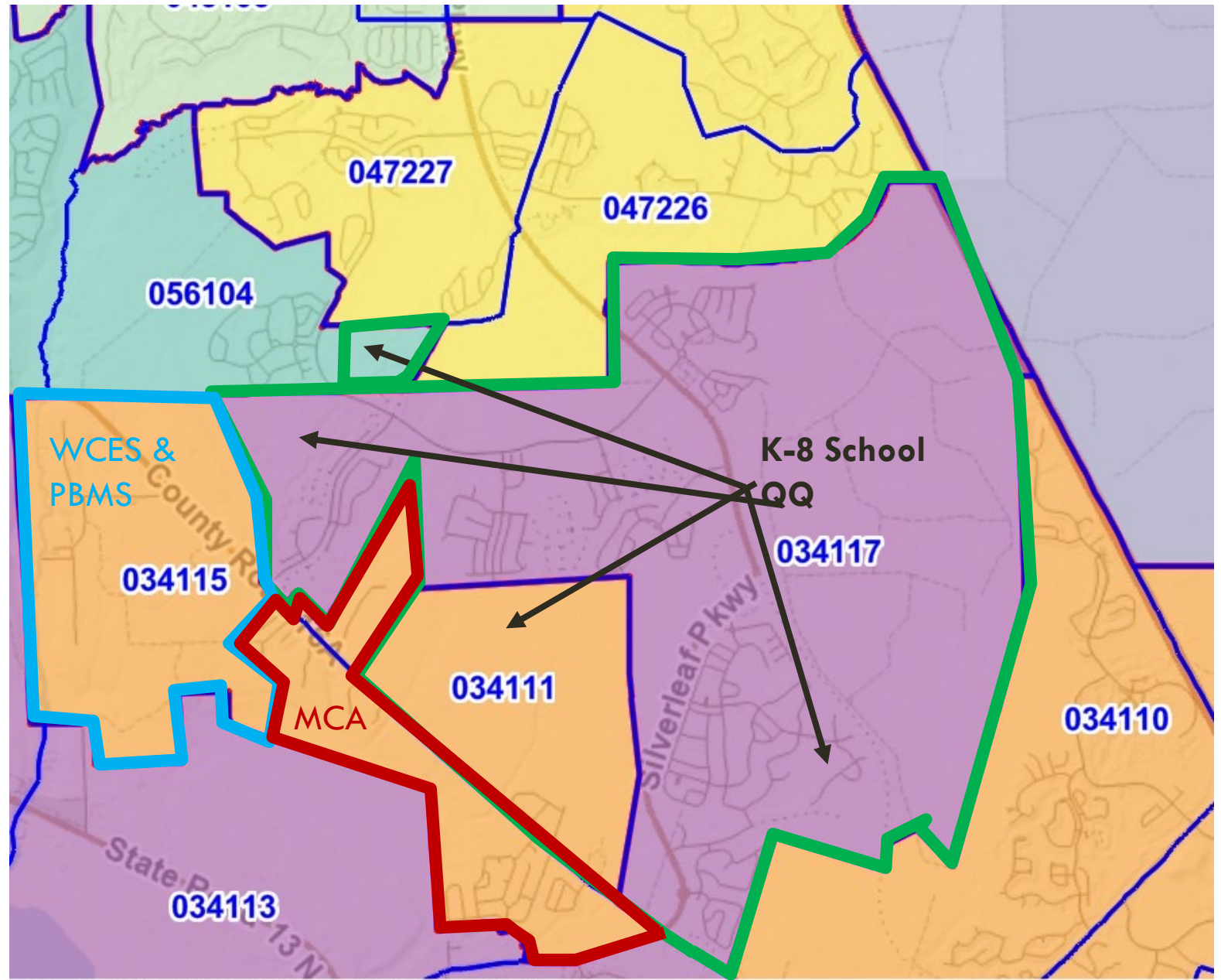
☐ Future SilverLeaf:

☐ Parcels 40, 41A, 41B, 42 & 60

- 2026-2027 Projection: 1352 students
- (without 8th 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

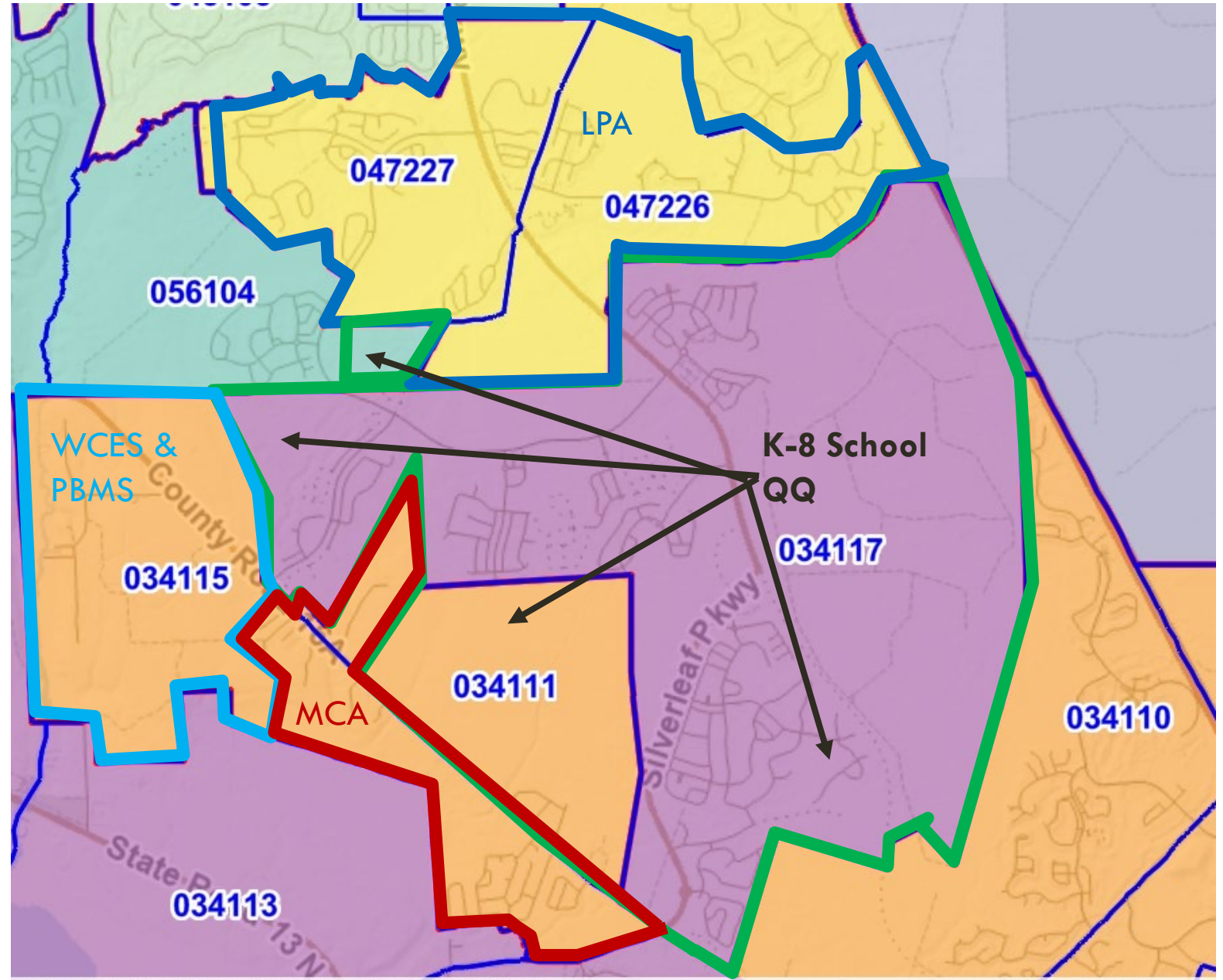
Current Enrollment: 1917

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

- 2026-2027 Projection: 1902 students
 - (without 8th 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

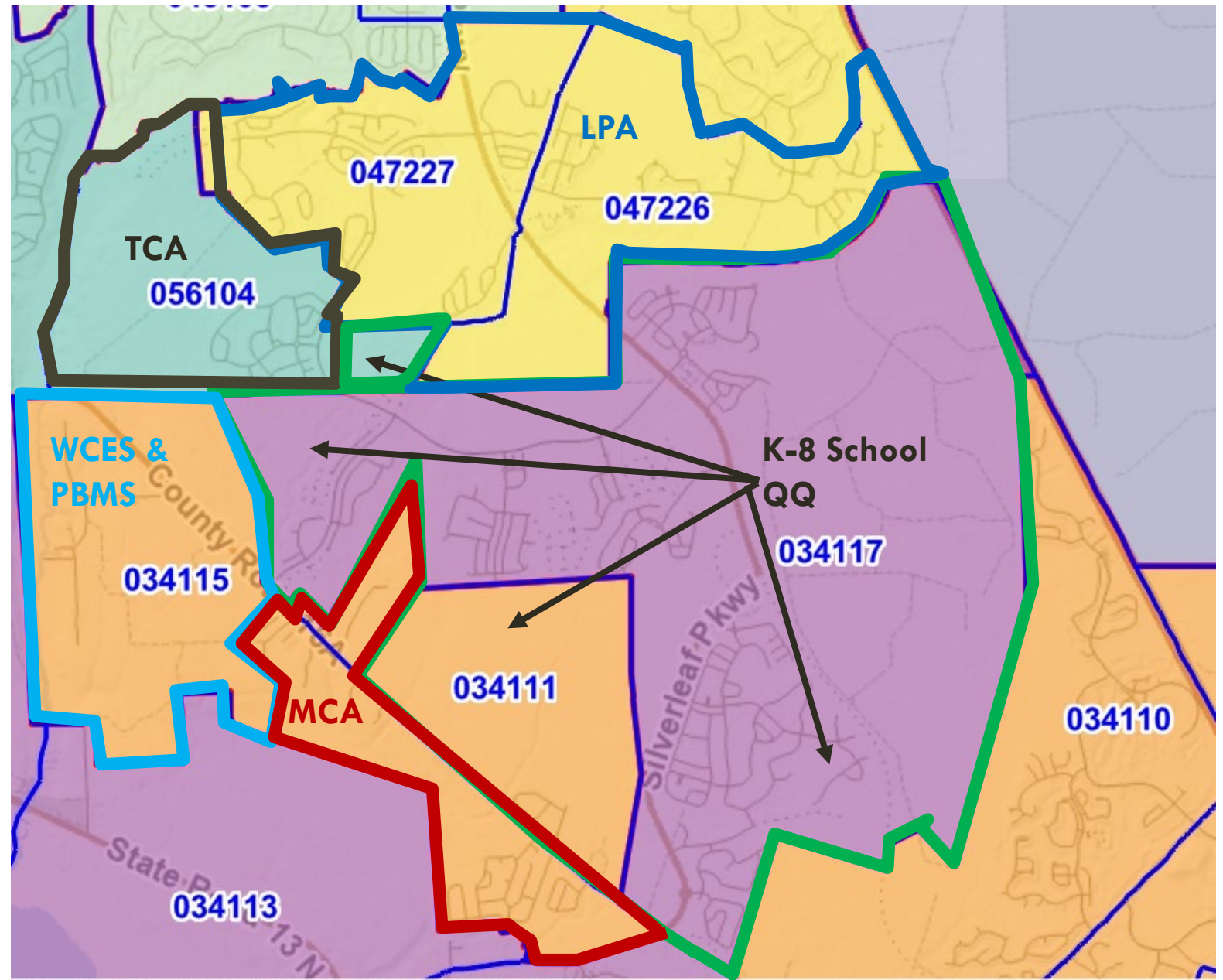
☐ Parcels 5A & 5B

2026-2027 Projection: 1781 students

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

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 23, 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

PONTE VEDRA • FLORIDA



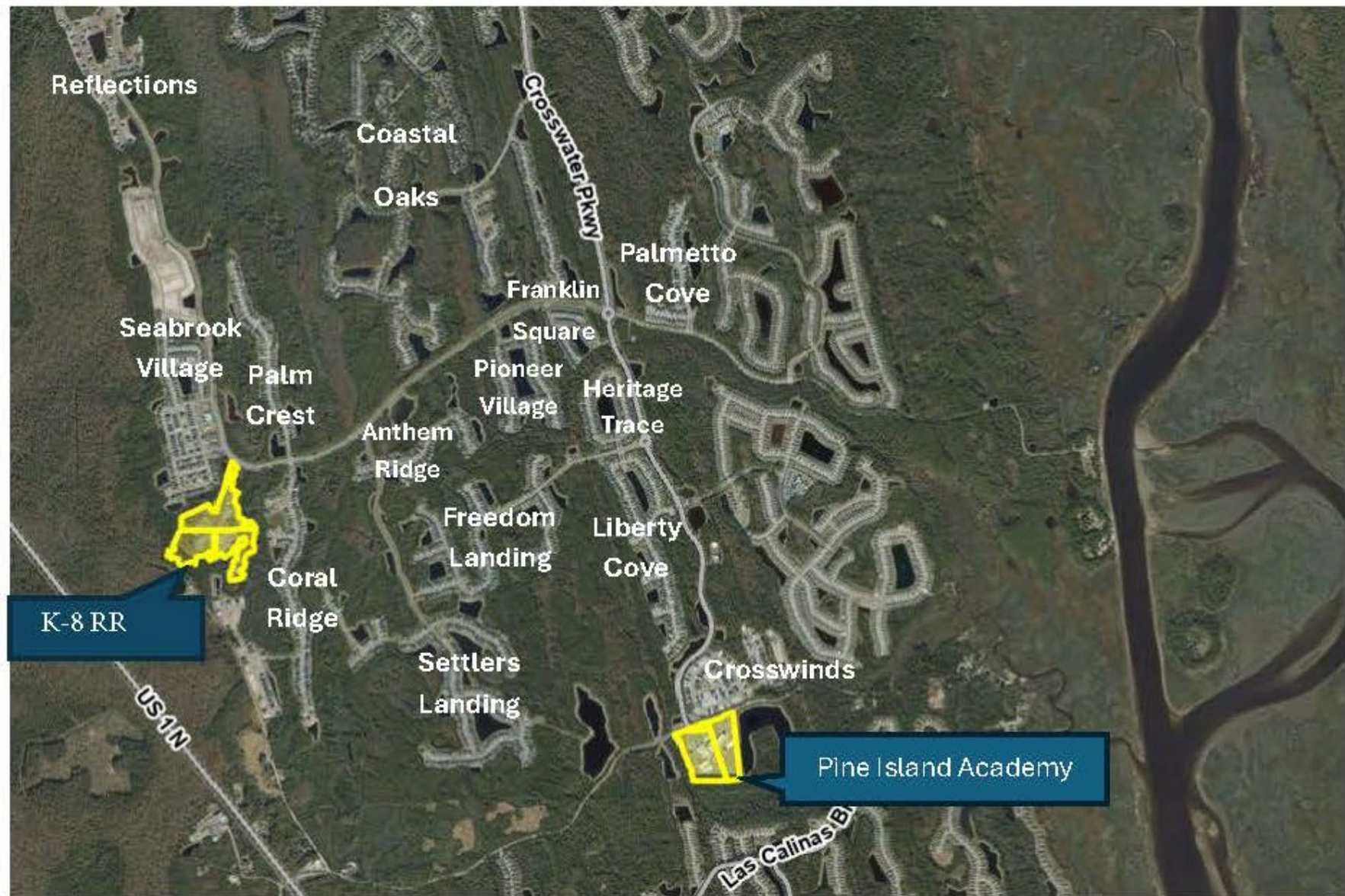
NOCATEE

PONTE VEDRA • FLORIDA



NOCATEE®

PONTE VEDRA • FLORIDA







SITUATION

ATTENDANCE ZONING:
K-8 SCHOOL RR



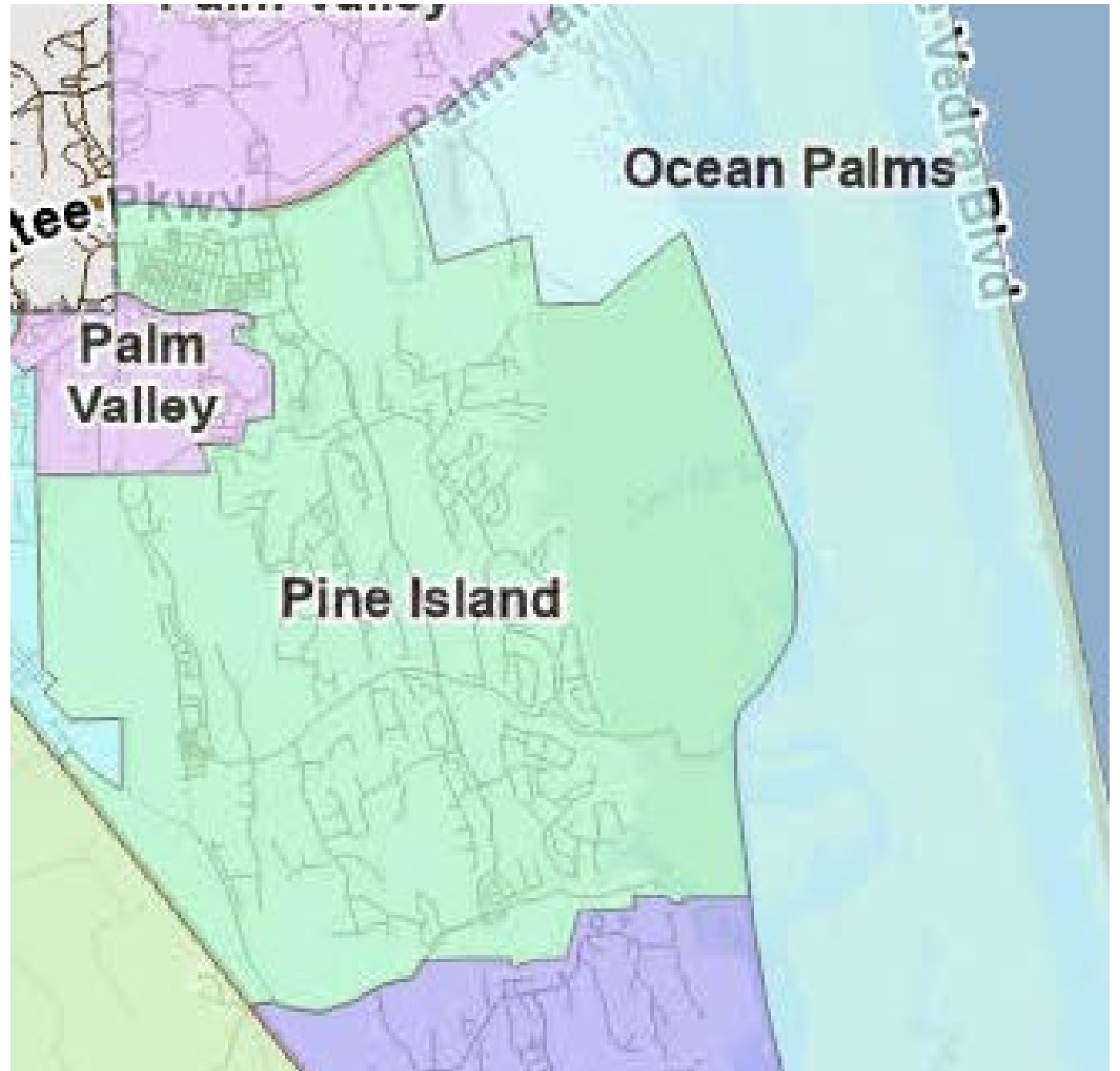
- Pine Island Academy opened for the 2021-2022 SY
- Pine Island Academy currently has 2020 K-8 students and permanent student stations of 1490.

**ATTENDANCE ZONING:
K-8 SCHOOL RR**



CURRENT ELEMENTARY & MIDDLE SCHOOL ATTENDANCE ZONES:

PINE ISLAND
ACADEMY



ZONING PROPOSALS:

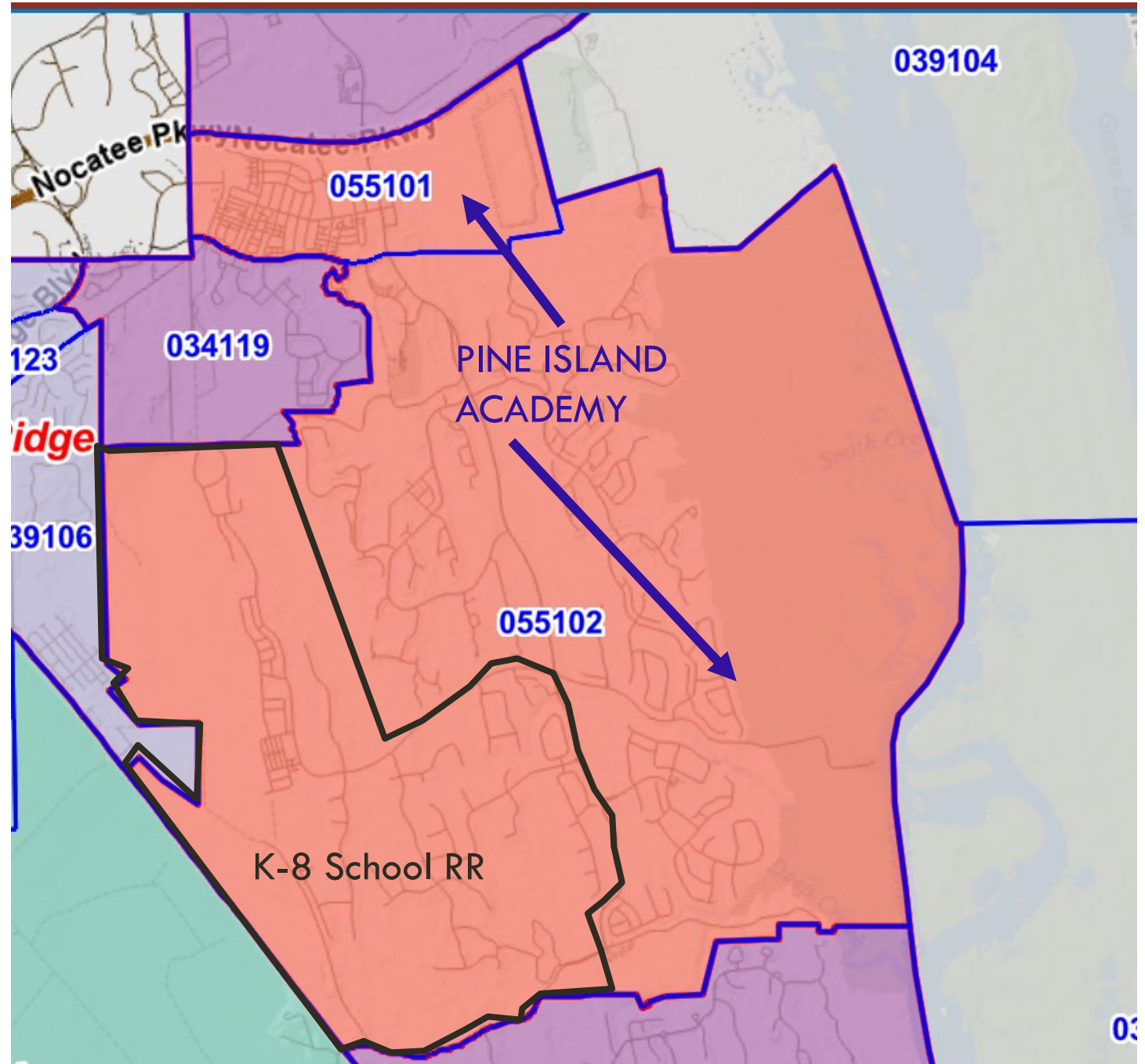
Plan A

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
▪ <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 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: 1 089 students

(with 8th Grade: 1 202 students)

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 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:

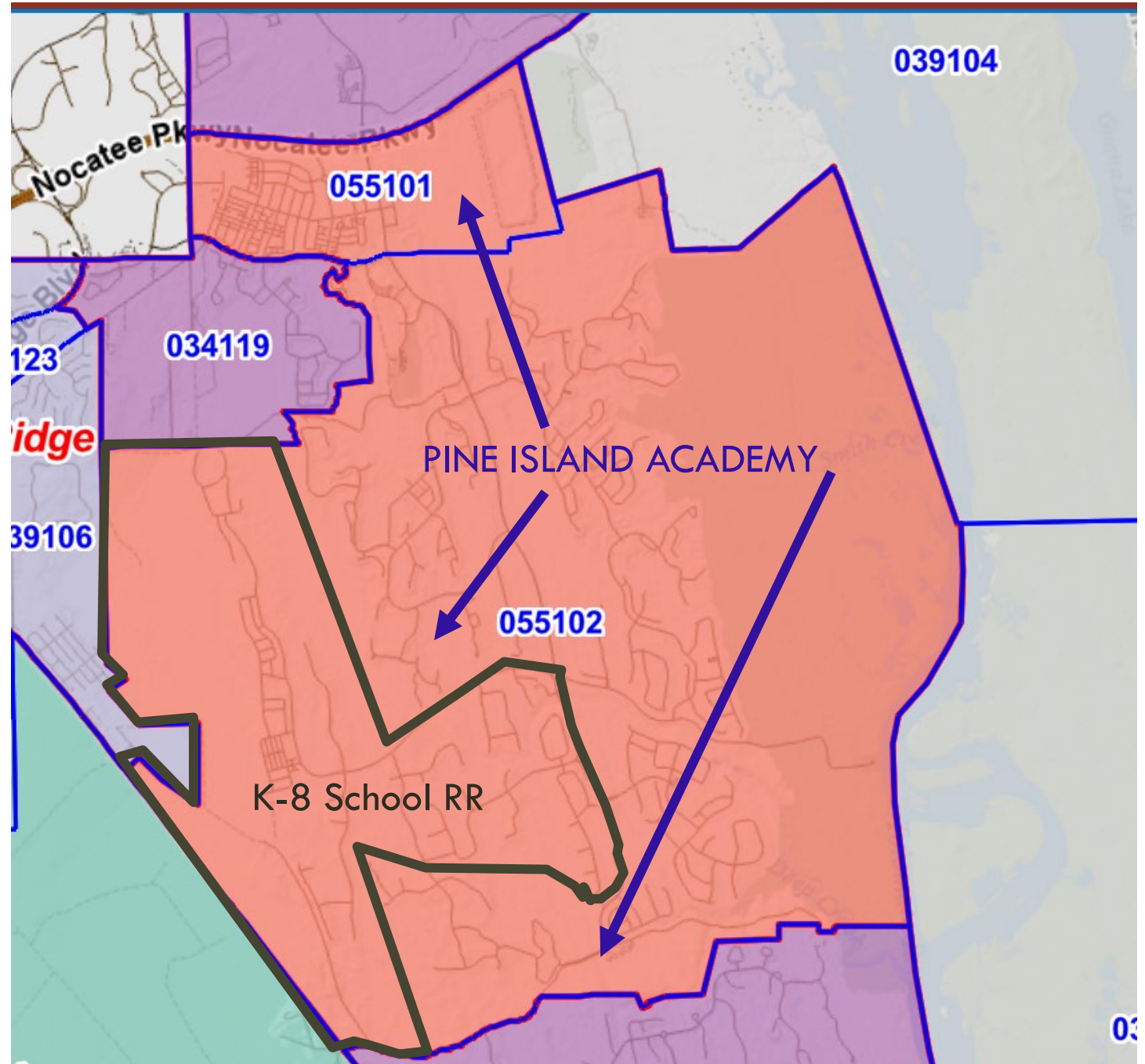
Plan B

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
▪ <u>276 6-8</u>	<u>269 at PIA</u>	<u>7 OOZ</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 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
▪ <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 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: 1 294 students

(without 8th Grade: 1 207 students)

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

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

ZONING PROPOSALS:

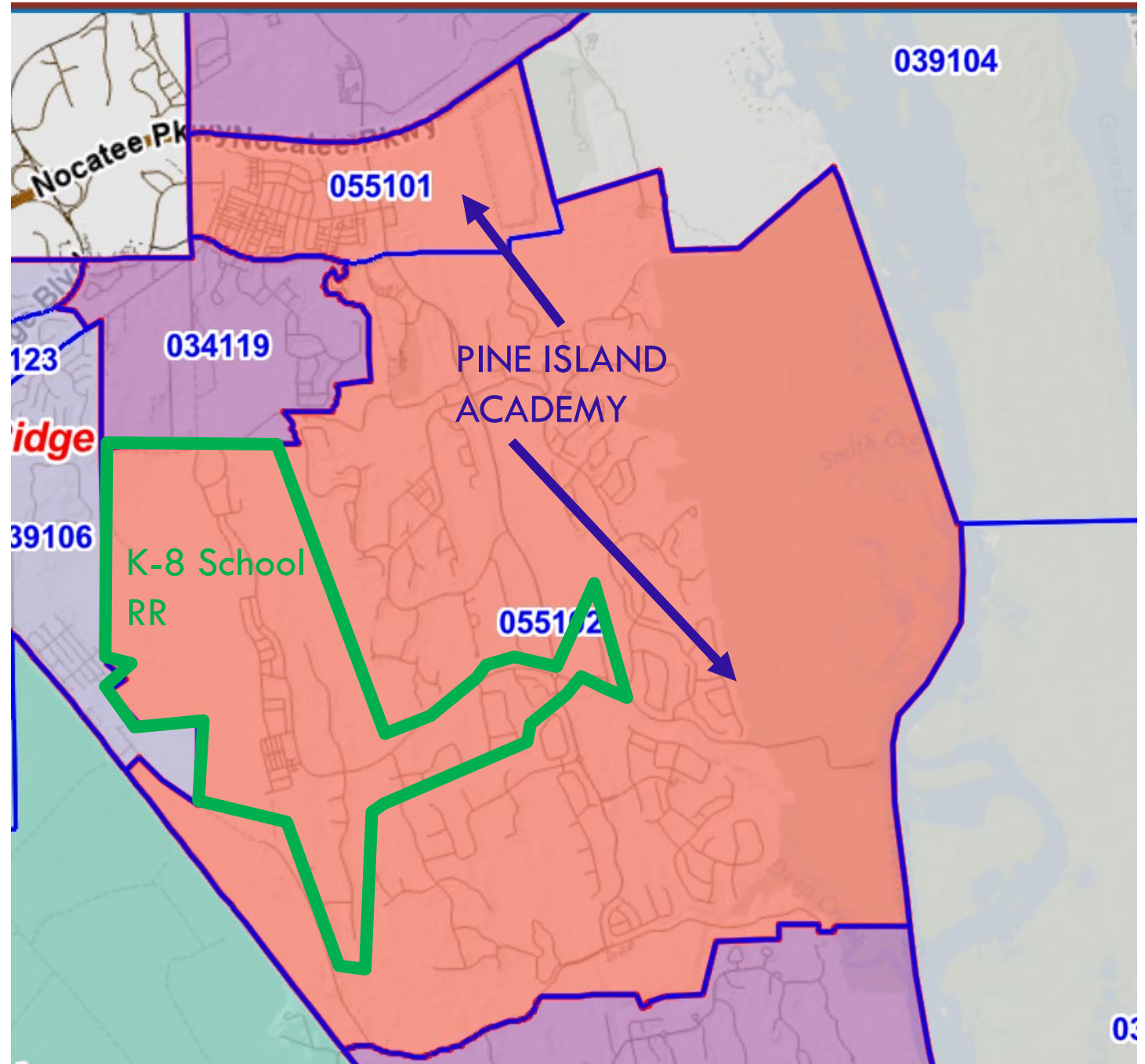
Plan C

ATTENDANCE ZONING:
K-8 SCHOOL RR



K-8 SCHOOL RR: PLAN C

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 8th 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 8th Grade: 636 students)

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 OOOZ
- 133 6-8 124 at PIA 9 OOOZ
- 324 K-8 Students

055102(Portion of) Nocatee from PIA

- 762 K-5 714 at PIA 48 OOOZ
- 436 6-8 403 at PIA 33 OOOZ
- 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 8th 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 8th Grade: 1 540 students)

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.

ZONING PROPOSALS:

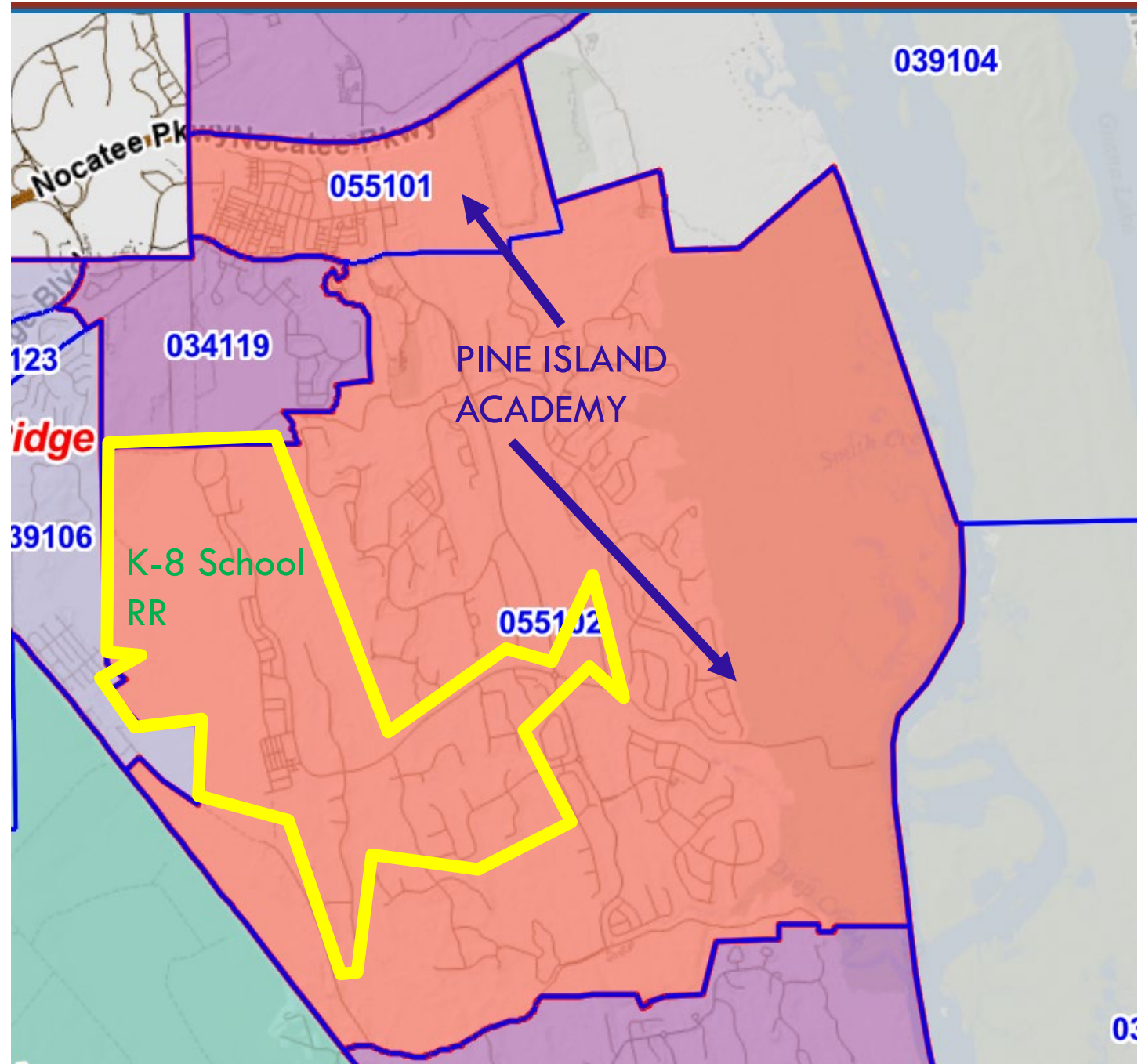
Plan D

ATTENDANCE ZONING:
K-8 SCHOOL RR



K-8 SCHOOL RR: PLAN D

ELEMENTARY & MIDDLE



K-8 SCHOOL RR: 2026-2027SY – PLAN D

055102 (Portion of) Nocatee from PIA

▪ 554 K-5	506 at PIA	48 OOZ
▪ <u>212 6-8</u>	<u>206 at PIA</u>	<u>6 OOZ</u>
▪	712 K-8 Students	

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

- 712 students to be rezoned
- + 107 students (15% growth)
- -69 rising 8th Graders
- ---

750 Projected students

K-8 SCHOOL RR: PROPOSED ATTENDANCE ZONE PLAN D

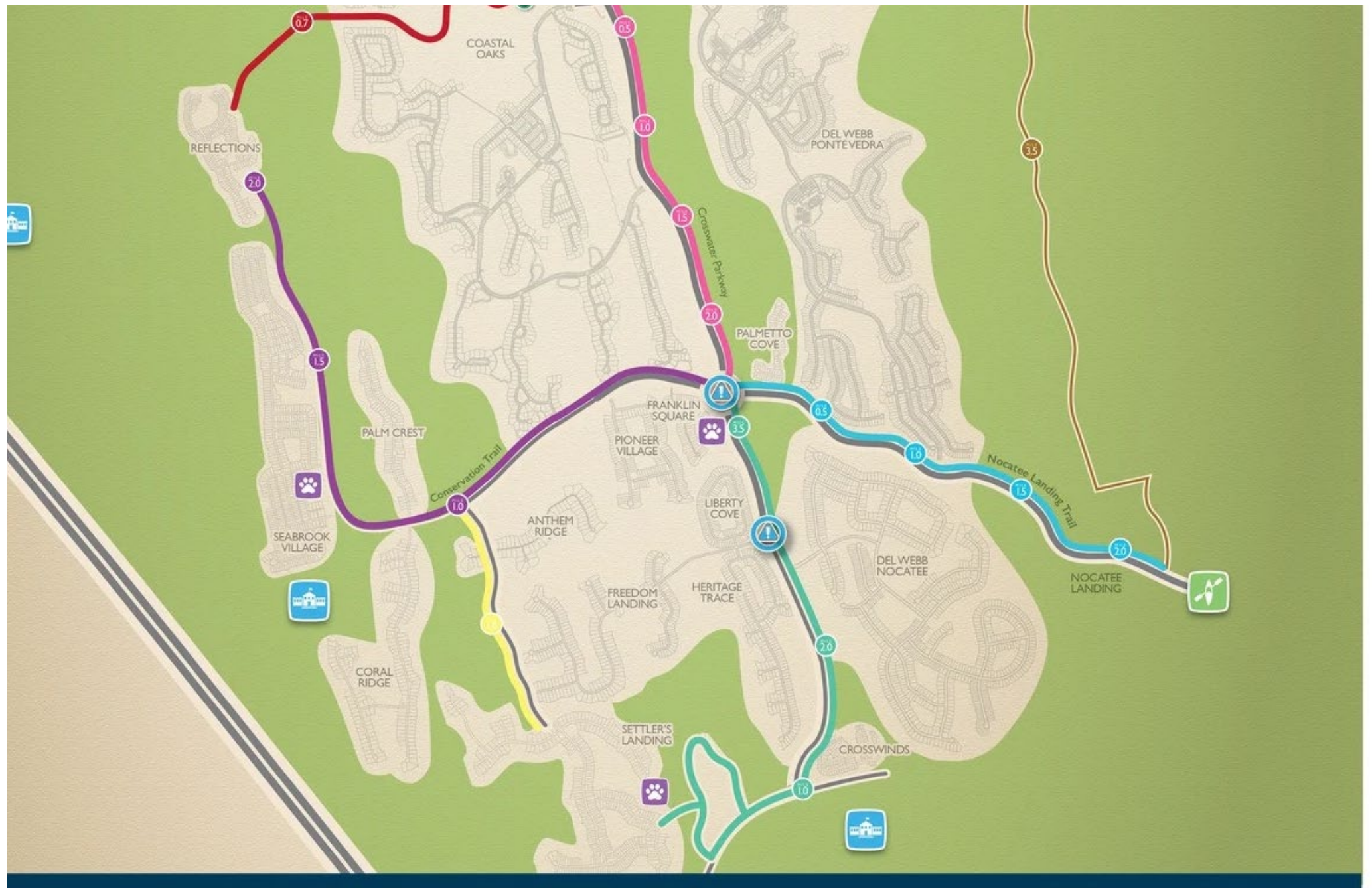
- ☐ Nocatee (Portion of)
- ☐ Seabrook Village
- ☐ Reflections at Seabrook Village
- ☐ Coral Ridge
- ☐ Palm Crest
- ☐ Anthem Ridge
- ☐ Pioneer Village
- ☐ Franklin Square
- ☐ Palmetto Cove
- ☐ Freedom Landing

2026-2027 Projection: 750 students

(with 8th Grade: 819 students)

2027-2028 Projection: 942 K-8 students (15%)

2028-2029 Projection: 1083 K-8 students (15%)

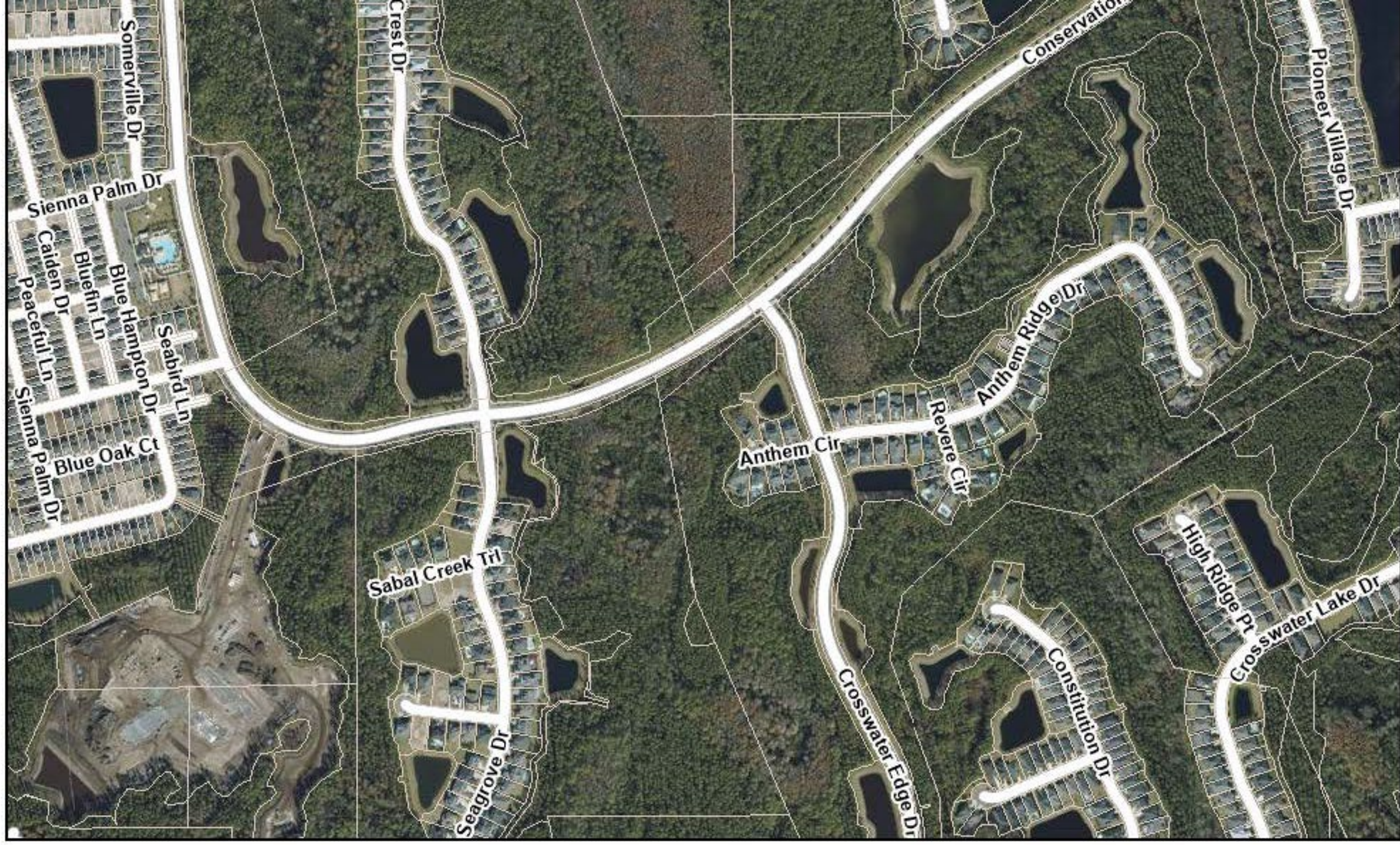




Crosswater Edge Dr

28
Freedom Landing Dr

36



PINE ISLAND ACADEMY: 2026-2027SY – PLAN D

055101 Nocatee from PlA

■ 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

■ 637 K-5	598 at PIA	39 OoZ
■ 392 6-8	360 at PIA	32 OoZ

■ 958 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
 - -712 to K-8 School RR
 - + 65 students (5% growth)
 - +69 rising 8th Graders
-
- 1442 Projected students

PINE ISLAND ACADEMY: PROPOSED ATTENDANCE ZONE PLAN D

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

2026-2027 Projection: 1 442 students

(without 8th Grade: 1 373 students)

2027-2028 Projection: 1 442 K-8 students (5%)

2028-2029 Projection: 1 514 K-8 students (5%)

District Implications for Plan D

Given the low enrollment numbers for K-8 School RR under Plan D. The Board may consider opening with Grade 8, however it would be 3 schools in 3 years.

K-8 RR may require supplemental funds to provide typical course offerings of other K-8 schools.

K-8 School RR is underutilized in the beginning, while Pine Island Academy will be at capacity of just over.

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.

Will require SD to work with County or Developer to install a crosswalk at Freedom Landing Dr and Crosswater Edge Dr.

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 7th: 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.**
- **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:
TOWN HALL MEETING &
SCHOOL BOARD WORKSHOPS & MEETINGS



QUESTIONS & DISCUSSION





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

September 23, 2025