



Policy 5120.02: Superintendent Report on Review of Attendance Zones

School Board Workshop
February 14, 2025

Workshop Panel



- Jason Wysong, Superintendent
- Joseph Ranaldi, Deputy Superintendent for Operations
- Derek Jensen, Deputy Superintendent for Instruction
- Rachel Sellers, Deputy Superintendent for Business Services
- Willie Clark, Executive Director School Support Services
- Reginald Goff, Interim Director of Construction Services
- Michael Pendley, Executive Planner

Workshop Topics



- I. Policy 5120.02 Overview (JW)
- II. Enrollment Update (DJ)
- III. Construction Update:
Active Projects (RG)
- IV. School Capacity Analysis
(JR/MP)
- V. Residential Growth (JR/MP)
- VI. Future Project Options (WC)
- VII. Funding Future Projects (RS)
- VIII. Review Results (JW)
- IX. School Start Times (DJ)
- X. Next Steps (JW)



I. POLICY 5120.02 OVERVIEW



Policy 5120.02 Overview

- SDMC Board Policies are available online at <https://go.boarddocs.com/fl/mancofl/Board.nsf/Public>
- Policy 5120.02 is titled Rezoning of Designated Residential Attendance Zones
- The policy was last updated in October 2024.
 - Prior Policy 5120, which was lengthy and cumbersome, was split into four parts (5120, 5120.01, 5120.02, 5120.03).
 - Policy 5120.02 was designed to incorporate all items related to review of attendance zones and the rules related to rezoning

Policy 5120.02 Overview



II. Initiation of Revisions to Residential Attendance Zones

A. The Board may consider revisions for the following reasons:

1. Construction of a new school and/or the construction of additional capacity at an existing school.
2. Closing or suspending operations of an existing school.
3. Significant over-capacity or under-capacity of individual schools that cannot be resolved through other provisions of board policies.
4. An anticipated student population growth or decline.

Policy 5120.02 Overview



II. Initiation of Revisions to Residential Attendance Zones

- B. The Superintendent shall periodically review student enrollment, facility utilization, and projected growth to ascertain the need for revisions to existing attendance zones and/or for the creation of residential attendance zones for new schools.

- C. If the results of the periodic review indicate a need to revise and/or create residential attendance zones, the Superintendent may recommend that the School Board initiate the residential attendance zone revision process. The Superintendent's recommendation shall include a suggested timeline and communication plan consistent with other provisions in this policy.



II. ENROLLMENT UPDATE

Enrollment Update



- Data from the Superintendent's review and this presentation reflect student enrollment files submitted to Florida Department of Education by SDMC at Survey 2 (10/10/2024).
- Florida Department of Education confirms data and funding from Survey 2 in its 3rd Calculation report.
 - 3rd Calc for 2024-25 has not been released as of 02/10/2025
 - 2023-24 release date: January 23, 2024
 - 2022-23 release date: January 17, 2023

Enrollment Update



SDMC District-Operated School Enrollment	# of students as of 10.10.2024
Elementary (EPK and K-5)	19,736
Middle (6-8)	8,014
High (9-12)	13,489
Special Centers (K-12)	516
Total (EPK & K-12)	41,755

Enrollment Update



- Total district-operated enrollment of 41,755 exceeded net forecast of 39,344
 - 56,470 total students (FEFP Conf Rpt., 3/5/24)
 - 12,375 charter students (self-reported by charters, 5/31/24)
 - 4,751 voucher program students (FEFP Conf Rpt., 3/5/24)
- Total district-operated enrollment of 41,755 at Survey 2 exceeded initial district-operated staffing (March 2024) at 40,950
- Unable to reconcile discrepancies due to lack of information regarding voucher program participation and unavailability of 3rd Calculation report



III. CONSTRUCTION UPDATE: ACTIVE PROJECTS



Construction Update - Active Project

Barbara A. Harvey K-8 North River Ranch Campus

Harvard Jolly, Inc. (\$3,127,162)

Willis Smith Construction, Inc. (\$68,770,640)

- Funding Source: Impact Fee / Sales Tax
- Schedule:
 - Project Design Start: August 2022
 - Construction Start: March 2024
 - Substantial Completion: July 2025
 - 70% Complete
 - Project on Schedule
- Scope of Work:
 - Two Story prototype new construction for 1,268 student stations, Grades 4-8
 - Structure 97% Complete
 - Site work 65% Complete
 - MEP Systems 50% Complete
 - Finishes 35% Complete
- Project Director: Reginald Goff
- 1,268 Additional Student Stations



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Construction Update - Active Project

Lake Manatee K-8

HKS Architects, Inc. (\$4,598,600)

NDC Construction (\$95,469,397)

• Funding Source: Impact Fees / Sales Tax

• Schedule:

- Project Design Start: August 2023
- Construction Start: March 2024
- Substantial Completion Elementary School: July 2025
- Substantial Completion Middle School: February 2026
- Elementary School 70% Complete
- Middle School 25% Complete
- Project on Schedule

• Scope of Work:

- Two Story prototype new construction for 1,620 student stations, Grades K-8
- Structure 95% Complete
- Site work 75% Complete
- MEP Systems 45% Complete
- Finishes 25% Complete

• Project Director: Reginald Goff / Michelle Begué

• 1,620 Additional Student Stations





Construction Update - Active Project

Parrish Community High School

Schenkel Shultz Architecture (\$863,310)

Williams Company Tampa (\$10,592,738)

- **Funding Source:** Impact fees
- **Schedule**
 - Project Design Start: August 2022
 - Construction Start: February 2024
 - As of February 2025 - 95% Complete
 - Substantial Completion: Anticipate close of February 2025
 - Project On Schedule
- **Scope of Work:**
 - Construct new one-story classroom building to include 16 classroom spaces and 2 engineering lab spaces with ancillary support spaces as required.
 - Current Status: Interior finishes in progress, anticipate substantial completion by close of February.
- **Project Director:** David Wildes
- **480 Additional Student Stations**





Construction Update - Active Project

Annie Lucy Williams Elementary School Classroom Addition

Harvard Jolly, Inc. (\$227,500)

Gilbane Building Company (\$5,180,439)

- **Funding Source:** Impact Fees
- **Schedule**
 - Project Design Start: August 2024
 - Construction Start: March 2025
 - As of February 1, 2025 - Permit Drawings submitted
 - Substantial Completion: November 2025
 - Project on Schedule
- **Scope of Work:**

New Building: 8-classroom building addition, adding 160 student stations and restrooms adjacent to the existing covered playground structure.

 - Current Status: Permit Drawings in review.
- **Project Director:** Jerry Varghese
- **160 Additional Student Stations**



New Building 1 Aerial View



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Gilbane

Construction Update - Active Project

Elementary in Artisan Lakes

Harvard Jolly, Inc. (\$2,987,800)

Skanska USA Building, Inc. (\$67,251,017)

- Funding Source: COPS 2025
- Schedule:
 - Project Design Start: November 2024
 - Construction Start: March 2025
 - Substantial: June 2026
 - Project on Schedule
- Scope of Work:
 - Two Story 122,550 sf prototype new construction for 969 student stations, Grades K-5
 - Design in Progress
- Project Director: Michelle Begué
- 969 Additional Student Stations



Construction Update - Active Project

Rye Ranch Elementary

Harvard Jolly, Inc. (\$2,391,850)

Skanska USA Building, Inc. (\$65,00,000)

- **Funding Source:** COPS 2025
- **Schedule:**
 - Project Design Start: November 2024
 - Construction Start: March 2025
 - Substantial: June 2026
 - Project On Schedule
- **Scope of Work:**
 - Two Story prototype new construction for 969 student stations, Grades K-5
 - Design in Progress
- **Project Director:** Reginald Goff / Jerry Varghese

- **969 Additional Student Stations**





IV. SCHOOL CAPACITY ANALYSIS

School Capacity Overview



Two Key Definitions

- FISH Capacity: Florida Inventory of School Houses
Data, inventory, and numbering system used by the Florida Department of Education, Office of Educational Facilities for buildings, rooms, and occupancy levels in public educational facilities.
- Program Capacity
Actual capacity at a school adjusted by the Superintendent for factors (portables, VPK classrooms, ESE programs, Intensive Classes, Testing Labs, Computer Labs, etc.) not recognized or accounted for accurately by FISH. Program capacity includes FISH capacity modified by the Superintendent to account for class size, classroom program use, and scheduling.

School Capacity Overview



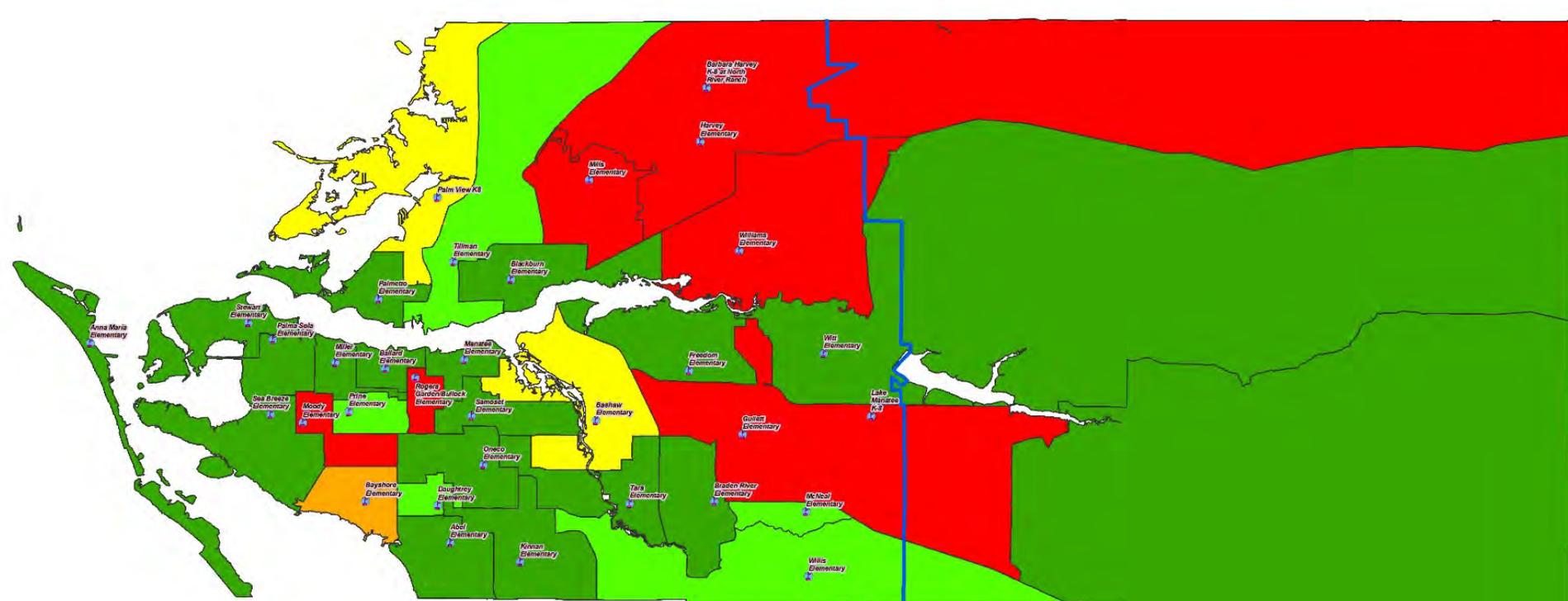
- The capacity analysis on the following slides uses FISH Capacity.
- Operating a school at 100% of FISH Capacity is not generally in the best interest of a student's experience due to crowded common areas and inevitable variability in class sizes.
- Every district-operated SDMC school has a lower Program Capacity than FISH Capacity due to the presence of specialized programs.
- Capacity can be expanded through the use of portable classrooms.
 - Portable classrooms are expensive to move and create additional complexity for schools, especially during inclement weather, routine movement around campus, daily supervision, etc.
 - Present portable inventory (127 units) is aging with an average age of 35+
 - In ideal conditions, portable classrooms would not be needed as essential classroom space but could be used to expand storage space or serve as office space for itinerant staff.

Capacity Chart Elementary - Existing



ELEMENTARY	ENROLLMENT AS OF 10/10/2024 (Includes ESE PK but does not include VPK)	DOE ASSIGNED FISH PERMANENT STUDENT STATIONS AS OF: 1/25/2025		DOE PERMANENT BUILDING SCHOOL CAPACITY			DOE SCHOOL CAPACITY INCLUDING RELOCATABLES								
		PERM STUDENT STATIONS	PERM STUDENT CAPACITY	OVER (-) BELOW (+) CAPACITY	% OF FISH CAPACITY	ENROLLMENT VS CAPACITY STATUS	NUMBER OF CLASSROOM RELOCATABLES	NUMBER OF NON-CLASSROOM RELOCATABLES	TOTAL RELOCATABLES	RELOCATABLE STUDENT STATIONS	RELOCATABLE STUDENT CAPACITY	SCHOOL CAPACITY INCLUDING RELOCATABLES	OVER (-) BELOW (+) CAPACITY	% OF FISH CAPACITY	ENROLLMENT VS CAPACITY STATUS
		ABEL ELEMENTARY	468	577	577	109	81%	BELOW CAPACITY	2	-	2	23	23	600	132
ANNA MARIA ELEMENTARY	164	291	291	127	56%	BELOW CAPACITY	1	1	2	10	10	301	137	54%	BELOW CAPACITY
BALLARD ELEMENTARY	397	479	479	82	83%	BELOW CAPACITY	-	-	-	-	-	479	82	83%	BELOW CAPACITY
BASHAW ELEMENTARY	703	770	770	67	91%	NEAR CAPACITY	-	-	-	-	-	770	67	91%	NEAR CAPACITY
BAYSHORE ELEMENTARY	676	705	705	29	96%	APPROACHING CAPACITY	3	-	3	41	41	746	70	91%	NEAR CAPACITY
BLACKBURN ELEMENTARY	435	601	601	166	72%	BELOW CAPACITY	1	11	12	18	18	619	184	70%	BELOW CAPACITY
BRADEN RIVER ELEMENTARY	515	647	647	132	80%	BELOW CAPACITY	4	-	4	76	76	723	208	71%	BELOW CAPACITY
DAUGHTREY ELEMENTARY	721	838	838	117	86%	NEARING CAPACITY	1	5	6	22	22	860	139	84%	BELOW CAPACITY
FREEDOM ELEMENTARY	747	890	890	143	84%	BELOW CAPACITY	-	-	-	-	-	890	143	84%	BELOW CAPACITY
GULLETT ELEMENTARY	1,296	927	927	-369	140%	OVER CAPACITY	12	-	12	228	228	1,155	-141	112%	OVER CAPACITY
HARVEY ELEMENTARY COPPERSTONE	1,335	849	849	-486	157%	OVER CAPACITY	23	1	24	442	442	1,291	-44	103%	OVER CAPACITY
JOHNSON ELEMENTARY (K-5)	437	774	697	260	63%	BELOW CAPACITY	-	-	-	-	-	697	260	63%	BELOW CAPACITY
KINNAN ELEMENTARY	488	659	659	171	74%	BELOW CAPACITY	-	-	-	-	-	659	171	74%	BELOW CAPACITY
MANATEE ELEMENTARY	452	731	731	279	62%	BELOW CAPACITY	-	5	5	-	-	731	279	62%	BELOW CAPACITY
MCNEAL ELEMENTARY	654	752	752	98	87%	NEARING CAPACITY	-	1	1	-	-	752	98	87%	NEARING CAPACITY
MILLER ELEMENTARY	544	822	822	278	66%	BELOW CAPACITY	-	-	-	-	-	822	278	66%	BELOW CAPACITY
MILLS ELEMENTARY	877	832	832	-45	105%	OVER CAPACITY	9	2	11	166	166	998	121	88%	NEARING CAPACITY
MOODY ELEMENTARY	613	582	582	-31	105%	OVER CAPACITY	8	-	8	165	165	747	134	82%	BELOW CAPACITY
MYAKKA CITY ELEMENTARY	300	397	397	97	76%	BELOW CAPACITY	-	-	-	-	-	397	97	76%	BELOW CAPACITY
ONECO ELEMENTARY	571	730	730	159	78%	BELOW CAPACITY	5	17	22	90	90	820	249	70%	BELOW CAPACITY
PALM VIEW ELEMENTARY (K-5)	400	492	443	43	90%	NEAR CAPACITY	-	-	-	-	-	443	43	90%	NEAR CAPACITY
PALMA SOLA ELEMENTARY	372	740	740	368	50%	BELOW CAPACITY	-	2	2	-	-	740	368	50%	BELOW CAPACITY
PALMETTO ELEMENTARY	476	878	878	402	54%	BELOW CAPACITY	-	-	-	-	-	878	402	54%	BELOW CAPACITY
PRINE ELEMENTARY	710	809	809	99	88%	NEARING CAPACITY	6	-	6	88	88	897	187	79%	BELOW CAPACITY
ROGERS GARDEN ELEMENTARY **	489	485	485	-4	101%	OVER CAPACITY	6	-	6	95	95	580	91	84%	BELOW CAPACITY
SAMOSSET ELEMENTARY	521	639	639	118	82%	BELOW CAPACITY	2	-	2	40	40	679	158	77%	BELOW CAPACITY
SEA BREEZE ELEMENTARY	472	736	736	264	64%	BELOW CAPACITY	-	-	-	-	-	736	264	64%	BELOW CAPACITY
STEWART ELEMENTARY	352	540	540	188	65%	BELOW CAPACITY	-	-	-	-	-	540	188	65%	BELOW CAPACITY
TARA ELEMENTARY	543	778	778	235	70%	BELOW CAPACITY	5	5	10	90	90	868	325	63%	BELOW CAPACITY
TILLMAN ELEMENTARY	623	722	722	99	86%	NEARING CAPACITY	-	-	-	-	-	722	99	86%	NEARING CAPACITY
WILLIAMS ELEMENTARY	942	912	912	-30	103%	OVER CAPACITY	7	-	7	126	126	1,038	96	91%	NEAR CAPACITY
WILLIS ELEMENTARY	745	828	828	83	90%	NEARING CAPACITY	-	-	-	-	-	828	83	90%	NEARING CAPACITY
WITT ELEMENTARY	698	852	852	154	82%	BELOW CAPACITY	-	1	1	-	-	852	154	82%	BELOW CAPACITY
SUBTOTAL	19,736	23,264	23,138	3,402	85%	NEARING CAPACITY	95	51	146	1,720	1,720	24,858	5,122	79%	BELOW CAPACITY

Capacity Chart Elementary - Existing



■	- Over Capacity; Exceeding 100% of FISH Capacity
■	- Approaching Capacity; 95% to 100% of FISH Capacity
■	- Near Capacity; 90% to 95% of FISH Capacity
■	- Nearing Capacity; 85% to 90% of FISH Capacity
■	- Below Capacity; Under 85% of FISH Capacity

■	Elementary Schools	■	Harvey Elementary	■	Prine Elementary
—	County Development Line	■	Kinnan Elementary	■	Rogers Garden/Bullock Elementary
■	Abel Elementary	■	Manatee Elementary	■	Samoset Elementary
■	Anna Maria Elementary	■	McNeal Elementary	■	Sea Breeze Elementary
■	Ballard Elementary	■	Miller Elementary	■	Stewart Elementary
■	Bashaw Elementary	■	Mills Elementary	■	Tara Elementary
■	Bayshore Elementary	■	Moody Elementary	■	Tillman Elementary
■	Blackburn Elementary	■	Myakka City Elementary	■	Williams Elementary
■	Braden River Elementary	■	Oneco Elementary	■	Willis Elementary
■	Daughtrey Elementary	■	Palm View K8	■	Witt Elementary
■	Freedom Elementary	■	Palma Sola Elementary		
■	Gullett Elementary	■	Palmetto Elementary		



Capacity Chart Elementary - Future



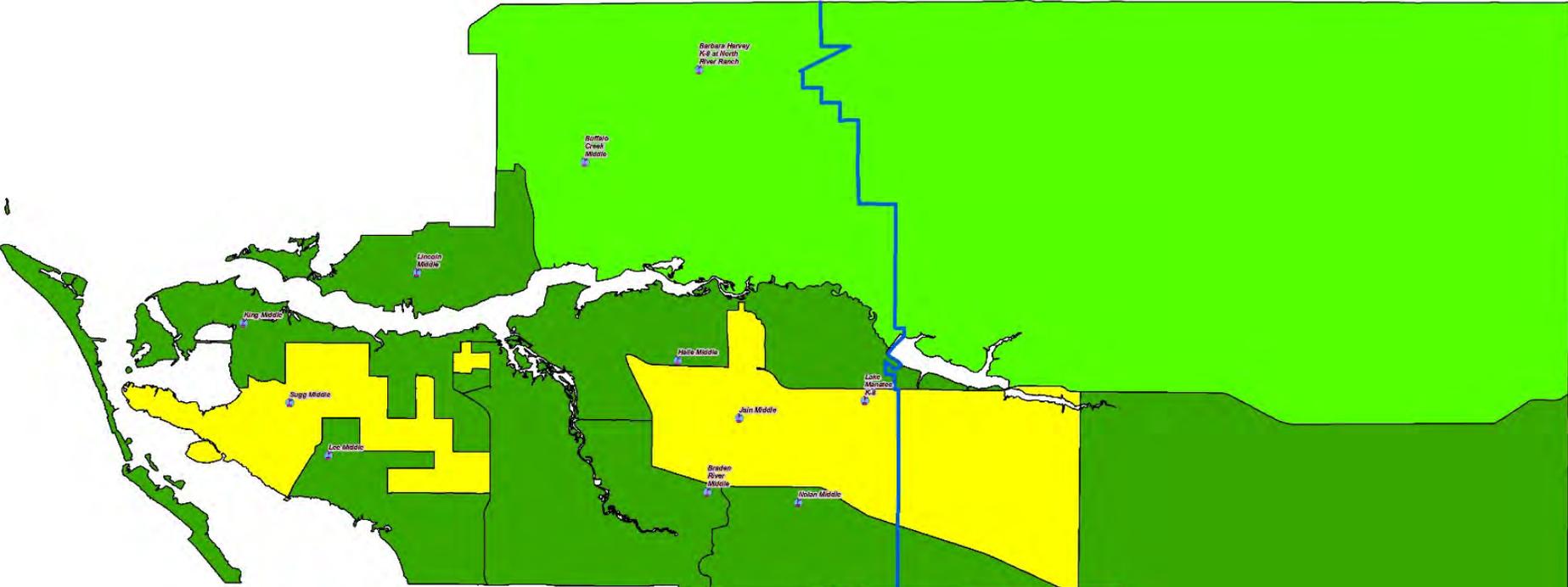
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ELEMENTARY IN ARTISAN LAKES	-	969	969	969	0%										
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RYE RANCH ELEMENTARY SCHOOL	-	969	969	969	0%										
SAMOSSET ELEMENTARY	521	639	639	118	82%	BELOW CAPACITY	2	-	2	40	40	679	158	77%	BELOW CAPACITY
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WITT ELEMENTARY	698	852	852	154	82%	BELOW CAPACITY	-	1	1	-	-	852	154	82%	BELOW CAPACITY
SUBTOTAL	19,736	26,426	26,300	6,564	75%	BELOW CAPACITY	95	51	146	1,720	1,720	28,020	5,122	70%	BELOW CAPACITY

Capacity Chart Middle/High - Existing



MIDDLE	ENROLLMENT AS OF 10/10/2024	DOE ASSIGNED FISH PERMANENT STUDENT STATIONS AS OF: 1/25/2025		DOE PERMANENT BUILDING SCHOOL CAPACITY			DOE SCHOOL CAPACITY INCLUDING RELOCATABLES								
		PERM STUDENT STATIONS	PERM STUDENT CAPACITY	OVER (-) BELOW (+) CAPACITY	% OF FISH CAPACITY	ENROLLMENT VS CAPACITY STATUS	NUMBER OF CLASSROOM RELOCATABLES	NUMBER OF NON-CLASSROOM RELOCATABLES	TOTAL RELOCATABLES	RELOCATABLE STUDENT STATIONS	RELOCATABLE STUDENT CAPACITY	SCHOOL CAPACITY INCLUDING RELOCATABLES	OVER (-) BELOW (+) CAPACITY	% OF FISH CAPACITY	ENROLLMENT VS CAPACITY STATUS
		BRADEN RIVER MIDDLE	796	1,344	1,210	414	66%	BELOW CAPACITY	2	-	2	44	40	1,249	453
BUFFALO CREEK MIDDLE	1,174	1,465	1,319	145	89%	NEARING CAPACITY	-	-	-	-	-	1,319	145	89%	NEARING CAPACITY
HAILE MIDDLE	716	1,253	1,128	412	63%	BELOW CAPACITY	-	-	-	-	-	1,128	412	63%	BELOW CAPACITY
JAIN MIDDLE	966	1,168	1,051	85	92%	NEAR CAPACITY	-	-	-	-	-	1,051	85	92%	NEAR CAPACITY
JOHNSON MIDDLE (6-8)	370	625	563	193	66%	BELOW CAPACITY	1	1	2	22	20	582	212	64%	BELOW CAPACITY
KING MIDDLE	881	1,337	1,203	322	73%	BELOW CAPACITY	-	-	-	-	-	1,203	322	73%	BELOW CAPACITY
LEE MIDDLE	688	1,142	1,028	340	67%	BELOW CAPACITY	-	2	2	-	-	1,028	340	67%	BELOW CAPACITY
LINCOLN MIDDLE	448	1,107	996	548	45%	BELOW CAPACITY	-	-	-	-	-	996	548	45%	BELOW CAPACITY
NOLAN MIDDLE	784	1,027	924	140	85%	BELOW CAPACITY	3	3	6	66	59	984	200	80%	BELOW CAPACITY
PALM VIEW MIDDLE (6-8)	208	306	275	67	76%	BELOW CAPACITY	-	-	-	-	-	275	67	76%	BELOW CAPACITY
SUGG MIDDLE	983	1,152	1,037	54	95%	NEAR CAPACITY	-	1	1	-	-	1,037	54	95%	NEAR CAPACITY
SUBTOTAL	8,014	11,926	10,733	2,719	75%	BELOW CAPACITY	6	7	13	132	119	10,852	2,838	74%	BELOW CAPACITY
BAYSHORE SENIOR HIGH	1,388	2,153	2,045	657	68%	BELOW CAPACITY	3	1	4	75	71	2,117	729	66%	BELOW CAPACITY
BRADEN RIVER HIGH	1,684	1,958	1,860	176	91%	NEAR CAPACITY	9	4	13	222	211	2,071	387	81%	BELOW CAPACITY
LAKEWOOD RANCH SENIOR HIGH	2,434	2,446	2,324	-110	105%	OVER CAPACITY	4	2	6	100	95	2,419	-15	101%	OVER CAPACITY
MANATEE SENIOR HIGH	1,960	2,588	2,459	499	80%	BELOW CAPACITY	5	-	5	165	157	2,615	655	75%	BELOW CAPACITY
PARRISH COMMUNITY HIGH SCHOOL	2,251	2,150	2,043	-209	110%	OVER CAPACITY	-	-	-	-	-	2,043	-209	110%	OVER CAPACITY
PALMETTO SENIOR HIGH	2,159	2,319	2,203	44	98%	APPROACHING CAPACITY	3	1	4	72	68	2,271	112	95%	APPROACHING CAPACITY
SOUTHEAST SENIOR HIGH	1,613	2,024	1,923	310	84%	BELOW CAPACITY	-	3	3	-	-	1,923	310	84%	BELOW CAPACITY
SUBTOTAL	13,489	15,638	14,856	1,367	91%	NEAR CAPACITY	24	11	35	634	602	15,458	1,969	87%	NEARING CAPACITY
ALTERNATIVE	ENROLLMENT AS OF 10/10/2024	DOE ASSIGNED FISH PERMANENT STUDENT STATIONS AS OF: 1/25/2025		DOE PERMANENT BUILDING SCHOOL CAPACITY			DOE SCHOOL CAPACITY INCLUDING RELOCATABLES								
		PERM STUDENT STATIONS	PERM STUDENT CAPACITY	OVER (-) BELOW (+) CAPACITY	% OF FISH CAPACITY	ENROLLMENT VS CAPACITY STATUS	NUMBER OF CLASSROOM RELOCATABLES	NUMBER OF NON-CLASSROOM RELOCATABLES	TOTAL RELOCATABLES	RELOCATABLE STUDENT STATIONS	RELOCATABLE STUDENT CAPACITY	SCHOOL CAPACITY INCLUDING RELOCATABLES	OVER (-) BELOW (+) CAPACITY	% OF FISH CAPACITY	ENROLLMENT VS CAPACITY STATUS
		HARLEE	109	906	906	797	12%	BELOW CAPACITY	2	3	5	44	44	950	841
HORIZONS ACADEMY	407	436	414	7	98%	APPROACHING CAPACITY	2	3	5	44	44	458	51	89%	NEARING CAPACITY
SUBTOTAL	516	1,342	1,320	804	39%	BELOW CAPACITY	2	3	5	44	44	1,364	841	38%	BELOW CAPACITY
DISTRICT TOTAL	41,755	52,170	50,047	8,292	83%	BELOW CAPACITY	127	72	199	2,530	2,485	52,532	10,770	79%	BELOW CAPACITY

Capacity Chart Middle School - Existing

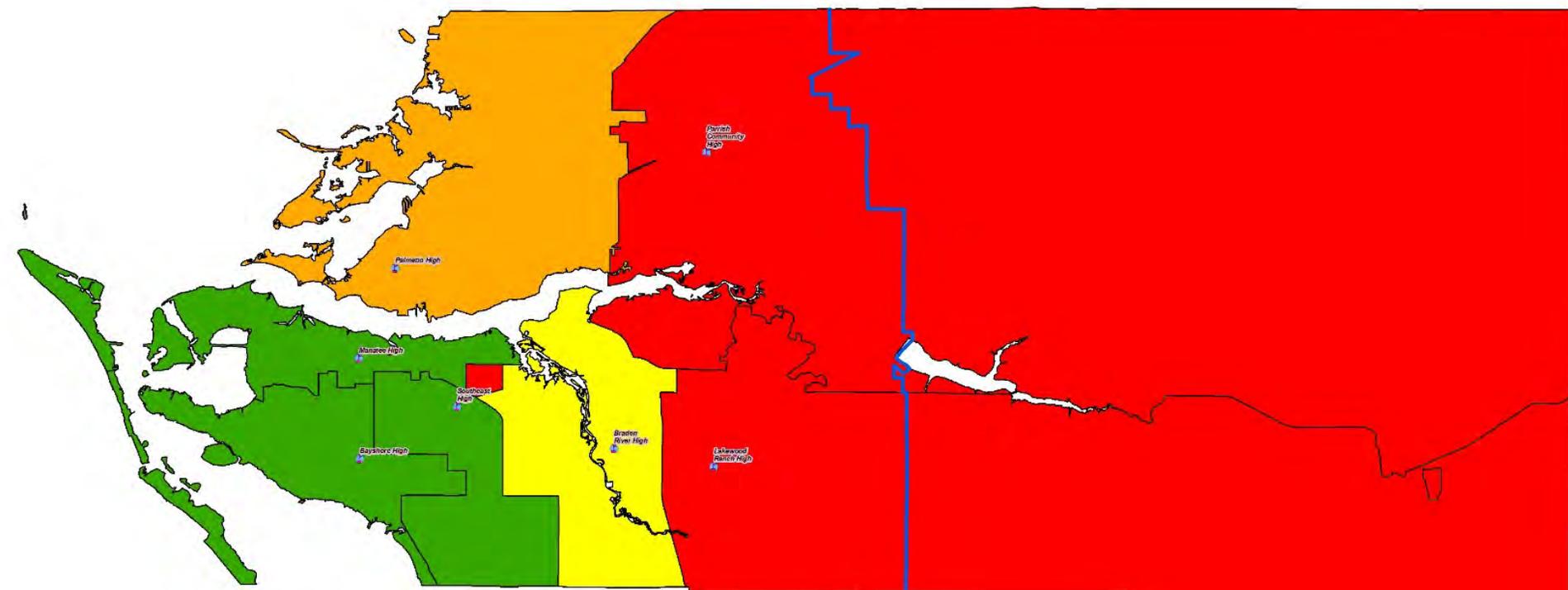


	- Over Capacity; Exceeding 100% of FISH Capacity
	- Approaching Capacity; 95% to 100% of FISH Capacity
	- Near Capacity; 90% to 95% of FISH Capacity
	- Nearing Capacity; 85% to 90% of FISH Capacity
	- Below Capacity; Under 85% of FISH Capacity

*	Middle Schools		King Middle
	County Development Line		Lee Middle
	Braden River Middle		Lincoln Middle
	Buffalo Creek Middle		Nolan Middle
	Haile Middle		Sugg Middle
	Jain Middle		



Capacity Chart High School - Existing



■	- Over Capacity; Exceeding 100% of FISH Capacity
■	- Approaching Capacity; 95% to 100% of FISH Capacity
■	- Near Capacity; 90% to 95% of FISH Capacity
■	- Nearing Capacity; 85% to 90% of FISH Capacity
■	- Below Capacity; Under 85% of FISH Capacity

●	High Schools	■	Manatee High
—	County Development Line	■	Palmetto High
■	Bayshore High	■	Parrish Community High
■	Braden River High	■	Southeast High
■	Lakewood Ranch High		



Capacity Chart Middle/High - Future



MIDDLE	ENROLLMENT AS OF 10/10/2024	DOE ASSIGNED FISH PERMANENT STUDENT STATIONS AS OF: 8/01/2026		DOE PERMANENT BUILDING SCHOOL CAPACITY			DOE SCHOOL CAPACITY INCLUDING RELOCATABLES								
		PERM STUDENT STATIONS	PERM STUDENT CAPACITY	OVER (-) BELOW (+) CAPACITY	% OF FISH CAPACITY	ENROLLMENT VS CAPACITY STATUS	NUMBER OF CLASSROOM RELOCATABLES	NUMBER OF NON-CLASSROOM RELOCATABLES	TOTAL RELOCATABLES	RELOCATABLE STUDENT STATIONS	RELOCATABLE STUDENT CAPACITY	SCHOOL CAPACITY INCLUDING RELOCATABLES	OVER (-) BELOW (+) CAPACITY	% OF FISH CAPACITY	ENROLLMENT VS CAPACITY STATUS
		BRADEN RIVER MIDDLE	796	1,344	1,210	414	66%	BELOW CAPACITY	2	-	2	44	40	1,249	453
BUFFALO CREEK MIDDLE	1,174	1,465	1,319	145	89%	NEARING CAPACITY	-	-	-	-	-	1,319	145	89%	NEARING CAPACITY
HAILE MIDDLE	716	1,253	1,128	412	63%	BELOW CAPACITY	-	-	-	-	-	1,128	412	63%	BELOW CAPACITY
HARVEY MIDDLE N. RIVER RANCH (6-8)	-	761	685	685	0%										
JAIN MIDDLE	966	1,168	1,051	85	92%	NEAR CAPACITY	-	-	-	-	-	1,051	85	92%	NEAR CAPACITY
JOHNSON MIDDLE (6-8)	370	625	563	193	66%	BELOW CAPACITY	1	1	2	22	20	582	212	64%	BELOW CAPACITY
KING MIDDLE	881	1,337	1,203	322	73%	BELOW CAPACITY	-	-	-	-	-	1,203	322	73%	BELOW CAPACITY
LAKE MANATEE MIDDLE (6-8)	-	998	898	898	0%										
LEE MIDDLE	688	1,142	1,028	340	67%	BELOW CAPACITY	-	2	2	-	-	1,028	340	67%	BELOW CAPACITY
LINCOLN MIDDLE	448	1,107	996	548	45%	BELOW CAPACITY						996	548	45%	BELOW CAPACITY
NOLAN MIDDLE	784	1,027	924	140	85%	BELOW CAPACITY	3	3	6	66	59	984	200	80%	BELOW CAPACITY
PALM VIEW MIDDLE (6-8)	208	306	275	67	76%	BELOW CAPACITY	-	-	-	-	-	275	67	76%	BELOW CAPACITY
SUGG MIDDLE	983	1,152	1,037	54	95%	NEAR CAPACITY	-	1	1	-	-	1,037	54	95%	NEAR CAPACITY
SUBTOTAL	8,014	13,685	12,317	4,303	65%	BELOW CAPACITY	6	7	13	132	119	12,435	2,838	64%	BELOW CAPACITY
BAYSHORE SENIOR HIGH***	1,388	2,153	2,045	657	68%	BELOW CAPACITY	3	1	4	75	71	2,117	729	66%	BELOW CAPACITY
BRADEN RIVER HIGH	1,684	1,958	1,860	176	91%	NEAR CAPACITY	9	4	13	222	211	2,071	387	81%	BELOW CAPACITY
LAKEWOOD RANCH SENIOR HIGH	2,434	2,446	2,324	-110	105%	OVER CAPACITY	4	2	6	100	95	2,419	-15	101%	OVER CAPACITY
MANATEE SENIOR HIGH	1,960	2,588	2,459	499	80%	BELOW CAPACITY	5	-	5	165	157	2,615	655	75%	BELOW CAPACITY
PARRISH COMMUNITY HIGH SCHOOL W/ADDITION	2,251	2,550	2,423	172	93%	NEAR CAPACITY	-	-	-	-	-	2,423	172	93%	NEAR CAPACITY
PALMETTO SENIOR HIGH	2,159	2,319	2,203	44	98%	APPROACHING CAPACITY	3	1	4	72	68	2,271	112	95%	APPROACHING CAPACITY
SOUTHEAST SENIOR HIGH	1,613	2,024	1,923	310	84%	BELOW CAPACITY	-	3	3	-	-	1,923	310	84%	BELOW CAPACITY
SUBTOTAL	13,489	16,038	15,236	1,747	89%	NEARING CAPACITY	24	11	35	634	602	15,838	2,349	85%	NEARING CAPACITY
ALTERNATIVE	ENROLLMENT AS OF 10/10/2024	DOE ASSIGNED FISH PERMANENT STUDENT STATIONS AS OF: 8/01/2026		DOE PERMANENT BUILDING SCHOOL CAPACITY			DOE SCHOOL CAPACITY INCLUDING RELOCATABLES								
HARLEE	109	906	906	797	12%	BELOW CAPACITY	2	3	5	44	44	950	841	11%	BELOW CAPACITY
HORIZONS ACADEMY	407	436	414	7	98%	APPROACHING CAPACITY	2	3	5	44	44	458	51	89%	NEARING CAPACITY
SUBTOTAL	516	1,342	1,320	804	39%	BELOW CAPACITY	2	3	5	44	44	1,364	841	38%	BELOW CAPACITY
DISTRICT TOTAL	41,755	57,491	55,172	13,417	76%	BELOW CAPACITY	127	72	199	2,530	2,485	57,658	11,150	72%	BELOW CAPACITY

School Capacity Findings



- The following elementary attendance zones should be reviewed for potential occupancy relief:
 - Bashaw (nearing capacity)
 - Bayshore (approaching capacity)
 - Gullett (over-capacity; adjust for new Lake Manatee K-8)
 - Harvey (over-capacity; adjust for expansion to Harvey K-8)
 - Mills (over-capacity)
 - Moody (over-capacity)
 - Palm View (nearing capacity)
 - Rogers-Garden (over-capacity)
 - Williams (over-capacity; adjust for Rye Ranch opening 2026)
- Taken as a whole, this list indicates district-wide geographic impact.
- If attendance zone revisions are needed, there will be cascading effects to most other attendance zones.

School Capacity Findings



- The following middle school attendance zones should be reviewed for potential occupancy relief:
 - Buffalo Creek (nearing capacity)
 - Mona Jain (near capacity)
 - Sugg (near capacity)
- The following high school attendance zones should be reviewed for potential occupancy relief:
 - Braden River (near capacity)
 - Lakewood Ranch (over capacity)
 - Palmetto (approaching capacity)
 - Parrish Community (over capacity)
- Taken as a whole, this list indicates district-wide geographic impact.
- If attendance zone revisions are needed, there will be cascading effects to most other attendance zones.

School Capacity Analysis Notes



- Use of facilities at 100% of FISH Capacity is not optimal due to corresponding limitations on specialized programs such as ESE, VPK, and CTE.
- Maximization of capacity utilization through rezoning is difficult in traffic-dense or geographically complex areas.
- School choice programming as a mechanism for capacity optimization is also difficult in traffic-dense communities.
- Lack of transportation to choice programs limits the effectiveness of choice as a tool for capacity optimization.



V. RESIDENTIAL GROWTH

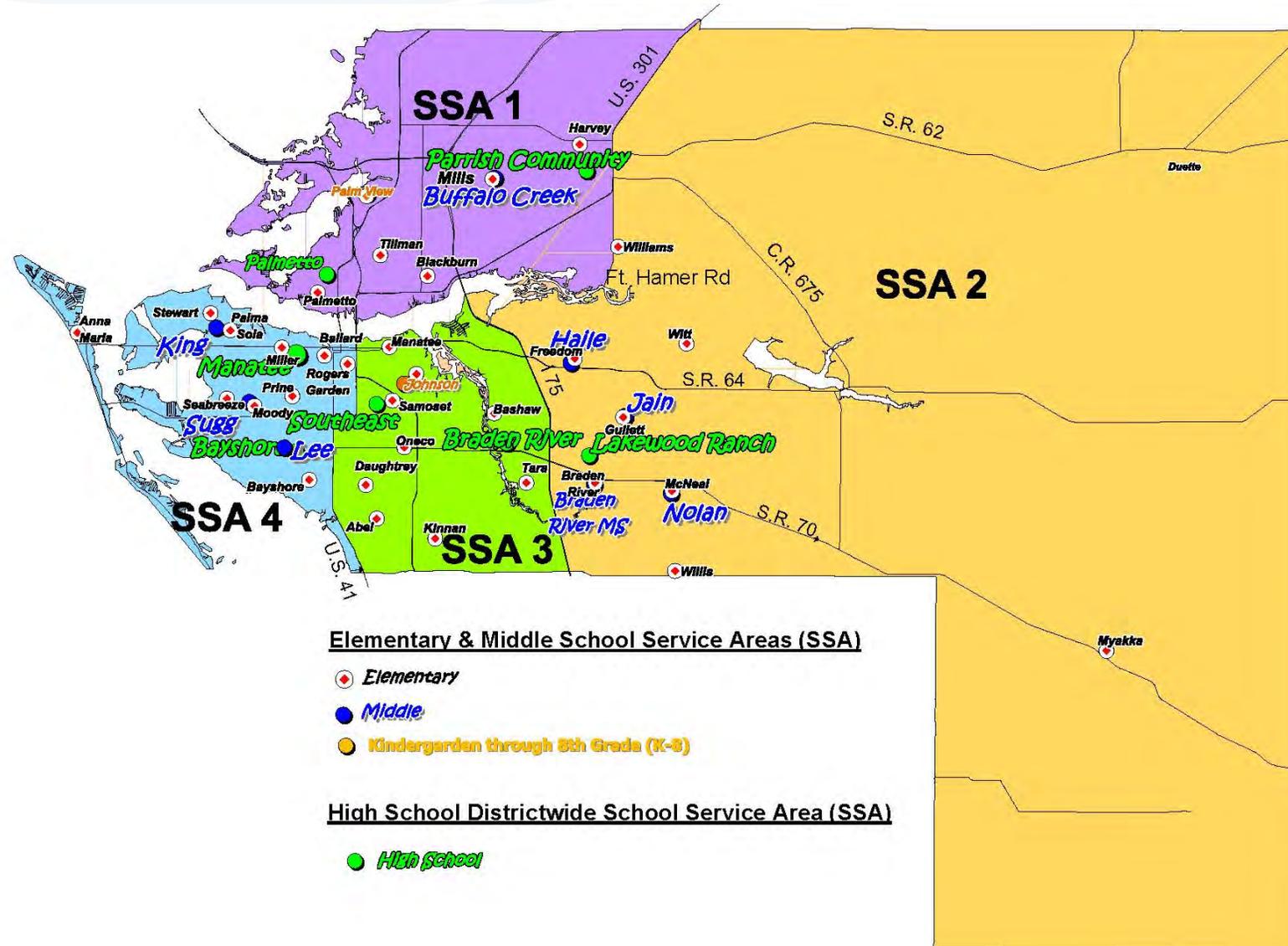
School Concurrency in Manatee County



- Concurrency is a concept authorized by Florida Statute 163.3180 that requires local governments to ensure that facilities and services (Educational) are available simultaneous with the impacts of development
- Interlocal Agreement (ILA) for School Concurrency with County/Municipalities of Manatee County
- School Service Areas (SSA's) developed through ILA
 - Four geographic planning service areas for Elementary and Middle, but only one service area for High School
- Calculation of Student Generation Rates established by Impact Fee Study
 - District's most recent Impact Fee Study undertaken in 2023
 - Board & County Commission approved new Impact Fee Rates in Fall of 2024

Districtwide School Service Areas

Educational Concurrence Manatee County





School Service Area (SSA) Reservations

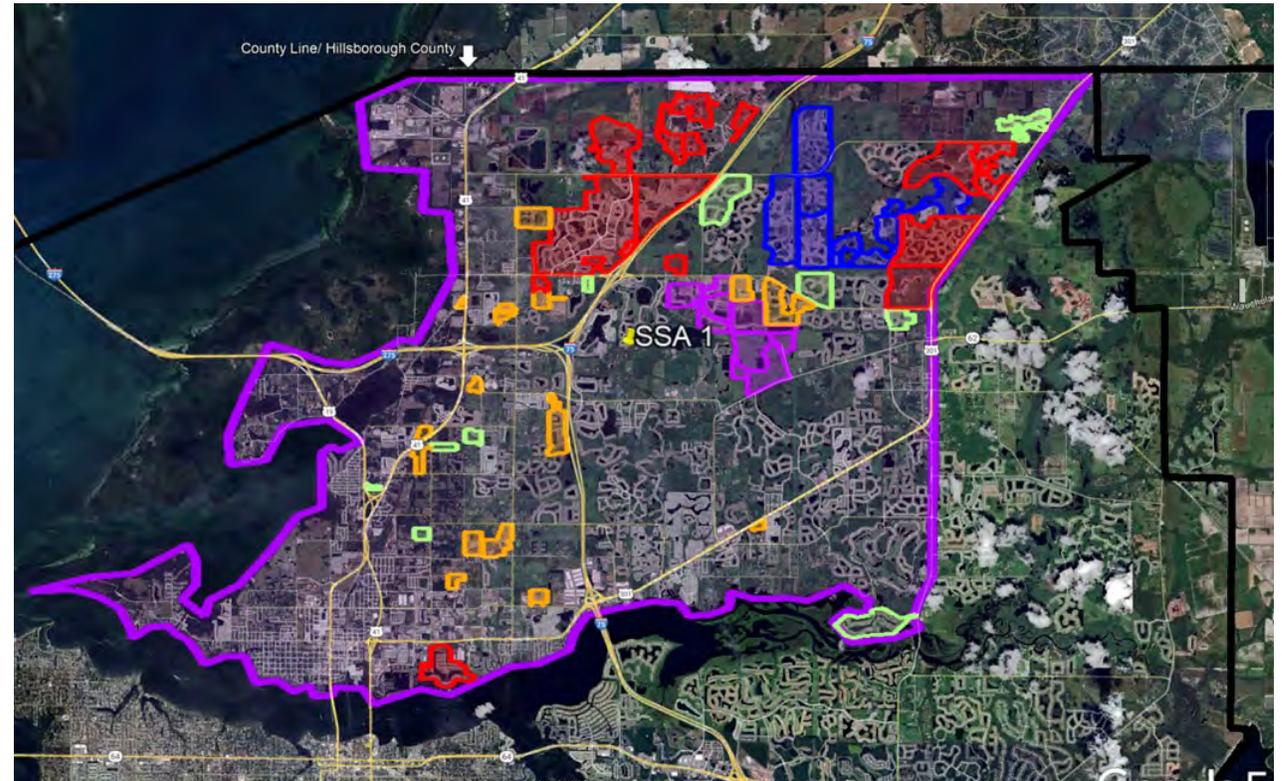
Active Residential Projects – SSA 1 North County

SSA 1 - NORTH COUNTY										
REMAINING DWELLING UNITS	REMAINING STUDENTS TO BE GENERATED				REMAINING STUDENT CAPACITY			OVER (-) BELOW (+) CAPACITY		
	ELEM	MIDDLE	HIGH	TOTAL STUDENTS	ELEM	MIDDLE	HIGH	ELEM	MIDDLE	HIGH
17,650	1,518	671	1,112	3,301	1,656	1,445	216	138	774	-896

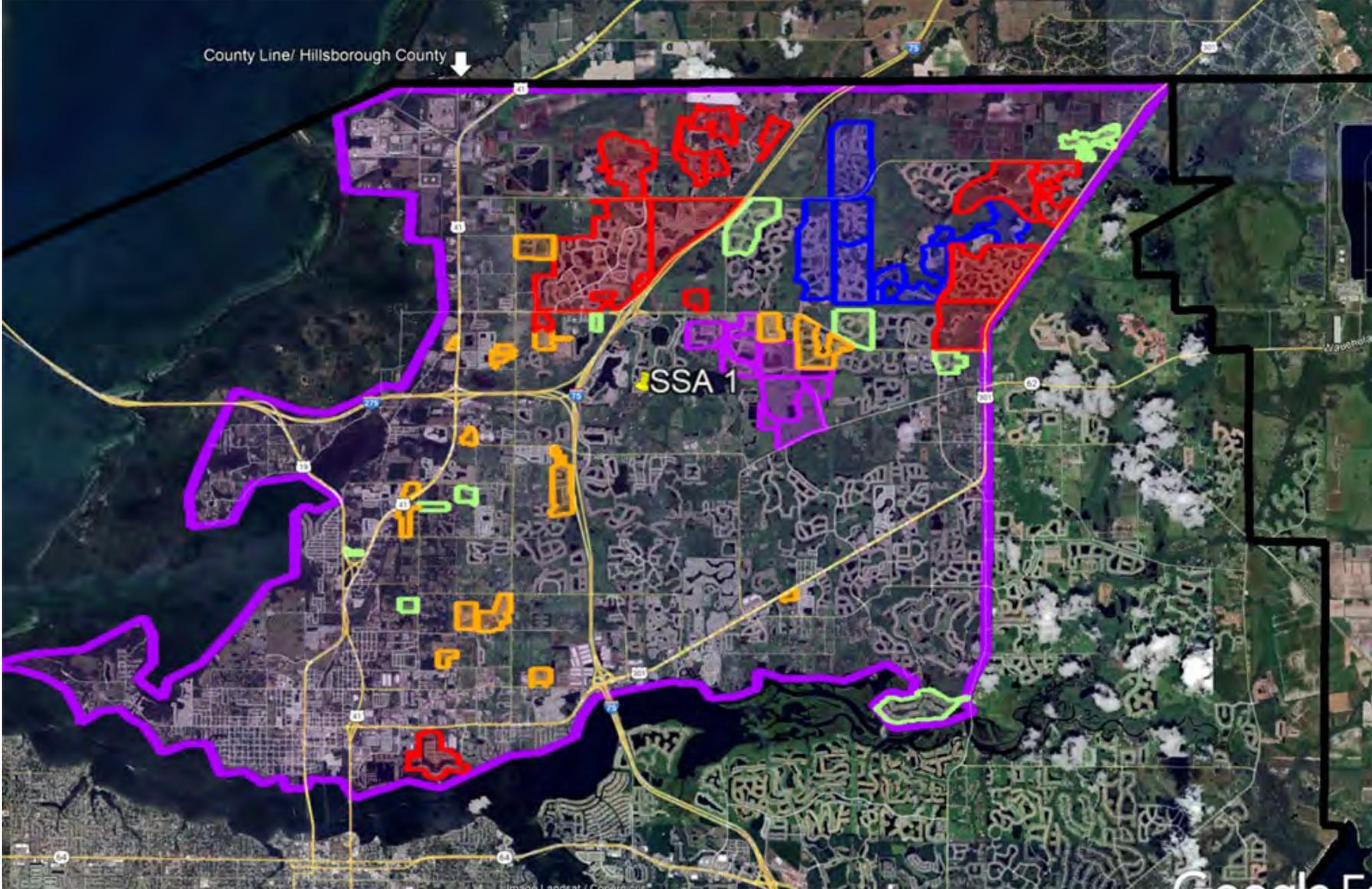
LEGEND	
Red	500-1,000 DWELLING UNITS APPROVED
Green	1-100 DWELLING UNITS APPROVED
Orange	100-500 DWELLING UNITS APPROVED
Blue	1,000- 3,000 DWELLING UNITS APPROVED
Purple	3,000+ DWELLING UNITS APPROVED

LARGEST DEVELOPMENTS IN SSA 1 NORTH COUNTY

	DEVELOPMENT NAME	REMAINING DWELLING UNITS
1	Parrish Lakes	3,005
2	Oakfield Trails	1,708
3	North River Ranch	1,365
4	Prosperity Lakes	1,107
5	Buckhead Trails	1,014
6	Coasterra (aka Newport Isles)	814
7	Curiosity Creek	737
8	Villages of Amazon South	690
9	Stonegate Preserve	632
10	Robinson Gateway	610



SSA 1 – North County



LEGEND	
Green	1-100 DWELLING UNITS APPROVED
Orange	100-500 DWELLING UNITS APPROVED
Red	500-1,000 DWELLING UNITS APPROVED
BLUE	1,000- 3,000 DWELLING UNITS APPROVED
Purple	3,000+ DWELLING UNITS APPROVED

School Service Area (SSA) Reservations

Active Residential Projects – SSA 2 Northeast/East/Southeast

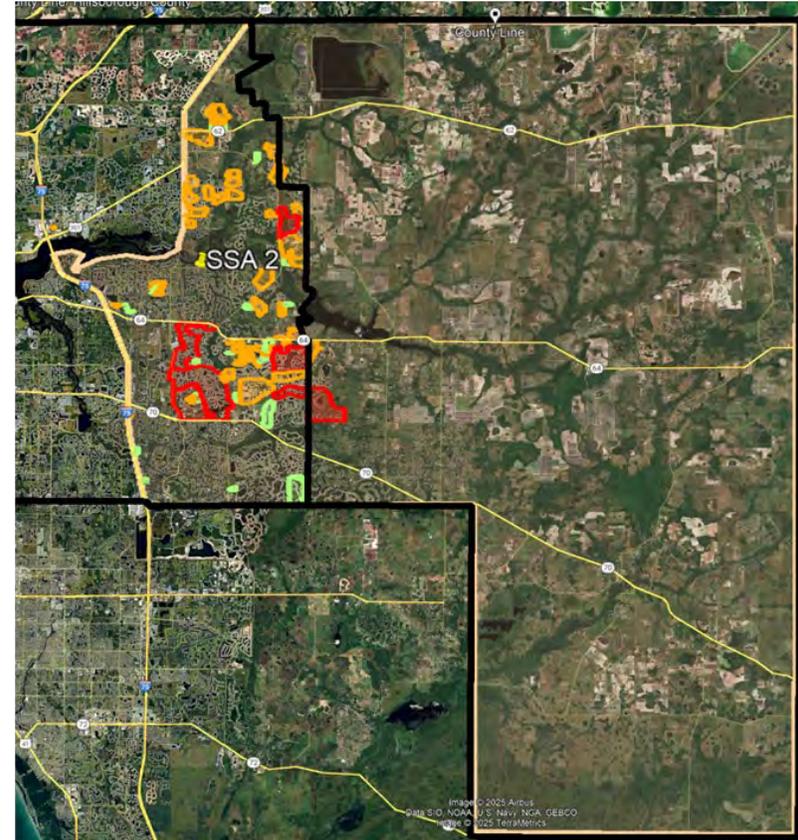


SSA 2 - NORTHEAST/EAST/SOUTHEAST COUNTY										
REMAINING DWELLING UNITS	REMAINING STUDENTS TO BE GENERATED				REMAINING STUDENT CAPACITY			OVER (-) BELOW (+) CAPACITY		
	ELEM	MIDDLE	HIGH	TOTAL STUDENTS	ELEM	MIDDLE	HIGH	ELEM	MIDDLE	HIGH
20,620	1,773	784	1,299	3,856	1,993	1,949	-110	220	1,165	-1,409

LEGEND	
Red	500-1,000 DWELLING UNITS APPROVED
Green	1-100 DWELLING UNITS APPROVED
Orange	100-500 DWELLING UNITS APPROVED
Blue	1,000- 3,000 DWELLING UNITS APPROVED
Purple	3,000+ DWELLING UNITS APPROVED

LARGEST DEVELOPMENTS IN SSA 2 NE/EAST/SE

	DEVELOPMENT NAME	REMAINING
1	Lakewood Center (DRI #27)	1,842
2	Taylor Ranch	1,813
3	Rye Ranch	1,508
4	NW Sector (DRI #26)	1,372
5	Heritage Harbor (DRI#24)	992
6	Azario	937
7	Solera	579
8	Ft Hamer Commons	496
9	Reagan Ranch	430
10	Crosswind Ranch	428



SSA 2 – Northeast/South/Southeast



LEGEND	
Green	1-100 DWELLING UNITS APPROVED
Orange	100-500 DWELLING UNITS APPROVED
Red	500-1,000 DWELLING UNITS APPROVED
BLUE	1,000- 3,000 DWELLING UNITS APPROVED
Purple	3,000+ DWELLING UNITS APPROVED



School Service Area (SSA) Reservations

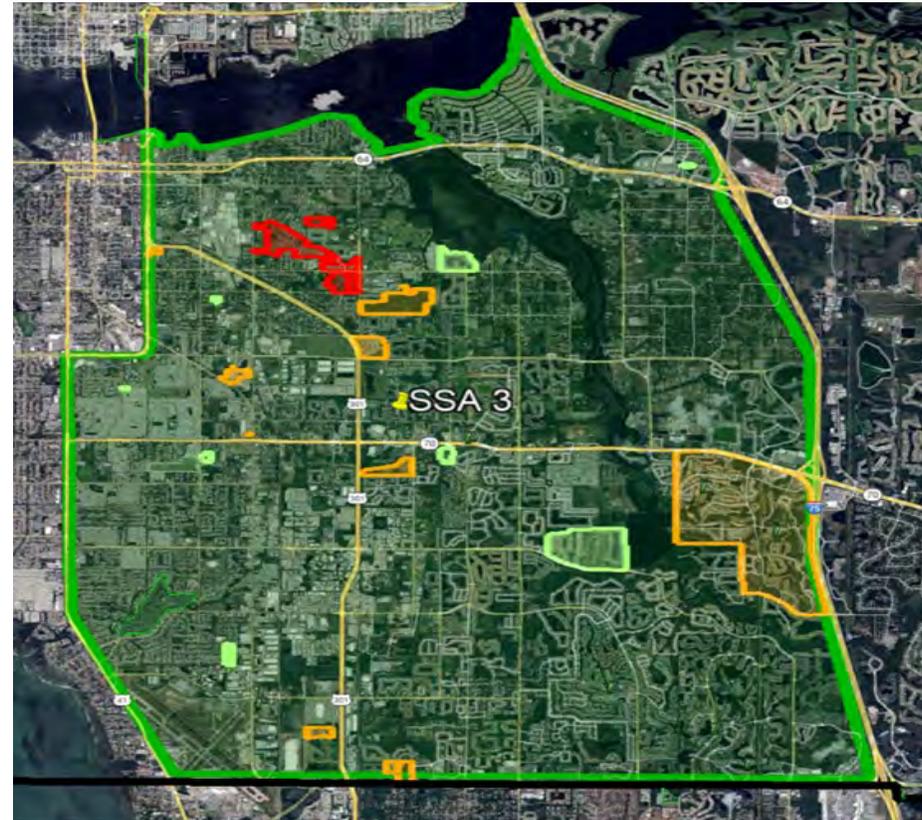
Active Residential Projects – SSA 3 South County

SSA 3 - SOUTH COUNTY										
REMAINING DWELLING UNITS	REMAINING STUDENTS TO BE GENERATED				REMAINING STUDENT CAPACITY			OVER (-) BELOW (+) CAPACITY		
	ELEM	MIDDLE	HIGH	TOTAL STUDENTS	ELEM	MIDDLE	HIGH	ELEM	MIDDLE	HIGH
3,205	276	122	202	599	1,515	193	486	1,239	71	284

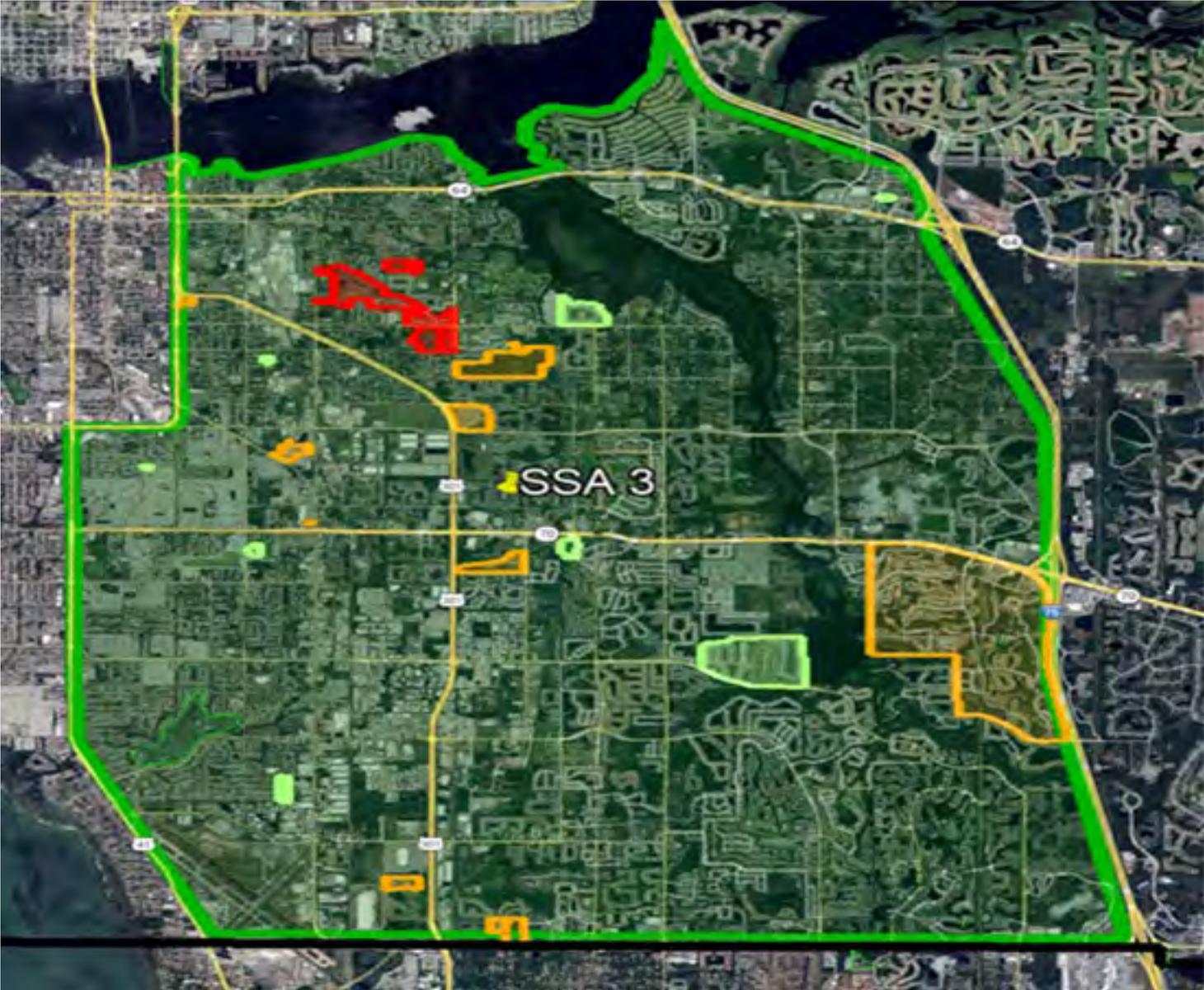
LEGEND	
Red	500-1,000 DWELLING UNITS APPROVED
Green	1-100 DWELLING UNITS APPROVED
Orange	100-500 DWELLING UNITS APPROVED
Blue	1,000- 3,000 DWELLING UNITS APPROVED
Purple	3,000+ DWELLING UNITS APPROVED

LARGEST DEVELOPMENTS IN SSA 3 SOUTH COUNTY

	DEVELOPMENT NAME	REMAINING
1	Villages of Glen Creek	1,132
2	Birchway Sarasota	355
3	301 Flats (Oneco Affordable MF)	324
4	Village at Sarasota	312
5	Wyndham Park	287
6	Preserve at Gap Creek	216
7	Nest at Robin's Apts	182
8	University Parkway Apts	180
9	Braden Pointe	168



SSA 3 – South County



LEGEND	
Green	1-100 DWELLING UNITS APPROVED
Orange	100-500 DWELLING UNITS APPROVED
Red	500-1,000 DWELLING UNITS APPROVED
BLUE	1,000- 3,000 DWELLING UNITS APPROVED
Purple	3,000+ DWELLING UNITS APPROVED



School Service Area (SSA) Reservations

Active Residential Projects – SSA 4 West County

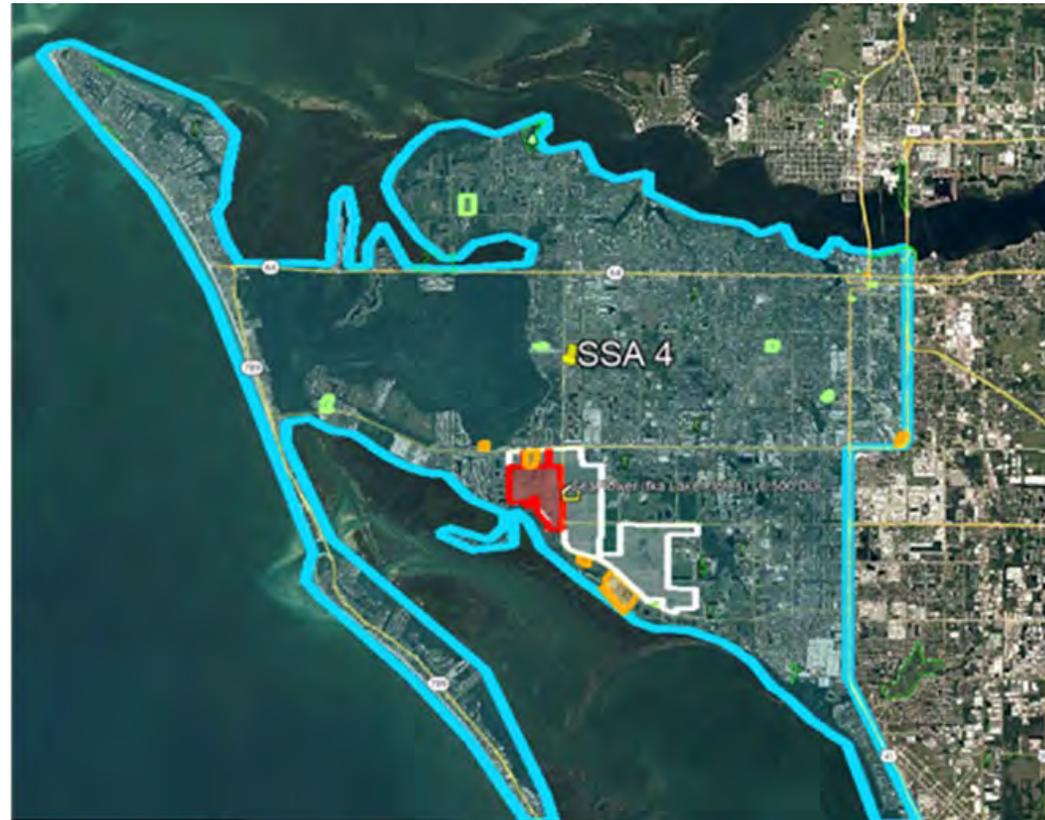
SSA 4 - WEST COUNTY										
REMAINING DWELLING UNITS	REMAINING STUDENTS TO BE GENERATED				REMAINING STUDENT CAPACITY			OVER (-) BELOW (+) CAPACITY		
	ELEM	MIDDLE	HIGH	TOTAL STUDENTS	ELEM	MIDDLE	HIGH	ELEM	MIDDLE	HIGH
2,657	229	101	167	497	1,400	716	1,156	1,171	615	989

LEGEND		Red	500-1,000 DWELLING UNITS APPROVED
Green	1-100 DWELLING UNITS APPROVED	BLUE	1,000- 3,000 DWELLING UNITS APPROVED
Orange	100-500 DWELLING UNITS APPROVED	Purple	3,000+ DWELLING UNITS APPROVED

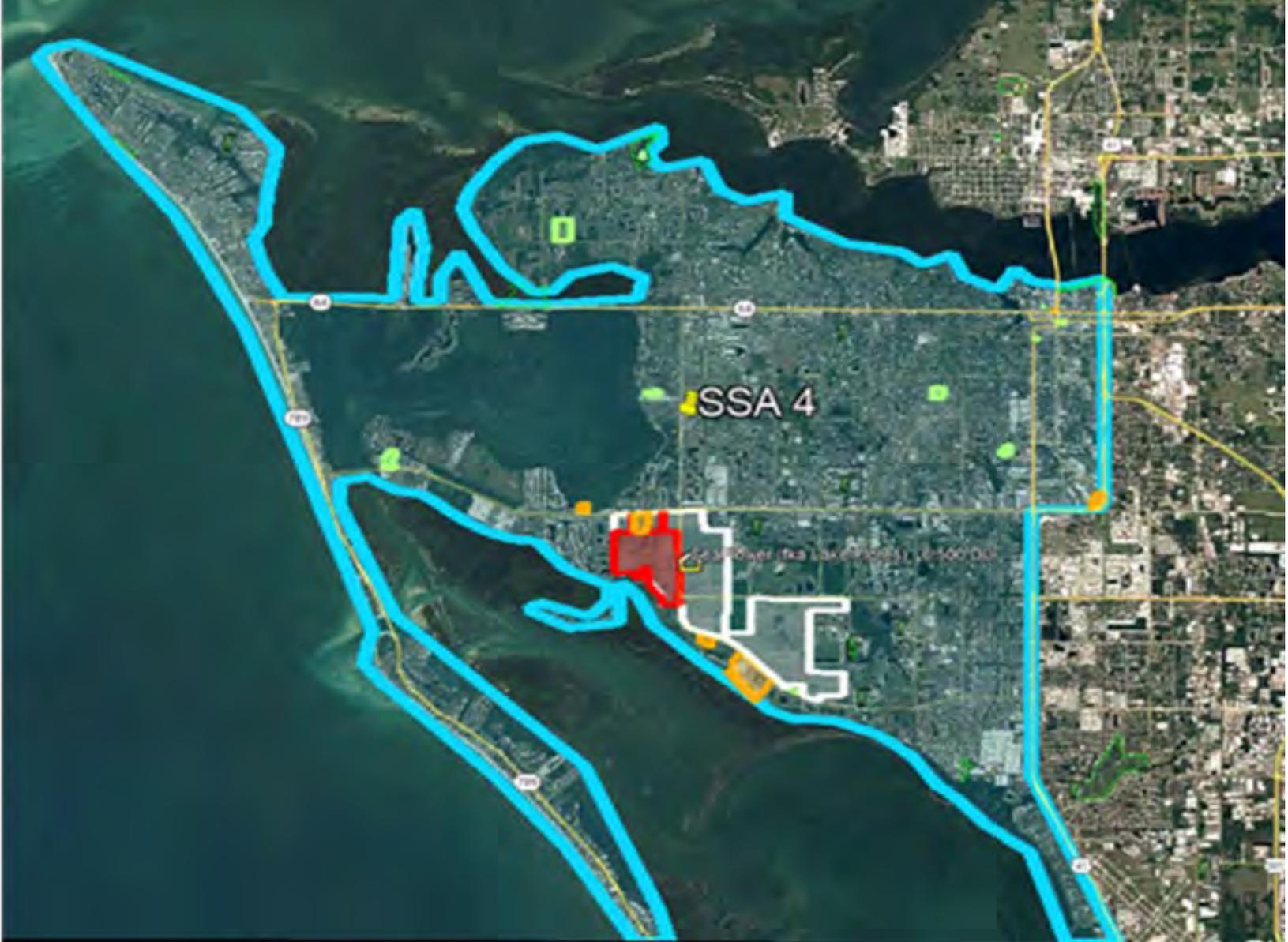
LARGEST DEVELOPMENTS IN SSA 4 WEST COUNTY

	DEVELOPMENT NAME	REMAINING
1	Sea Flower (aka Lake Flores)	1,063
2	Aqua By The Bay	936
3	Cameron Bradenton Apts	240
4	Mangrove Cove	148

*Total Development (outlined in white) is 6,500 dwelling units; remaining to be approved 5,437)



SSA 4 – West County



LEGEND	
Green	1-100 DWELLING UNITS APPROVED
Orange	100-500 DWELLING UNITS APPROVED
Red	500-1,000 DWELLING UNITS APPROVED
BLUE	1,000- 3,000 DWELLING UNITS APPROVED
Purple	3,000+ DWELLING UNITS APPROVED

School Service Area (SSA) Reservations

Active Residential Projects and Present Capacity



SSA 1 - NORTH COUNTY										
REMAINING DWELLING UNITS	REMAINING STUDENTS TO BE GENERATED				REMAINING STUDENT CAPACITY			OVER (-) BELOW (+) CAPACITY		
	ELEM	MIDDLE	HIGH	TOTAL STUDENTS	ELEM	MIDDLE	HIGH	ELEM	MIDDLE	HIGH
17,650	1,518	671	1,112	3,301	1,656	1,445	216	138	774	-896
SSA 2 - NORTHEAST/EAST/SOUTHEAST COUNTY										
REMAINING DWELLING UNITS	REMAINING STUDENTS TO BE GENERATED				REMAINING STUDENT CAPACITY			OVER (-) BELOW (+) CAPACITY		
	ELEM	MIDDLE	HIGH	TOTAL STUDENTS	ELEM	MIDDLE	HIGH	ELEM	MIDDLE	HIGH
20,620	1,773	784	1,299	3,856	1,993	1,949	-110	220	1,165	-1,409
SSA 3 - SOUTH COUNTY										
REMAINING DWELLING UNITS	REMAINING STUDENTS TO BE GENERATED				REMAINING STUDENT CAPACITY			OVER (-) BELOW (+) CAPACITY		
	ELEM	MIDDLE	HIGH	TOTAL STUDENTS	ELEM	MIDDLE	HIGH	ELEM	MIDDLE	HIGH
3,205	276	122	202	599	1,515	193	486	1,239	71	284
SSA 4 - WEST COUNTY										
REMAINING DWELLING UNITS	REMAINING STUDENTS TO BE GENERATED				REMAINING STUDENT CAPACITY			OVER (-) BELOW (+) CAPACITY		
	ELEM	MIDDLE	HIGH	TOTAL STUDENTS	ELEM	MIDDLE	HIGH	ELEM	MIDDLE	HIGH
2,657	229	101	167	497	1,400	716	1,156	1,171	615	989
TOTAL ALL SCHOOL SERVICE AREAS										
REMAINING DWELLING UNITS	REMAINING STUDENTS TO BE GENERATED				REMAINING STUDENT CAPACITY			OVER (-) BELOW (+) CAPACITY		
	ELEM	MIDDLE	HIGH	TOTAL STUDENTS	ELEM	MIDDLE	HIGH	ELEM	MIDDLE	HIGH
44,132	3,795	1,677	2,780	8,253	6,564	4,303	1,748	2,769	2,626	-1,032



Residential Growth Findings

- Most growth is forecasted for SSA 1 and SSA 2.
- SSA 1 and SSA 2 will need relief at elementary and high.
- SSA 3 may need relief at middle.
- SSA 3 and SSA 4 has capacity remaining
- There is a mismatch between locations where more capacity is needed and locations where more capacity is available. This mismatch is not easily fixed through either larger attendance zones or school choice options because of traffic density.

Residential Growth: Known Unknowns



- How quickly will *Remaining Dwelling Units* be constructed?
- What percentage of students generated from *Remaining Dwelling Units* will choose district-operated schools?
 - Innovation in school choice is expected to continue in Florida.
 - SDMC is committed to a family-focused approach to recruitment and articulation; changes are underway and school choice applications within SDMC are up for 2025-26.
 - We must provide a seat to every student who wishes to attend SDMC.
- Will Manatee County continue to approve residential development requests?
- What is the outlook of the Future Development Area Boundary?



VI. FUTURE PROJECT OPTIONS

Construction Update - Future Project Option



Lake Manatee K-8 Proposed Addition 2 Story Classroom Addition

HKS Architects, Inc.
Contractor to be determined

- **Funding Source:** Proposed COPS 2026
- **Project Budget:** \$17,500,000
- **Schedule:**
 - Project Design Start: March 2026
 - Project Completion: July 2027
- **Scope of Work:**
 - Two Story 32,000 sf concrete block brick veneer 18 classroom addition for 360 student stations.
- **Project Director:** TBD
- **360 Additional Student Stations**



Construction Update - Future Project Option



Barbara A. Harvey North River Ranch Proposed Addition 2 Story Classroom Addition

Harvard Jolly, Inc.
Contractor to be determined

- Funding Source: Proposed COPS 2026
- Project Budget: \$17,500,000
- Schedule:
 - Proposed Design: March 2026
 - Proposed Completion: July 2027
- Scope of Work:
 - Two Story 36,000 sf concrete block brick veneer 24 new classroom addition for 480 student stations.
- Project Director: TBD
- 480 Additional Student Stations



BARBARA A.
HARVEY
NORTH RIVER RANCH

HARVARD • JOLLY | **PRK**

Construction Update - Future Project Option



High School AAA – Lakewood Ranch Area New High School Campus

Potential Prototype Reuse
Architect to be determined
Contractor to be determined

- Funding Source: Proposed COPS 2026
- Project Estimate: \$200,000,000
- Schedule:
 - Proposed Design: 6-9 Months
 - Proposed Construction: 24 Months
- Scope of Work:
 - New High School campus to be located on 100 Acre Parcel in Lakewood Ranch Area presently owned by District.
- Student Stations to be determined



Construction Update



Future School Site Options

SITE	LOCATION	SIZE (ACRES)	AMOUNT	FIXED or ESTIMATED COST
SITES UNDER NEGOTIATION				
New K-8 AA	Buckeye Road & Pritchard Road	39	\$ 3,650,000	Fixed
New Elementary Site A	SR 64, Bourneside Blvd, Bradenton	20	\$ 1,800,000	Fixed
FUTURE SITES UNDER CONSIDERATION *				
New Elementary Site B	Parrish Area	20	\$ 2,200,000	Estimated
New Middle School Site BB	Parrish Area	30	\$ 3,300,000	Estimated
New High School Site BBB	Parrish Area	TBD	\$ 11,000,000	Estimated

*These options are not under contract and there is no timetable.



VII. FUNDING FUTURE PROJECTS



Funding Future Projects

- The 1.5 mil capital outlay levy is expected to generate \$113.3 million in 2024-25 (96% collection rate)
- The district's financial advisor has identified best practice as keeping total debt service at 50% of the 1.5 mil levy, or \$56.6 million in annual lease payments.
- Including the COPS 2025 issue (2 elementary schools opening in 2026), total debt service is expected to be \$33.5 million annually.
- This leaves room for approximately \$340 million in additional projects before the district reaches the recommended total debt service level of 50% of the 1.5 mil levy.

Funding Future Projects



- The district's financial advisor has indicated that, with justification, a district can increase annual debt service to the statutory maximum of 75% of the 1.5 mil levy. For SDMC, this means space for a total of \$745 million in additional projects.
- Although state law requires debt service calculation based on the 1.5 mil levy, SDMC has multiple options for annual debt service payments including Impact Fees and Sales Tax funding.
- These figures assume no future refinancing of current debt at lower rates, a common practice that results in lower annual debt service payments.



VIII. REVIEW RESULTS

Review Results



1. Enrollment in district-operated schools continues to climb despite increasing school choice options.
2. There are too many district-operated schools classified as overcapacity, near capacity, or nearing capacity—and these schools are spread throughout the school district.
3. School choice options are insufficient to remedy capacity concerns due to traffic congestion and transportation limits.
4. Future residential housing growth will further constrain capacity in at least two of the four School Service Areas.
5. Newly constructed facilities and schools necessitates creation of new, and adjustment of current, residential attendance zones.



IX. SCHOOL START TIMES

School Start Times



- House Bill 733 (2023) added new language to Florida Statutes related to public school start times.
- Beginning with the 2026-27 school year:
 - Middle schools cannot start before 8:00 am (SDMC current: 9:20 am)
 - High schools cannot start before 8:30 am (SDMC current: 7:30 am)
 - Elementary schools are not referenced (SDMC current: 8:25 am)
- Given parameters on middle and high start times, there is significant concern over the scheduling of elementary schools (start early or start late) and the impact to extracurricular programs and student work schedules.
- Repeal legislation has been filed in both chambers of the Legislature (HB 261; SB 296).
- Discussion and decisions regarding school start times will need to occur on a parallel track with the proposed revision of school attendance zones.
 - District staff will model options, including transportation, safety, student programming, and family convenience impacts
 - District will offer significant public input opportunities



X. NEXT STEPS

Next Steps



- At the February 25, 2025 School Board meeting, the Superintendent will recommend that the Board initiate the residential attendance zone revision process as identified in Policy 5120.02.
- The Superintendent's recommendation shall include a suggested timeline and communication plan.
- If the Board approves the recommendation, the Superintendent will hold initial public meetings to explain the rezoning process, outline criteria for establishing residential attendance zones, and provide an opportunity for public input.
- After considering public input, the Superintendent will develop a minimum of three (3) rezoning plans to present to the public at a second public meeting for review and public input.
 - Plan development scope of work includes adjustment of each school's FISH Capacity to Program Capacity, consideration of future growth, consideration of future school construction, and compliance with the parameters established in Board policy.
- The Superintendent will review all public comments and either advertise and recommend a plan to the Board for approval or resubmit revised plans for further public input.

Next Steps



- Upon Board approval of the recommendation, a new webpage on the SDMC website will go live and serve as a one-stop shop for information about rezoning.
 - Resources will include policy language, documents, timelines, draft rezoning plans (when available), and public input opportunities.
 - The webpage will include the use of Let's Talk interface for the public to provide "anytime input."
- The process is expected to take 4-8 months depending on scope and complexity.
 - The policy requires at least two rounds of public meetings.
 - Staff will provide regular updates at Board meetings and workshops.
- Ultimately, any changes to the residential attendance zones would take effect in 2026-27 or later.
- Policy 5120.02 already identifies the parameters for revising residential attendance zones and groups of students who would be exempt from changes.