2024
STUDENT GENERATION
RATE ANALYSIS

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Introduction

Founded in 1917, Flagler County is currently the 35th largest county in Florida. The most recent 2023 United States Census estimates Flagler County's population to be 131,439 and has seen a growth of 35% increase from the 2010 population of 96,696. Data from the Shimberg Center for Housing Studies population projections by the Bureau of Economic and Business Research at the University of Florida show that the population of school aged children (0-19) in 2025 is projected to be 25,637 and 33,263 in 2050, which represents a 29% increase.

Populations by Age Projections, Total (Permanent + Institutional), 2010-2050										
Geography	Age	2010	2020	2022	2025	2023	2035	2040	2045	2050
Flagler County	0-4	4,766	4,193	5,561	6,091	6,743	7,186	7,151	7,387	7,638
	5-9	5,153	5,072	6,167	6,498	7,473	8,091	8,498	8,379	8,576
	10-14	5,571	5,929	6,474	6,644	7,137	8,021	8,555	8,897	8,693
	15-19	5,572	5,984	5,886	6,404	6,568	6,903	7,647	8,081	8,329

Sources: *Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida*

School concurrency entails evaluating the growth of residential areas and estimating the potential student population these areas will generate for the school district. This evaluation is achieved through the application of a Student Generation Rate (SGR) to planned residential developments.

The SGR represents the average number of students in a household, derived from an analysis of residential land use patterns and the locations of student addresses. By multiplying the SGR by the number of planned residential units within a school zone, school districts can project the expected number of students in each area, helping plan and allocate resources accordingly.

This report assesses student locations and their associated housing type. This assessment will gather how many students are generated by residential developments and land use in Flagler County. Additionally, this assessment will update the SGR Analysis from 2021 performed by Tischler-Bice. Student generation rates will be determined for single-family, mobile home, and multi-family dwelling units at each school level—elementary, middle, and high school. The purpose of this report is to assess student population data and student generation rates for 2023. The report will provide the Flagler County School District (The District) and Inter-Local Working Group documentation of the SGR determination

methodology, data sources and recommendations as part of the current Inter-Local Agreement Memorandum of Understanding on an annual basis.

This report used data from both the Flagler County E911 and Flagler County Property Appraiser datasets to accurately match student addresses with parcel data. The E911 system in Flagler County ensures the accuracy and reliability of local emergency services, providing ongoing updates and maintenance of location information within the county. The Flagler County Sheriff's Office E911 datasets consisted of a point layer containing all addresses registered in the E911 system, while the Flagler County Property Appraiser's Parcel data included a polygon layer detailing parcel numbers, addresses, and corresponding land use details.

2023 Student Addresses Point Map

Student Location Mapping

Student address locations were provided by Flagler Schools staff as an Excel worksheet. Each student address was matched to a property address and parcel center, with multiple points on a parcel (such as apartments or siblings' addresses) represented as overlain points.

The student data from the October 2023 "40-Day" student enrollment count was utilized to identify student residential locations, including grade level and current school attendance. This particular enrollment count was chosen for its standard reporting use by the District, making it a reliable source for calculating student enrollment.

The "40-Day" enrollment count is significant as it is utilized by the Florida Department of Education to determine funding for the fiscal year through its Full Time Equivalent (FTE) calculations. The student data included those students attending charter schools, homeschooling, and those residing outside of Flagler County. Private school students were excluded from this GIS mapping technique as they were not part of the 40-day enrollment count provided by The District. From this exercise a total of 14,765 students were mapped. 132 of those students were mapped and identified as living outside of the County.

Children Under 5 Years Old
2021   2010
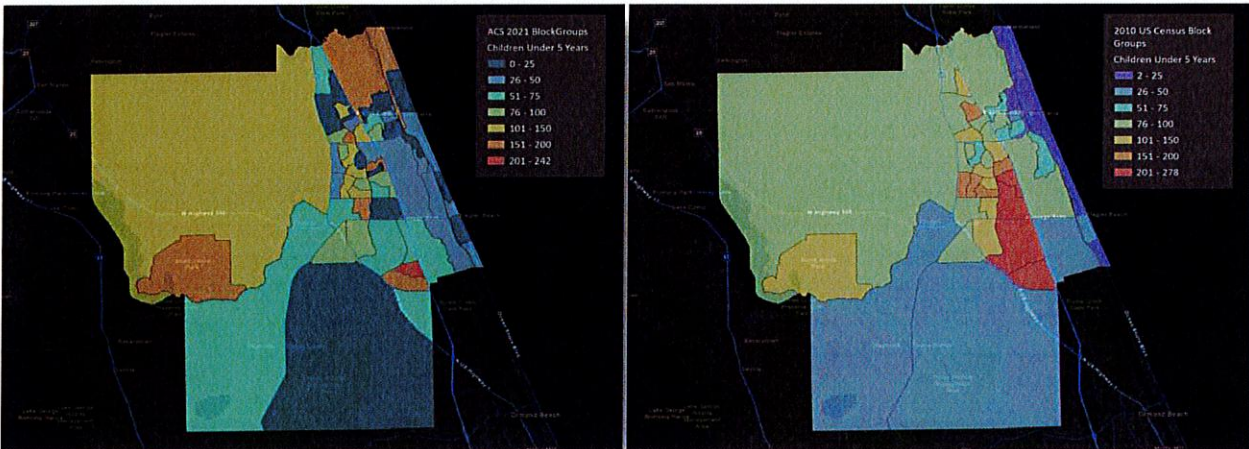
The image above reinforces the evidence of future heightened growth within the Flagler County Public School system. Changes in the population of children under the age of 5 are evident in Palm Coast. Larger census block groups have been separated into multiple block groups, indicating population growth in those areas. The 5 and younger age range holds significant importance as an indicator of the number of children that are expected to progress through the K-5, Middle, and High School levels. The largest changes can be seen in the populations of the northern coastal developments, Palm Coast, and developments along the I-95 corridor.

Land Use Determinations

To accurately categorize residential land uses for parcels within the County, this report relies on the Land Use Description and Codes provided by the Florida Department of Revenue (DOR). Established by the Florida Legislature, the DOR descriptions serve as standardized property land use definitions. Each Flagler County parcel is assigned a DOR code for tax assessments. These codes are assigned by the Flagler County Property Appraiser to each parcel and distinguish between businesses, homes, and other classifications.

The DOR Codes encompass various housing categories, including Single Family, Multi-Family, and Mobile/Manufactured homes. Single Family homes encompass a range of dwelling types such as single-family homes, townhouses, and duplexes. Multi-Family homes are further classified into Multi-Family-Apartments, Condominiums, Tri-and Quad-plexes. Mobile homes include RV and Resort Parks as well as single-lot mobile home placements.

Single Family (SF) Determination

DOR Code	DOR Description	Parcels
000	Vacant	276
100	Single Family	46,662
103	Zero Lot Line	2
105	Attached Single Family Residential	1,014
900	Common Area/Elements	2
1200	Store/Office/Residential	56
1701	Office/SFR	8
1704	Office Condo	489
5000	Improved Agriculture	104
5001	Improved Agriculture	107
6000	Improved Pasture Land	1
7401	Group Home	36
7405	Assisted Living Facility/ Single Family Residence	16
8600	County (Public Housing)	3
9400	Rights-Of-Way	1

Multi-Family (MF) Determination

DOR Code	DOR Description	Parcels
300	Multi-Family > 10	8
301	Apartment-Low Income Housing Tax Credit	8
302	Apartment - Senior	1
400	Condominium	4,414
800	Multi-Family < 10	1,367
850	Multi-Family-10	10
900	Common Area/ Elements	6
4104	Ind Condo	120
7401	Group Home	3
7410	Adult Family Care	2
8600	County	15

Mobile Home (MH) Determination

DOR Code	DOR Description	Parcels
200	Mobile Home	152
201	Manufactured Home	1,496
202	Modular Home	16
2800	Mobile Home/ RV Park	19
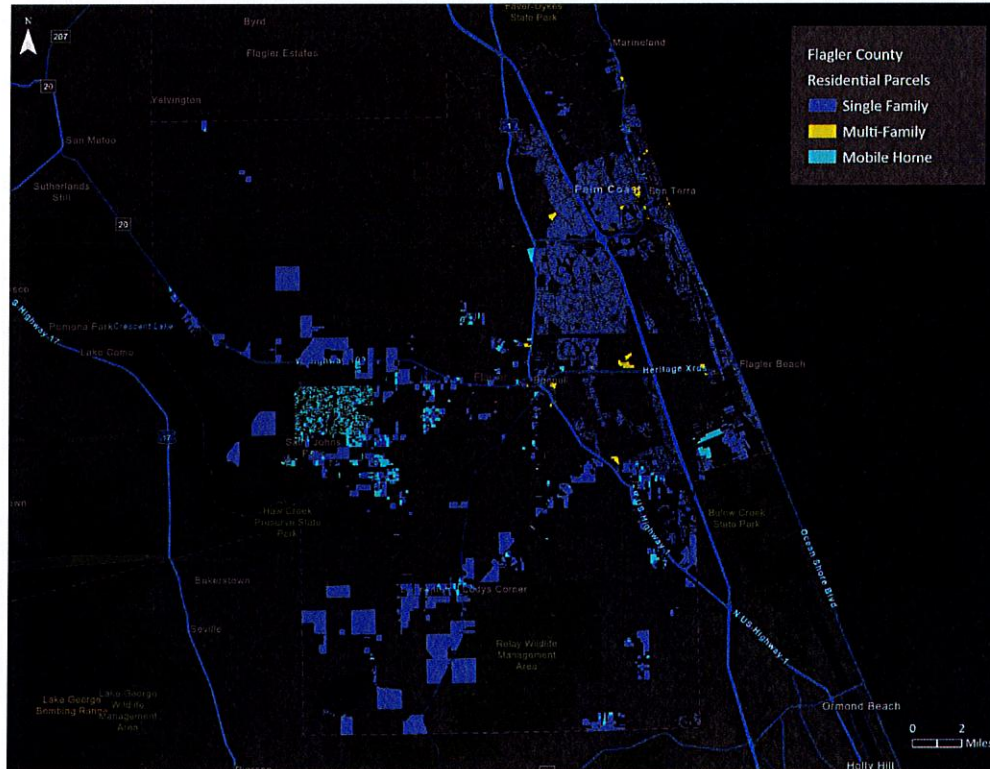
This report reviewed the County's 135 DOR districts in Flagler County. Using similar methodology to our comparison study performed in 2021 by Tischler-Bice, this report removed 55+ Communities from the SGR analysis dataset and verified the number of units in each multi-family complex. Utilizing the DOR codes classifications, the geographical distribution of Multi-Family, Single-Family, and Mobile Home units were mapped across Flagler County. These trends highlight the predominant areas contributing to student population centers within the county.

2024 Student Generation Rate Analysis

The Student Generation Rate (SGR) is derived by dividing the number of relevant students by the corresponding number of relevant units. To calculate the SGR, the number of students living in a specific housing type is divided by the overall number of that specific housing type's units. Students living in single family homes are compared to single family parcels.

Here's an example:

A single-family subdivision's SGR of 0.01 would indicate 10 students reside in a neighborhood of
1,000 single family homes.

2023–2024 Residence and Student Residence Types

Level	SF Units	SF Students	MF Units	MF Students	MH Units	MH Students
Elementary	48,777	4,370	6,331	237	3,100	185
Middle	48,777	2,541	6,331	110	3,100	99
High	48,777	4075	6,331	159	3,100	161

Through both the Student Address Mapping and Land Use Development Mapping tools and techniques this report can present its 2024 Student Generation Rate Analysis for the Flagler County School District by resident type. The comparative analysis between the 2021 Tischler-Bice SGR assessment and the 2024 JBPro analysis reveals several trends.

⇨ Single-Family SGRs remained relatively stable

⇨ Notable increase in the Multi-Family SGR for elementary and high school levels

⇨ SGR for Mobile Homes witnessed a decrease during this reporting period

2024 Student Generation Rate Analysis (JBPro)

2024	Single Family	Multi-Family	Mobile Home	Total Units
Elementary	0.084	0.037	0.059	0.082
Middle	0.049	0.017	0.031	0.047
High	0.079	0.025	0.051	0.075

2021 Student Generation Rate Analysis (Tischler-Bice)

2021	Single Family	Multi-Family	Mobile Home	Total Units
Elementary	0.082	0.027	0.072	0.077
Middle	0.051	0.016	0.043	0.048
High	0.080	0.011	0.044	0.071