Student Generation Rates

Student generation rates are an essential component of the school concurrency system. They are utilized to determine the number of students expected to be generated by a proposed development. This number of students is then compared to the available capacity to determine if a school concurrency certificate is available to the development. Likewise, should there not be available capacity and the development chooses to enter into a proportionate share mitigation agreement, the student generation rate is a central component to the determination of the required mitigation amount.

In order to ensure the accuracy of these rates, the St. Johns County School District enlisted the assistance of the St. Johns County Geographic Information Systems (GIS) Department. These rates were determined by first geocoding the actual address of each student currently enrolled in the school system. The student addresses were then classified based on the boundaries of our Concurrency Service Areas (CSA). These addresses were then compared with the St. Johns County Property Appraiser's information to determine if the type of dwelling unit was categorized as a single family unit, multi-family unit or mobile home. Finally, this data was used to calculate the student generation rate on a household basis for these three categories.

Please note that any students enrolled in the SJCSD Charter Schools were not included in this analysis. The District's method of accounting for charter school students is to adjust the student generation rates based on charter school enrollment. Since, the School Board has no ability to create an attendance zone for a charter school or require a student to attend a charter school, we believe that the student generation rate is the only feasible method to account for charter school capacity.

In order to ensure their continued accuracy, the student generation rates will be updated annually in the October time frame utilizing the current student enrollment information, as well as the current number of dwelling units. These numbers will also be verified for accuracy in the February time frame.

The resulting student generation rates ***based on the February 2023*** data are as follows:

Table 2.19 Student Generation Rates per Household

Student Generation Rates (students / household)			
Concurrency Service Area	Single Family	Multi-Family	Mobile Homes
Allen D. Nease	0.65	0.27	0.35
Bartram Trail	0.67	0.51	0.23
Beachside	0.71	0.32	0.29
Creekside	0.76	0.50	0.33
Pedro Menendez	0.25	0.07	0.38
Ponte Vedra	0.34	0.08	0.22
St. Augustine	0.23	0.11	0.32
Tocoi Creek	0.63	0.16	0.32

*Source: 2021-2022 SJCSD Student Enrollment and Dwelling Unit Data

In order to determine the total number of students projected to be generated by proposed development:

- first determine the appropriate CSA and housing type from Table 2.19;
- next multiply the proposed number of units by this factor
- repeat for all housing types included in the development proposal

In order to determine the projected number of students by level, utilize the following percentages and multiply by the total number of students:

Student Level	Percentage of Total Students
Elementary	45%
Middle	24%
High	31%