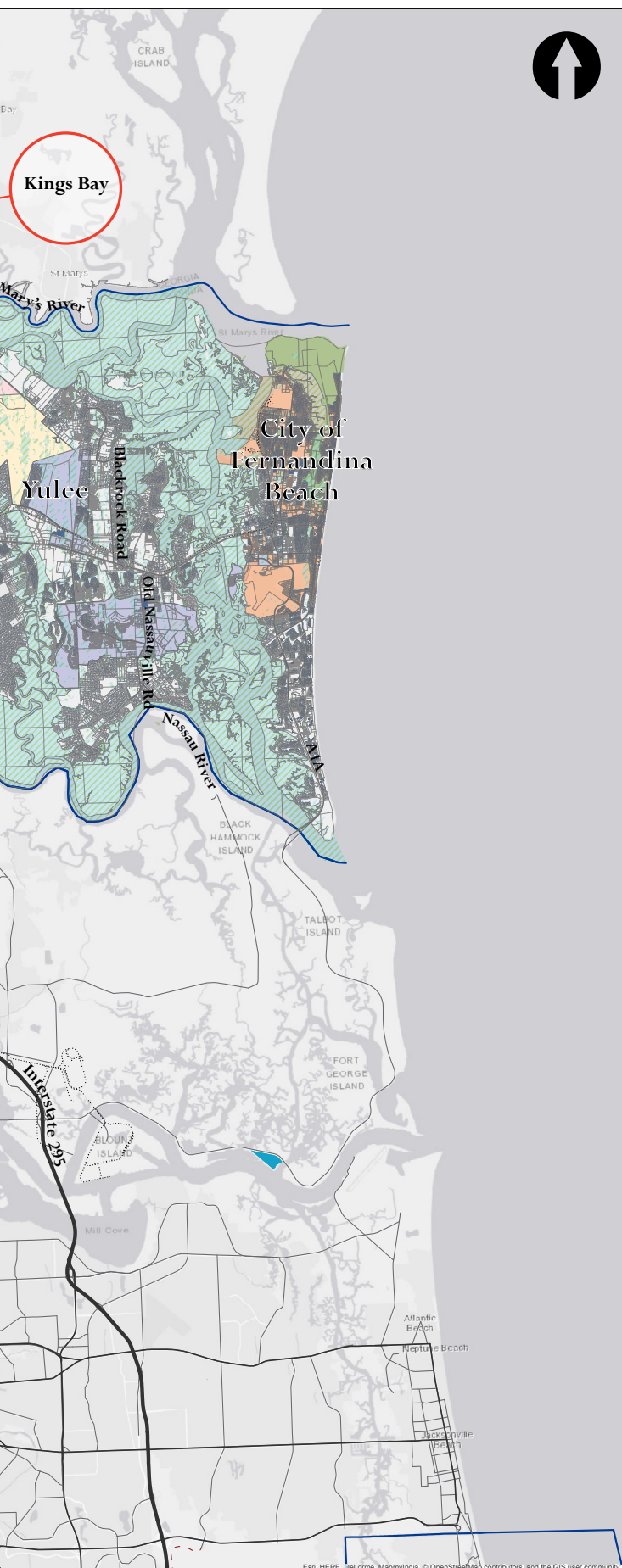


FIGURE 6. REGIONAL EMPLOYMENT CENTERS/DRIVERS AND PROJECTED GROWTH AREAS



NASSAU COUNTY

Regional Employment Centers

Regional drivers have the potential to push residential development into southern and western Nassau County. This exhibit is based on the best available data to conceptually identify future growth areas.

Legend

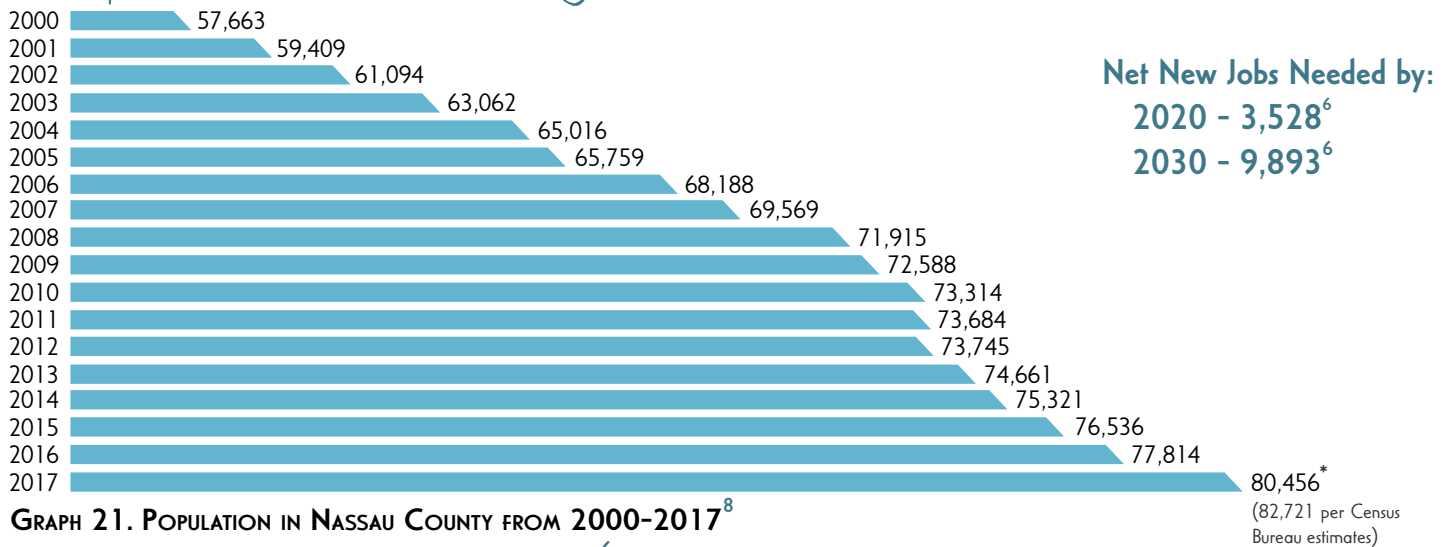
- East Nassau Community Planning Area
- White Oak Plantation Overlay
- Municipal Boundaries
- State Forests
- National Wetland Inventory
- Mitigation Bank
- Parks
- Highways
- Roads
- Northern Outer Beltway Expansion
- Proposed Private Roads
- Railroads
- Population Density
1 Dot = 1 Person
- Employment Center Areas
- Major Employment Centers
- Residential Stressor Direction
- County Boundary
- Predicted Areas of Growth: Zero (0) to Five (5) Years
- Predicted Areas of Growth: Five (5) to Fifteen (15) Years
- St. Mary's River Ranch



NASSAU COUNTY
DEPARTMENT OF PLANNING
AND ECONOMIC OPPORTUNITY
FLORIDA

PREDICTIONS & TRENDS

Population Projections & Job Needs



GRAPH 21. POPULATION IN NASSAU COUNTY FROM 2000-2017⁸

Florida Scorecard Population Projection Range⁶:
 2030: 97,600 - 110,600*

	Low	MEDIUM	HIGH
2020	79,800	85,700	91,400
2025	83,300	93,800	103,300
2030	86,100	100,900	115,200
2035	87,800	107,000	126,400
2040	88,500	112,300	136,900
2045	88,500	117,200	147,600

ESTIMATES ARE PROVIDED BY THE BUREAU OF ECONOMIC AND BUSINESS RESEARCH. THESE PROJECTIONS ARE BASED ON 2017 POPULATION ESTIMATES (80,456 BASELINE) FOR 2020, 2025, 2030, 2035, 2040 AND 2045. PROJECTION RANGES OF LOW, MEDIUM, AND HIGH.

*80,456 persons is the population estimate from the University of Florida's Bureau of Economic and Business Research (BEBR produces Florida's official state and local population estimates and projections). The US Census Bureau population estimate for 2017 is 82,721 persons. If using US Census Bureau estimates Nassau experienced an astronomical 6.3% increase in population from 2016 to 2017. If we use the percent growth from 2016 to 2017 and simply extrapolate out using both BEBR's and the Census Bureau's population estimates as the baseline, Nassau could reach 100,000 persons as early as 2024 and 2021 respectively. The above projections do not specifically take into account "game changers" of regional significances within the local environment, i.e. 3,000-6,000 jobs coming on-line at the Crawford Diamond or Wildlight Commerce Center in a five year time-frame.

	2017	2018	2019	2020	2021	2022	2023	2024
BEBR Baseline Est.	80,456	83,352	86,353	89,462	92,682	96,019	99,476	103,057
Census Baseline Est.	82,721	87,932	93,472	99,361	105,621	112,275	119,348	126,867