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Development
Scenarios

Chapter 2 of the WB CCB provides additional context related to growth trends in Florida, the North East Florida Region, Jacksonville MSA, and the implications on Nassau County. This appendix analyzes the internal regions of Nassau County and takes a more granular look at Eastern Nassau County and, specifically, the 5,265 acre WBD. The purpose of this appendix is to briefly describe current and projected growth patterns within Nassau County, analyze development alternatives for the WBD, the correlating impacts to the remainder of the County, and demonstrate a need to increase the overall residential density permitted within the WBD as a means of furthering the expressed goals and intent of the Vision 2032 Plan.

According to the latest population estimates from the U.S. Census Bureau, Nassau grew by 3.6% last year ranking as the twenty-fifth fastest growing county, by percent growth, in the United States. Over the coming decade (2019-2030), the Florida Bureau of Economic and Business Research (BEBR) predicts Nassau will be the ninth fastest growing county in the State of Florida with a projected population expansion of 38% resulting in over 114,000 people calling Nassau home. By 2045 Nassau County is expected to roughly double in population in the next 25 years, from 80,456 to around 147,600 residents. Even so, population expansion is only part of the story. Along with more people comes additional urbanization development in the form of stores, roads, parks, schools and other improvements to support the increased population base. According to a joint study of the Florida Department of Agriculture and Consumer Services, University of Florida Geoplan Center and 1000 Friends of Florida, by 2070 roughly a third more of Northeast Florida's open spaces and agricultural lands will be urbanized developed.

However, unlike many communities, Nassau has been granted an opportunity that most never had, an opportunity to actively craft their future. In order to preserve agricultural and environmentally sensitive lands and protect natural ecological systems in both the WBD and greater Nassau County, it is the goal of the of the WB CCB and the related Transect Based Scenario to capture 20-35% of the total expected population growth between 2019 and 2045 in Nassau County within the WBD. The development standards contained in the WB CCB provide the safeguards to ensure that the population expansion will progress in a responsible manner that promotes a strong jobs-to-housing balance ratio along with a high quality-of-place and high-quality-of-life which, as recognized by the Florida Chamber of Commerce in their adopted Six Pillar's of Florida's Future Economy, are foundational elements of creating vibrant communities that can compete regionally and globally for finite human capital, and promote long-term fiscal stability.

This appendix, created by Nassau County PEO, analyzes four development scenarios for the WBD: Potential Greenfield Scenario, Existing FLUM Based Scenario, Amelia Concourse Analogue Scenario, Transect Based Scenario. The organization of this section is as follows:

1. Brief overview of growth trends in Nassau County by sub-region
 - Eastern/Western Nassau
2. Analysis of potential development scenarios for the William Burgess District
 - Identification of the existing development within the WBD
 - Potential Greenfield Development (assuming zero redevelopment by 2045) within WBD based on data from the Nassau County Residential Development Tracker, included as part of the 2018 Growth Trends Report attached as Appendix B.
 - Projected development of the WBD based on the existing Future Land Use Map (FLUM) designation taking into consideration redevelopment of all parcels by 2045 - Existing FLUM Based Scenario.
 - Projected development based on the pattern of development along Amelia Concourse and contemporary developments on CR107 in proximity to the intersection of Amelia Concourse and CR107 - Amelia Concourse Analogue Scenario.
 - Projected development based on proposed Transect Based Plan - Transect Based Scenario.
3. Summary of findings.

Nassau County Internal Growth Patterns (Additional detail/data provided in Appendix B + D):

New issued residential building permits in Nassau County have been steady over the past four years providing, on average, approximately 1,000 new dwelling-units annually. New non-residential development construction and site plan approvals are up in 18/19 over previous years [ref. 2019 Growth Trends Report published by Nassau County, FL].

In 2017, eighty-nine (89) percent of all new dwelling-units were east of I-95 with 60% of those occurring in the Yulee area (County Commissioner District 3). Pockets of residential development can be found across eastern Nassau County, east of I-95, including: along the Amelia Concourse and CR-107 corridors, within the Chester Road, Blackrock Road, and Barnwell Road communities north of SR-200/A1A, within the Wildlight/ENCPA development, along the William Burgess Boulevard, Harts Road and US Hwy-17 corridors south of SR 200, and on Amelia Island primarily along the Amelia Parkway corridor. New non-residential development has increased

over the last four years, especially over the last 12 months, along the SR200 Corridor and, in particularly, within the Wildlight and the Chester Road areas.

Areas west of I95 have also experienced steady residential growth over the past four years. Most notably, the area just west of I95 and south of SR200 where previously dormant pre-recession housing developments are now built-out. Further, based on the recent construction plan approvals for the Three Rivers DRI and Mills Creek Preserve multi-family project, significantly more activity is expected in this sub-region of the County over the coming 18-24 months.

In addition, and consistent with ULI and Nassau County PEO predictions made in early 2017, there has been a significant up-tick over the last twelve months from development entities expressing interest in undertaking new residential developments in the areas south of the Town of Callahan along the Lem Turner, US Hwy 1 and US Hwy 301 corridors. One limiting factor inhibiting large scale residential development has been the lack of public water and wastewater capacity coming from the Town of Callahan. However, the Town of Callahan has recently (2019) received a five (5) million dollar grant to significantly expand water and wastewater capacity and service range.

Based on conversations with the Town of Callahan, it is the intent of the Town to extend public water and wastewater services lines from the Town south approximately five (5) miles along US HWY 301 to the Crawford Diamond Industrial Park. The proposed utility project will not only provide much needed water and wastewater services to the Crawford Diamond, but will also open up a significant portion of Western Nassau County to greater development potential. The latent demand for new residential start-ups in the western region of the County south of Callahan, coupled with expanded public water/wastewater capacities has the potential to result in rapid low-density (fewer than 5 dwelling units to the gross acre) residential development in this sub-region. Other drivers for population expansion in this particular sub-region are provided in Appendix B + D.

Current growth trends in Nassau County are expected to continue on an upward trajectory for the next twelve months with the potential for a naturally occurring, nation-wide, slowdown as we approach the 2020 presidential election. This projection is consistent with the Florida State of the Economy 2019 presentation made by the Office of Economic and Demographic Research at the American Planning Association's February 2019 Public Policy Workshop.

Potential Development Scenario of the WBD:

Nassau County analyzed different development scenarios for the William Burgess District. The following sections provide:

- Identification of the existing development within the WBD
- Potential Greenfield Development (assuming zero redevelopment by 2045) within WBD based on data from the Nassau County Residential Development Tracker, included as part of the 2018 Growth Trends Report attached as Appendix B.
- Projected development of the WBD based on the existing Future Land Use Map (FLUM) designation taking into consideration redevelopment of all parcels by 2045 - Existing FLUM Based Scenario.
- Projected development based on the pattern of development along Amelia Concourse and contemporary developments on CR107 in proximity to the intersection of Amelia Concourse and CR107 - Amelia Concourse Analogue Scenario.
- Projected development based on proposed Transect Based Plan - Transect Based Scenario.

Existing Development

Currently within the WBD there are roughly 666 dwelling units, approximately 1,771 people, and 1.3 million square feet of non-residential space. The current non-residential development pattern is predominantly a combination of strip commercial along the US-17 and SR-200 corridors, and the Nassau County Judicial Complex and the Florida State College at Jacksonville Betty Cook Campus. The residential development pattern is rural to suburban scale single-family detached housing along collector and local roads. The map on the next page titled Existing Development in the William Burgess District shows current developed parcels within the proposed overlay. As can be seen on the map there are large, undeveloped parcels in the William Burgess District boundary.

William Burgess District
Context + Connectivity Blueprint
Existing Development in the WBD

Existing Non-Residential Space*:
1,294,913 SF

Existing Residential Dwelling Units*:
666 Dwelling Units

Population Estimate:**
1,771 people

*Based upon 2018 data from the Nassau County Property Appraiser's Office.


**For the purposes of correlating dwelling units to population, a multiplier of 2.66 persons per household was utilized. Reference Appendix F of the WB CCB.

Legend


Non-Residential Development

Residential Development

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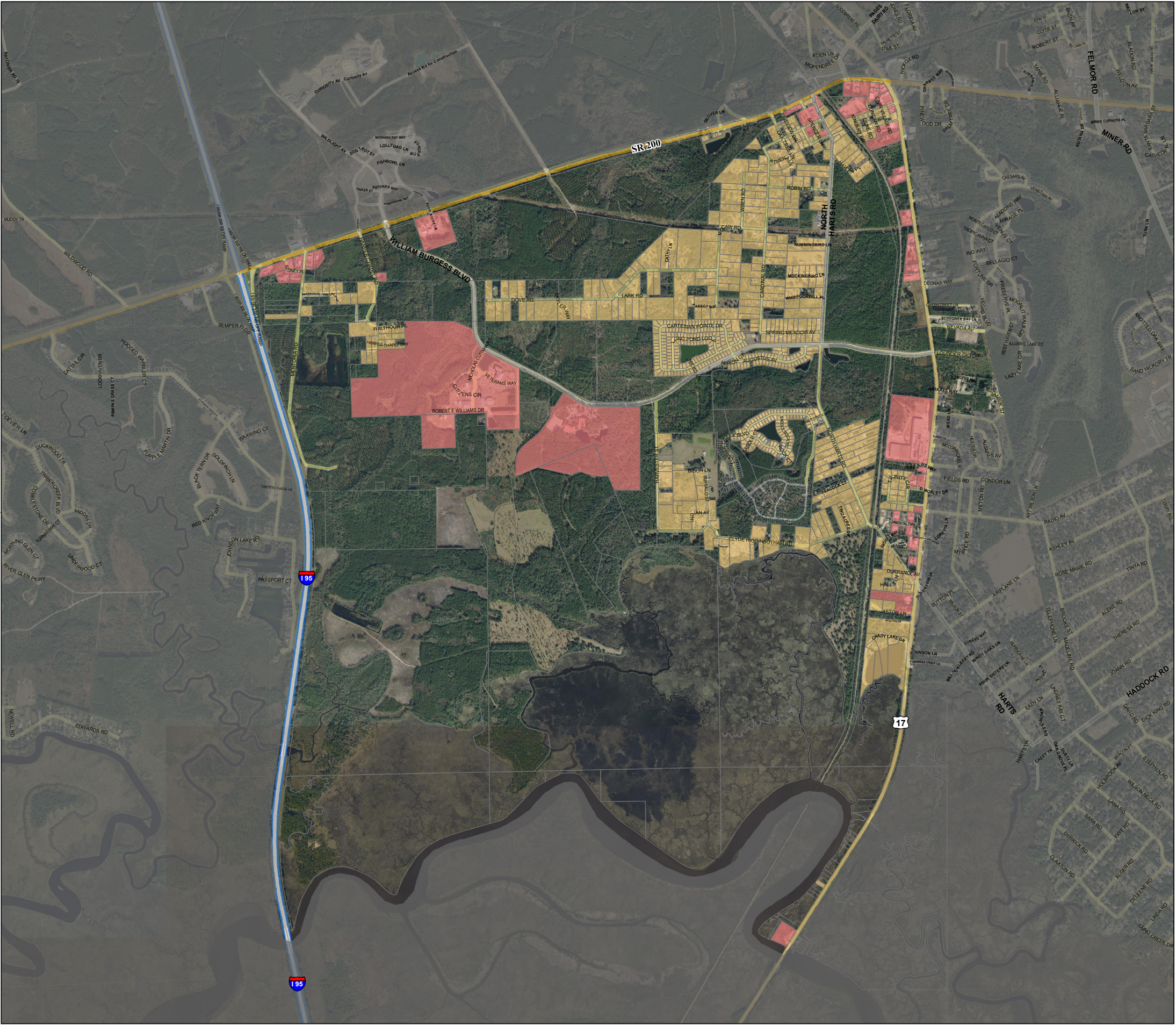
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William Burgess District

Context + Connectivity Blueprint

Potential Greenfield Development

Tracked Developments* (Entitled)

ID	Name	Entitled Units	Built Units**	Unbuilt Units	Non-Res (sf)
2	Lumber Creek	318	153	165	0
25	The Hideaway	483	324	159	0
41	Cook Property / Riverpoint (Proposed)	855	0	855	100,000
48	Employment Center DSAP Southern Planning Area	0	0	0	788,505
52	Nassau Crossing	800	0	800	300,000
53	Nassau Station	136	0	136	40,000
47	Employment Center DSAP Central Planning Area (South)	0	0	0	1,082,000
54	Nassau Complex	0	0	0	100,000
55	US17 Marine Repair Shop & Storage	0	0	0	29,400
TOTAL		2,592	477	2,115	2,439,905

Potential Development Parcels**

ID	FLUM	Acreage	Approx. Wetlands	Approx. Units	Approx. Non-Res
13	MDR	58	0	174	0
14	AGR	127	33	137	0
15	AGR	116	23	93	0
23	AGR	94	13	81	0
24	AGR	29	17	12	0
25	AGR	12	2	10	0
26	IND****	22	9	180	0
27	COM****	25	4	0	292,723
28	AGR	105	41	64	0
29	PUBLIC BUILDING GROUNDS	15	1	0	195,148
30	IND****	9	1	80	0
31	MDR	6	0	18	0
32	MDR	13	0	39	0
TOTAL		631	144	888	487,871

Potential Buildout under current scenario: 3,480 Dwelling Units
2,927,776 sf Non-Residential

*Tracked Developments are those which are entitled by a Development Order [or are in the review process] but not more than 85% built-out.

approximation derived from acreage, wetlands (NW) and FLUM designation. In no way does this information substitute for a density/intensity determination or entitle these properties to any density/intensity level beyond that provided for in the 2030 Comprehensive Plan and Land Development Code. This data shall not be relied upon for making business decisions or substitute for adequate due diligence.

***Number of constructed homes in a given development is based on the available records of the Nassau County

****Estimates based on best available information. Potential square footage is based on 80% of the maximum intensity of commercial use as established in the 2030 Comprehensive Plan. For study purposes only to identify potential intensity.

*****If FLUM is amended to HDR.

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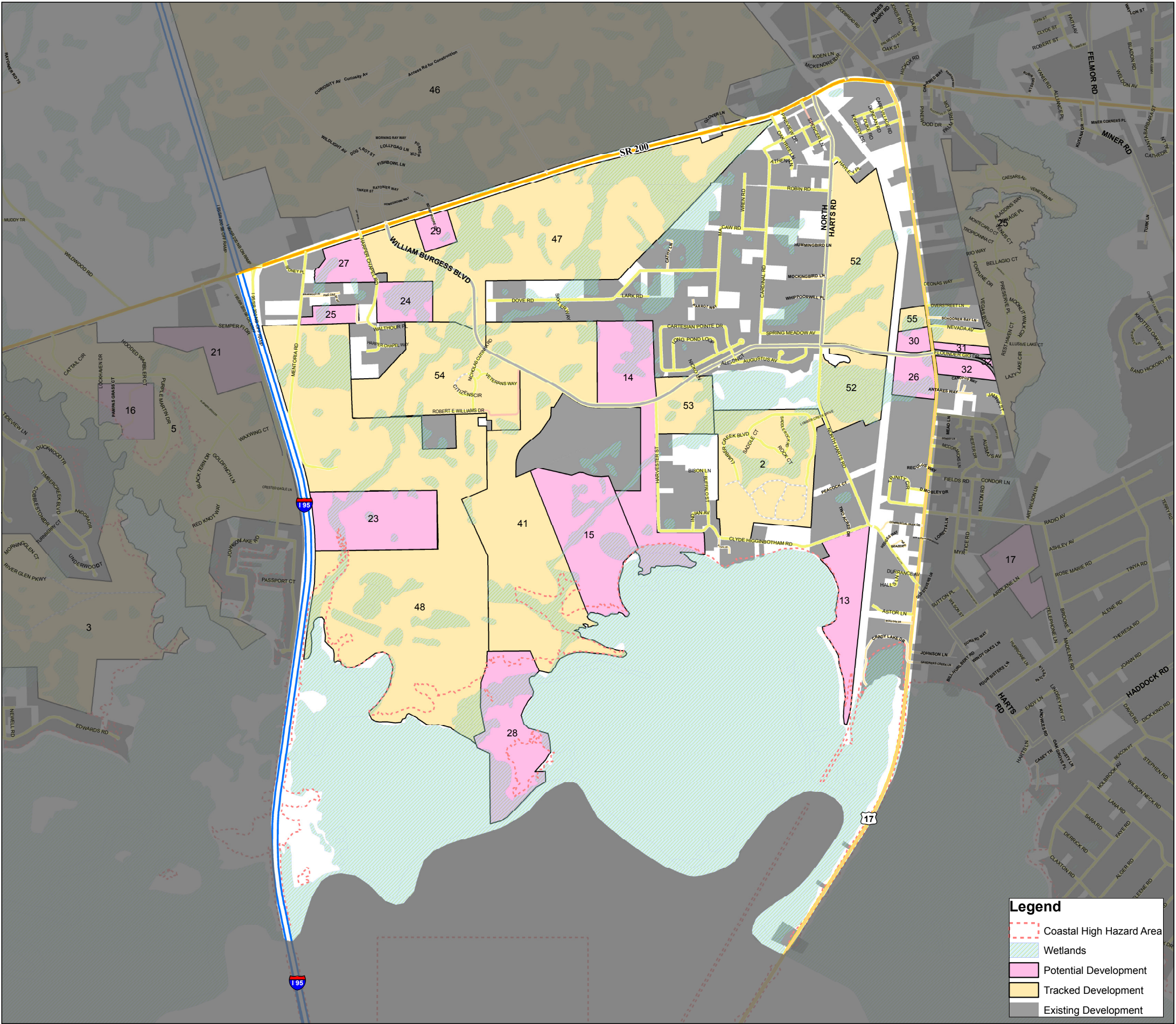
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Greenfield Development Scenario

Nassau County tracks residential developments, the entitled vs. constructed units within those developments, and the potential development of high probability sites for future residential development based on existing FLUM designation. Within the WBD the analysis also captured non-residential development in the same manner. The greenfield development scenario does not assume any redevelopment and only predicts future greenfield development on undeveloped lands based on the Future Land Use Map (FLUM). Under this scenario, the WBD has a potential build-out of 4,146 dwelling units (666 existing and 3,480 potential) (approximately 9,397 persons), which provides a density of approx. 1.4 units per upland acre, and 4.5 million square feet of non-residential space over the 2045 planning horizon. This scenario assumes 100% residential development build-out and 100% non-residential development build-out by the 2045 Planning Horizon. The figure to the left (Potential Greenfield Development) depicts the developed parcels and potential development parcels with their associated development potential.

The assumptions that no redevelopment will occur over the 2045 planning horizon, and that there will be 100% build-out of greenfield sites is highly unlikely. However, this scenario is important to understand the remaining development potential if no redevelopment occurs.

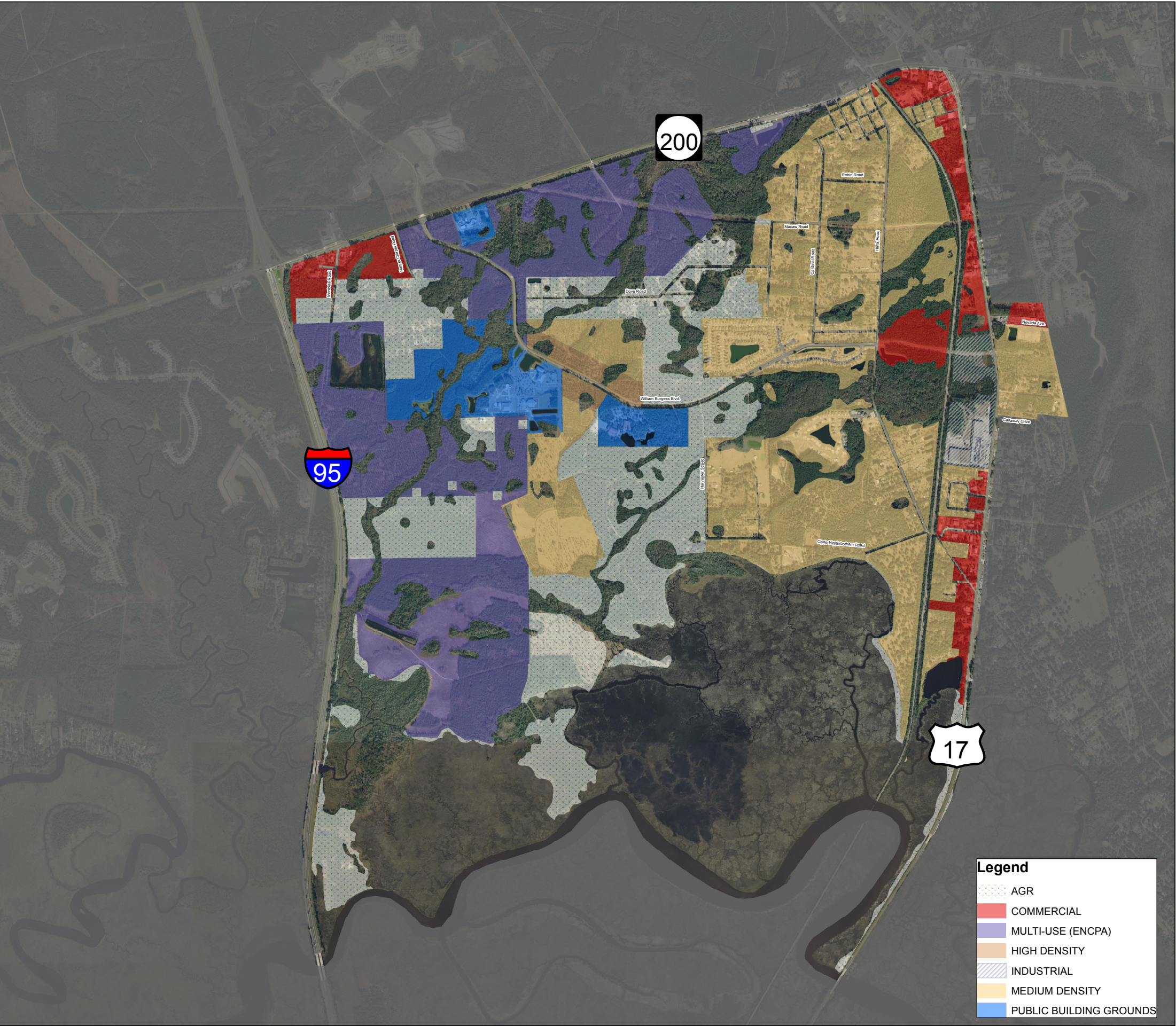
As stated in the WB CCB, it is the County's intent to capture 15-35% of the overall County growth by 2045 in the WBD. The Greenfield Development Scenario only captures 11% +/- of the projected growth and, more importantly, fails to implement the compact community design principles necessary to ensure the goals and objectives of the Vision 2032 Plan and 2030 Comprehensive Plan are met.

Existing FLUM Based Scenario

The Existing FLUM Based Scenario builds off the Greenfield Development Scenario. In this scenario, development potential of the WBD was projected by using the maximum allowable residential density and intensity standards permitted under the existing FLUM designations, and includes the redevelopment of parcels. For residential projections, it was assumed 100% build-out over the 2045 planning horizon, at the maximum allowable residential density defined in the 2030 Comprehensive Plan. The analysis projected 4,356 dwelling units (6,940 people) at 100% build-out in 2045 providing a residential density of approximately 1.43 dwelling units per acre in the. For properties with commercial or industrial FLUM designation it was assumed the properties would be developed at 80% build-out over the planning horizon using the maximum available FAR permitted by 2030 Comprehensive Plan, resulting in a projection of 7.4 million square feet of non-residential space.

Short comings of this methodology include an assumption that every residential property will be developed or redeveloped to maximize potential of available residential densities. In practical application, given the low-density, suburban scale development pattern, related infrastructure needs and an unrealistic redevelopment assumption of 100% by 2045, maximizing residential densities to the fullest extent permitted in the 2030 Comprehensive Plan is not possible. Furthermore, this scenario assumes that no changes to the FLUM will be approved by Nassau County. Also unlikely, this methodology assumes every non-residential property will be either developed or redeveloped to 80% of the maximum FAR allowable by 2045. However, this methodology provides invaluable data for comparative analysis as it relates to maximum residential density at build-out.

As stated in the WB CCB, it is the County's intent to capture 15-35% of the overall County growth by 2045 in the WBD. The Existing FLUM Based Scenario only captures 12% +/- of the projected growth and, more importantly, fails to implement the compact community design principles necessary to ensure the goals and objectives of the Vision 2032 Plan and 2030 Comprehensive Plan are met.




**William Burgess District
Context + Connectivity Blueprint**
Existing FLUM Build-out

FLUM Category	Acreage	Unit Quantity	Unit of Measure
Agriculture	777.0181	777.02	Dwelling units
Commercial	210.2595	2930849.60	Square Footage*
Multi-use (ENCPA)	726.208	1082000.00	Square Footage**
High Density Residential	34.85232	348.52	Dwelling Units
Industrial	55.30026	963551.73	Square Footage***
Medium Density Residential	1076.991	3230.97	Dwelling Units
Public Buildings and Facilities	174.3466	2430251.46	Square Footage****
		Residential units	4356.51
		Non-residential sf	7411009.29
		Total acreage uplands: 3054.97	

*Commercial square footage buildout was approximated by taking the maximum FAR of 40% as defined in Comprehensive Plan Policy FL.02.05 and assuming buildout to be 80% of maximum FAR. This calculation does not take into consideration the FAR of 200% nor the 20 dwelling units per acre of Commercial FLUM permitted within the original 500 acre WBD.
**Multi-use buildout was derived from taking the allocated square footage for the Southern Planning District as defined in the ENCPA Employment Center DSAP and approximating the square footage to be constructed in the Central Planning District area located south of SR 200.
***Industrial square footage buildout was approximated by taking the maximum FAR of 50% as defined in Comprehensive Plan Policy FL.02.05 and assuming buildout to be 80% of maximum FAR.
**** Public Buildings and Facilities square footage buildout was approximated by taking the maximum FAR of 40% as defined in Comprehensive Plan Policy FL.02.05 and assuming buildout to be 80% of maximum FAR.


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Amelia Concourse Analogue Scenario:

The Amelia Concourse Corridor and proximate contemporary developments, herein called the Amelia Concourse region, were analyzed as a predictive model for the potential development of the areas served by the William Burgess Boulevard corridor if status quo was maintained and past development practices were replicated. The Amelia Concourse region includes the lands shaded in red as depicted in the Amelia Concourse Analogue Scenario on the next page. The two study areas similar in that they are served by a single primary collector roadway bifurcating the potential development area and are comprised of roughly the same land mass available for development.

- WBD Transect Based Scenario: 5,266 gross acres, 2,883 of developable acres outside T-1 zone (Natural Zone)
- Amelia Concourse: 3,821 gross acres, 2,883 acres of uplands (non-wetland per NWI)

This development scenario assumes the WBD will develop under a similar development pattern and residential density as the Amelia Concourse region, which is 1.92 dwelling units per acre of uplands. There is little non-residential development within the Amelia Concourse study area. This scenario applied that same residential density to the development of the lands in the WBD outside of the T-1 Natural Zone. The scenario predicts the WBD will result in a maximum build-out of 5,547 dwelling units (14,699.55 people @ 2.66 pph). **It is the opinion of Nassau County PEO staff this scenario offers the best prediction of how the WBD would likely develop without the interventions defined in the WB CCB.**

It should be noted that this scenario assumed, based on the density within the Amelia Concourse region, a residential density of 1.92 dwelling units per acre across all uplands in the WBD regardless of current FLUM designation. In other words, the scenario did not reduce the potential number of units by the acreage located within an existing non-residential land use categories that would otherwise prohibit residential development. This was intentional for analytical purpose in order to measure the Amelia Concourse Analogue against the proposed Transect Based Scenario.

It was discussed with the Local Planning Agency/Planning and Zoning Board that the area included in the Amelia Concourse Analogue Scenario includes two golf courses which, if not accounted for, could artificially lower the development density across the study area. County staff recognized the presences of the golf courses and accounted for their presences during model creation. Below is an abbreviated narrative.

The two golf courses measure 399 acres, some of which is wetlands. Conversely, the land area included in the Amelia Concourse Analogue Scenario provided no lands for public schools, public parks, fire rescue or other civic facilities. Had the development within the Amelia Concourse Analogue Scenario been required to meet minimum LOS standards adopted by Nassau County, there would have been 206 acres dedicated to public parks alone. Furthermore, as it relates to public school demand, the study area produces 1,841 students and a need for at least two school sites* totaling 77 acres (See Chapter 3 WB CCB for school site acreages). Between parks and schools, based on projected population with golf courses remaining in place, the study are should have had 283.5 acres dedicated to public schools and parks.

The difference between the golf course acreage and park/school acreage is 115.5 acres. If the 115.5 acres were developed at the same density (1.92 units per acre) as the rest of the study area the results would have been an additional 222 units; the overall development density would increase from 1.92403 to 2.0011. In other words, in terms of development density, the golf courses make no discernible difference in the calculation - a difference of 0.0771 units per acre.

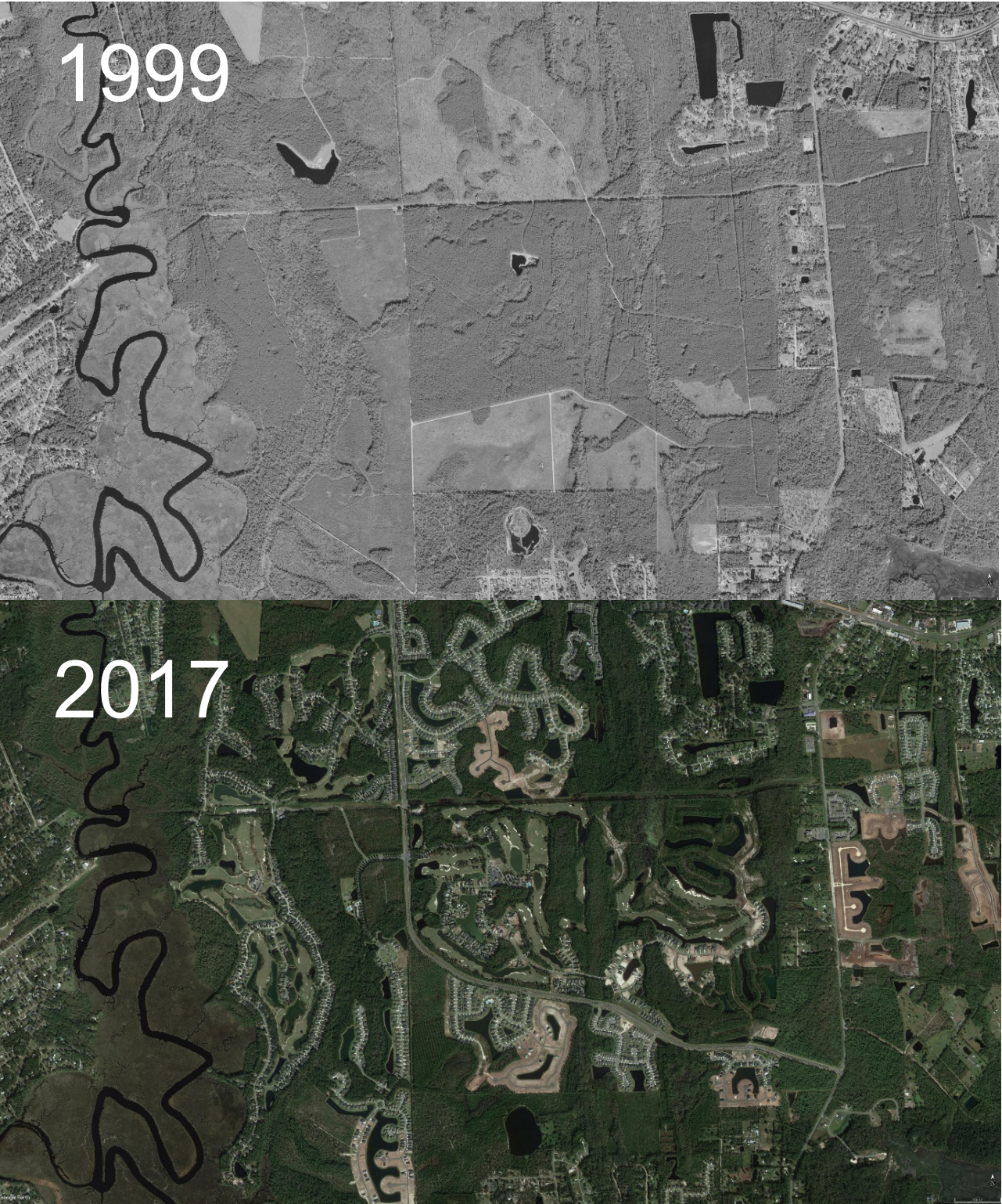
*Nassau County is now being forced to retroactively try to purchase land in proximity, but outside the analogue study area, to construct a school as the student generation within the Amelia Concourse community is causing schools in adjacent communities to exceed capacity and cause a degradation of adopted LOS standards.

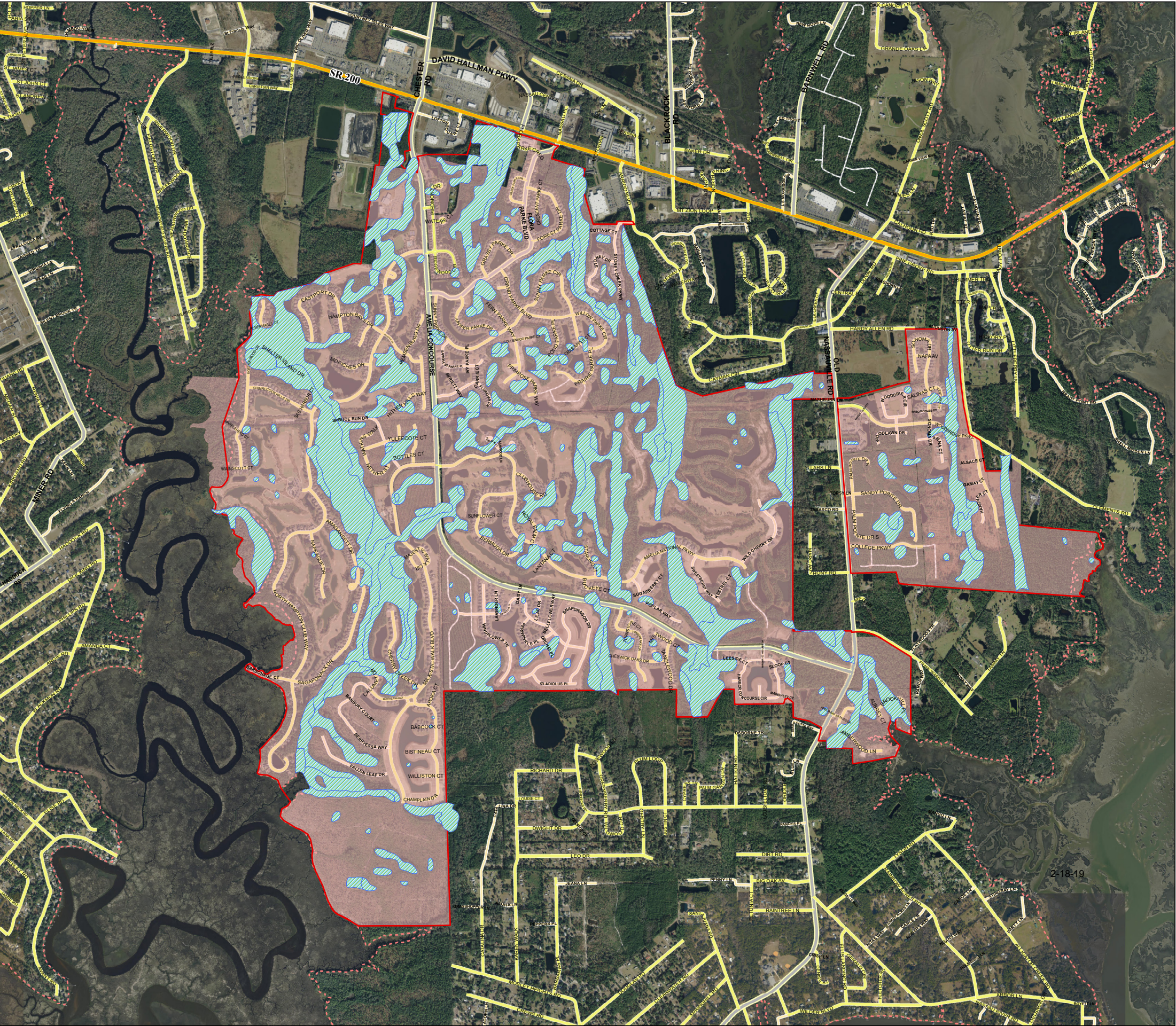
Primary findings:

- Approximately 5,547 dwelling units are located on 3,821 acres (gross)/2,883 acres (upland)
- The development pattern of the Amelia Concourse region produced a residential density of 1.92 dwelling units per acre of uplands.
- Based on the most recent persons per household estimates of 2.65 persons per single family home approximately 14,699.55 people reside in the studied region.
- The development pattern is predominantly residential and land-uses are segregated, housing types are almost solely single family detached, and the single occupant auto is the only practical means of transportation.
- Despite facilitating a population expansion of more than 14,000 people, the lack of unified planning efforts resulted in no (zero) provision of public recreation sites or facilities, school sites or facilities, fire stations, libraries and other similar civic facilities.
- The Amelia Concourse region lacks interconnectivity between developments and existing neighborhoods, resulting in limited mobility options.
- The Jobs to Housing Balance Ratio is indicative of a bedroom community that is not self-sufficient.

Conclusion:

Duplicating the development pattern of the Amelia Concourse Corridor within the WBD should be avoided. The development pattern lacks a blending of uses that promote live, work, play and stay communities, lacks necessary civic facilities, and degrades LOS of roadways by requiring vehicular trips for all services. This development pattern (density of 1.92 units per acre) applied to the WBD would result in an additional 10,644 people living within the WBD by 2045. As stated in the WB CCB, it is the County’s intent to capture 15-35% of the overall County growth by 2045 in the WBD. While the Amelia Concourse Analogue Scenario does capture 16% +/- of the projected growth it fails on all accounts to implement the compact community design principles necessary to ensure the goals and objectives of the Vision 2032 Plan and 2030 Comprehensive Plan are met.





William Burgess District
Context + Connectivity Blueprint
Amelia Concourse Analogue Scenario

NAME	Dwelling Units	Non-Residential	Acreage
Amelia Bay Estates	39	0	56
Villages of Woodbridge	505	0	290
North Hampton	749	0	730
Hampton Lakes (Amelia Walk)	749	0	562
Amelia Concourse	465	0	199
Timber Lake	163	0	74
Harbor Concourse	138	0	63
Amelia National	749	0	878
Flora Park	732	0	392
Sandy Pointe Preserve	121	0	85
Woodbrier	107	0	29
Creekstone	46	0	25
Village Walk	210	35000	110
Lofton Pointe	105	20200	70
Concourse Crossing	247	0	84
Nassau Club	198	0	19
Journey Church	0	49032	35
Racetrac #1137	0	5928	3
Cottages at Stoney Creek	224	0	117
Totals	5547	110160	3821

Wetland acreage: 938 acres*
Total upland acreage: 2883

Legend

- Wetland (NWI) in Study Area
- Amelia Concourse Study Area
- Developments in Study Area
- Coastal High Hazard Area

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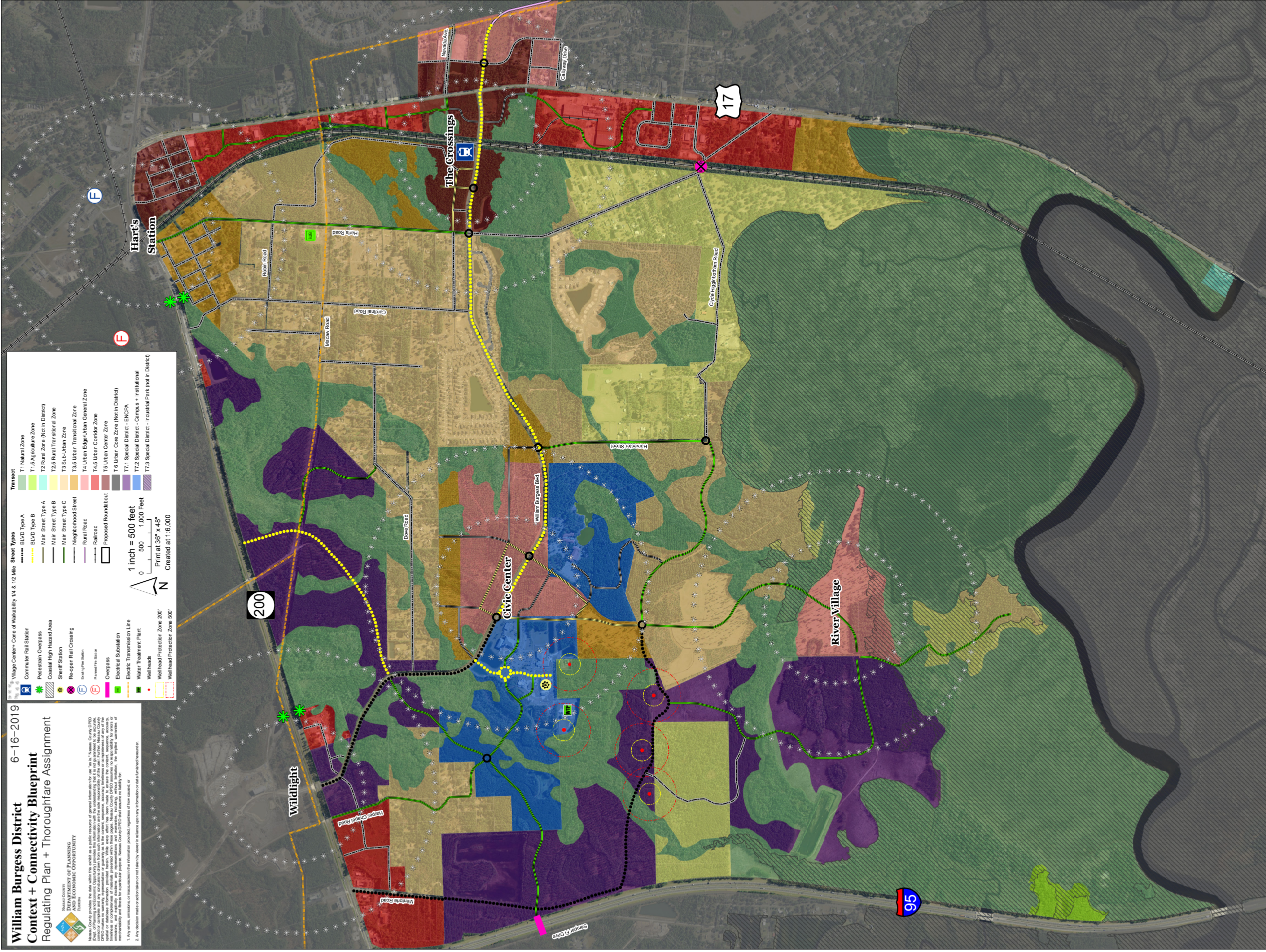
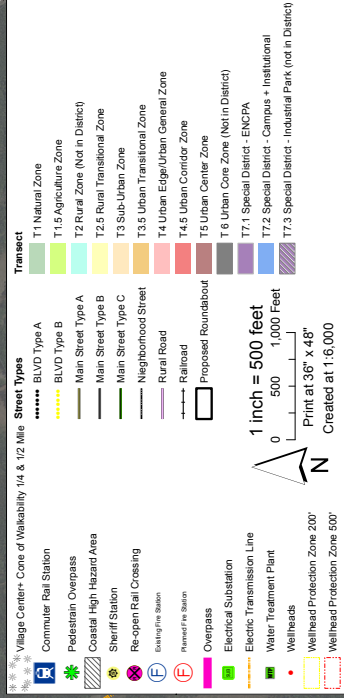


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William Burgess District 6-16-2019
Context + Connectivity Blueprint
 Regulating Plan + Thoroughfare Assignment

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Transect Based Scenario

The Transect Based Scenario, places 45% (2383 acres) of the total district lands in conservation, creates concentrated mixed-use, walkable development nodes with densities as high as twenty-five(25) dwelling units an acre while maintaining a reasonable residential density, relative to Nassau County, between 1.8 dwelling units per acre and 5.4 dwelling units per acre of land across the upland portions of the WBD as a whole.

- At 75% build-out under this scenario, the WBD can accommodate 11,617 dwelling units (26,333 people) and has the potential to capture thirty-seven (37) percent of the total projected County population expansion between 2019 and 2045. Resulting a residential density of 4 dwelling units per developable acre.
- At 50% build-out under this scenario, the WBD can accommodate 7,745 dwelling units (17,555 people) and has the potential to capture twenty-four (24) percent of the total projected County population expansion between 2019 and 2045. Resulting in a residential density of 2.7 dwelling units per developable acre.
- Unlike any of the previous development scenarios, the Transect Based Scenario includes a minimum residential build-out (can’t build less than a defined number of dwelling units). The WBD requires at least 5,147 dwelling units (11,667 people) be constructed. At the absolute minimum build-out, the WBD will capture fifteen (15) percent of the total projected County population expansion between 2019 and 2045.
- The Transect Based Scenario is the only scenario that facilitates market based mixed-use development. As described in Section 3.3 WB CCB, based on the methodologies to calculate a Jobs-to Housing Balance Ratio as utilized in the Nassau County 2010 Evaluation and Appraisal Report (EAR) based amendments as accepted by the Department of Community Affairs (DCA), the WBD has the potential to produce a Jobs-to-Housing Balance Ratio between 1.29 jobs per 1 dwelling unit and 1.57 jobs per 1 dwelling unit. The Amelia Concourse Analogue Study Area has a Jobs to Housing Balance Ratio 0.044 jobs per 1 dwelling unit.

As stated in the WB CCB, it is the County’s intent to capture 15-35% of the overall County growth by 2045 in the WBD. The Transect Based Scenario is the only development scenario analyzed as part of the WB CCB that has the capacity, if implemented via the standards of the WB CCB, to implement the goals and objectives of the Vision 2032 Plan and 2030 Comprehensive Plan while also capturing the targeted amount of County wide growth within the WBD.

Transect	Acreage	Minimum Residential Units	Maximum Residential Units	Residential Units at 80% Build-out	Residential Units at 75% Build-out	Residential Units at 50% Build-out	Residential Units at 25% Build-out
T1 Natural Area	2383	0.000	0.000	0		0	0
T1.5 Agriculture and Open Space Zone	27	0.000	0.950	0.760000014	0.7125000134	0.475000009	0.237500004
T2 Rural Zone	5	0.000	1.000	0.800	0.750	0.500	0.250
T2.5 Rural Transitional Zone	326	0.000	366.000	292.800	274.500	183.000	91.500
T3 Sub-Urban Zone	904	1592.000	4325.000	3460.000	3243.750	2162.500	1081.250
T3.5 Urban Transitional Zone	163	867.000	1590.000	1272.000	1192.500	795.000	397.500
T4 Urban Edge Zone	211	1648.000	3110.000	2488.000	2332.500	1555.000	777.500
T4.5 Urban Corridor Zone	228	0.000	3672.000	2937.600	2754.000	1836.000	918.000
T5 Urban Center Zone	116	1040.000	2425.000	1940.000	1818.750	1212.500	485.000
T7 Special District	903	0.000	tbd	tbd	tbd	tbd	tbd
Totals	5266	5147.000	15472.000	12391.960	11617.463	7744.975	3751.238
Total Acreage Outside T1 Natural Area	2883						
Total Acreage in the T1 Natural Area	2383						
% of WBD in T1 Natural Area	0.452526						

Residential Density per Acre Non-T1 Zone of WBD Minimum Build-out - Transect Based Scenario	1.8	du/ac
Residential Density per Acre Non-T1 Zone of WBD Maximum Build-out - Transect Based Scenario	5.4	du/ac
Residential Density per Acre Non-T1 Zone of WBD at 80% Build-out - Transect Based Scenario	4.3	du/ac
Residential Density per Acre Non-T1 Zone of WBD at 75% Build-out - Transect Based Scenario	4.0	du/ac
Residential Density per Acre Non-T1 Zone of WBD at 50% Build-out - Transect Based Scenario	2.7	du/ac
Residential Density per Acre Non-T1 Zone of WBD at 25% Build-out - Transect Based Scenario	1.3	du/ac
Residential Density per Upland Acre Existing FLUM Build-out Scenario	1.4	du/ac
Residential Density per Upland Acre Greenfield Development Scenario	1.4	du/ac
Residential Density per Upland Acre Amelia Concourse Analogue Scenario	1.9	du/ac

BEBR 2017 County-wide Population Estimate	80,456	persons
Nassau County 2017 Population Estimate Located in WBD	1772	persons
Nassau County 2045 Population Projection in WBD at Max Build-out	35070	persons
Nassau County 2045 Population Projection in WBD at 80% Build-out	28088	persons
Nassau County 2045 Population Projection in WBD at 75% Build-out	26333	persons
Nassau County 2045 Population Projection in WBD at 50% Build-out	17555	persons
Nassau County 2045 Population Projection in WBD at 25% Build-out	8503	persons
Nassau County 2045 Population Projection in WBD at Minimum Build-out	11667	persons
Nassau County 2045 Population Projection in WBD at Existing FLUM Scenario	9874	persons
Nassau County 2045 Population Projection in WBD at Greenfield Development Scenario	9398	persons
Nassau County 2045 Population Projection in WBD at Amelia Concourse Analogue Scenario	12416	persons

BEBR 2045 Population Projection County-wide High Growth Projection Model (using 2017 population est.)	147,600	persons
BEBR 2045 Population Increase County-wide High Growth Projection Model	67,144	persons
Nassau County 2045 Population Projection Increase in WBD at Maximum Build-out	33,298	persons
2045 Percent of Total Projected County Population Expansion to Locate in WBD at Minimum Build-out Based on BEBR High Growth Projection Model	0.50	
Nassau County 2045 Population Projection Increase in WBD at 80% Build-out	26,317	persons
2045 Percent of Total Projected County Population Expansion to Locate in WBD at 80% Build-out Based on BEBR High Growth Projection Model	0.39	
Nassau County 2045 Population Projection Increase in WBD at 75% Build-out	24,561	persons
2045 Percent of Total Projected County Population Expansion to Locate in WBD at 75% Build-out Based on BEBR High Growth Projection Model	0.37	
Nassau County 2045 Population Projection Increase in WBD at 50% Build-out	15,784	persons
2045 Percent of Total Projected County Population Expansion to Locate in WBD at 50% Build-out Based on BEBR High Growth Projection Model	0.24	
Nassau County 2045 Population Projection Increase in WBD at 25% Build-out	6,731	persons
2045 Percent of Total Projected County Population Expansion to Locate in WBD at 25% Build-out Based on BEBR High Growth Projection Model	0.10	
Nassau County 2045 Population Projection Increase in WBD at Minimum Build-out	9,895	persons
2045 Percent of Total Projected County Population Expansion to Locate in WBD at Minimum Build-out Based on BEBR High Growth Projection Model	0.15	
Nassau County 2045 Population Projection Increase in WBD at Existing FLUM Scenario	8,102	persons
2045 Percent of Total Projected County Population Expansion to Locate in WBD at Existing FLUM Scenario Based on BEBR High Growth Projection Model	0.12	
Nassau County 2045 Population Projection Increase in WBD at Amelia Concourse Analogue Scenario	10,644	persons
2045 Percent of Total Projected County Population Expansion to Locate in WBD at Amelia Concourse Analogue Scenario Based on BEBR High Growth Projection Model	0.16	
Nassau County 2045 Population Projection Increase in WBD at Greenfield Development Scenario	7626	persons
2045 Percent of Total Projected County Population Expansion to Locate in WBD at Greenfield Development Scenario Based on BEBR High Growth Projection Model	0.11	

Summary of Findings:

It is the intent of Nassau County to direct growth to strategic locations and mitigate the potential adverse impacts of unregulated population expansion and the related urbanization (development) of rural lands. Nassau County is projected to experience an 80% increase in population over the horizon of this study, 2045. It is the intent of Nassau County to establish density and intensity standards sufficient to provide for a healthy mix of housing types at various price points, support retail, service, entertainment and employment opportunities embedded with the community, create a more sustainable environment to provide public infrastructure, services and facilities, maintain a healthy jobs-to-housing balance ratio, and, most importantly, create vibrant socially engaged communities that are people-centric and programed to be work, live, play and stay communities. The Transect Based Scenario is the only development scenario analyzed as part of the WB CCB that has the capacity, if implemented via the standards of the WB CCB, to implement the goals and objectives of the Vision 2032 Plan and 2030 Comprehensive Plan.

While initial drafts of the Transect Based Scenario included a higher minimum density standard, concern was raised that requiring too high of a minimum density at the on-set of the project could adversely impact initial private capital investment within the WBD needed to spur development. Initial development is critical for establishing the long-term priorities of the WBD. As such, despite there being sound argument for increasing the minimum density under the Transect Based Scenario, it is understood that in the short term, lowering the minimum density still helps to implement the overall goals of the WBD. Moving in a direction that acknowledges a minimum amount of residential density (minimum number of dwelling units and people) is required to activate a village center and produce a development pattern that is not auto-dependent, and is capable over the long-term, 2045 planning horizon, of being self-sufficient is a monumental step forward in land-use planning for the County and citizens. It is also important to note that this plan is a living document that should be reviewed and updated as needed. As part of a future review of the WB CCB, the minimum density standards can be increased if determined necessary to implement the WB CCB as defined by the purpose and intent of this plan.

Nassau County must choose where to direct growth, define how that growth will be delivered, and create public policy that ensures the civic facilities and public infrastructure are provided to accommodate that growth. Based on the totality of analysis and research conducted as part of the WB CCB, the WBD is not only an area where the market is naturally directing growth but, is also a sub-region that, if executed in accordance with the parameters defined in the WB CCB, should be adequately planned and prepared to capture a significant percentage of the projected growth between 2019 and 2045. By capturing growth, this sub-region can act as a means to implement the expressed goals of the 2032 Vision Plan and 2030 Comprehensive Plan. Based on the analysis performed as part of the WB CCB, the Greenfield Development Scenario, Existing FLUM Based Scenario, and Amelia Concourse Analogue Scenario will perpetuate the low density, single use development pattern which has been predominate in Nassau County over the preceding decades and, stands in contradiction to the expressed goals of 2032 Vision Plan.