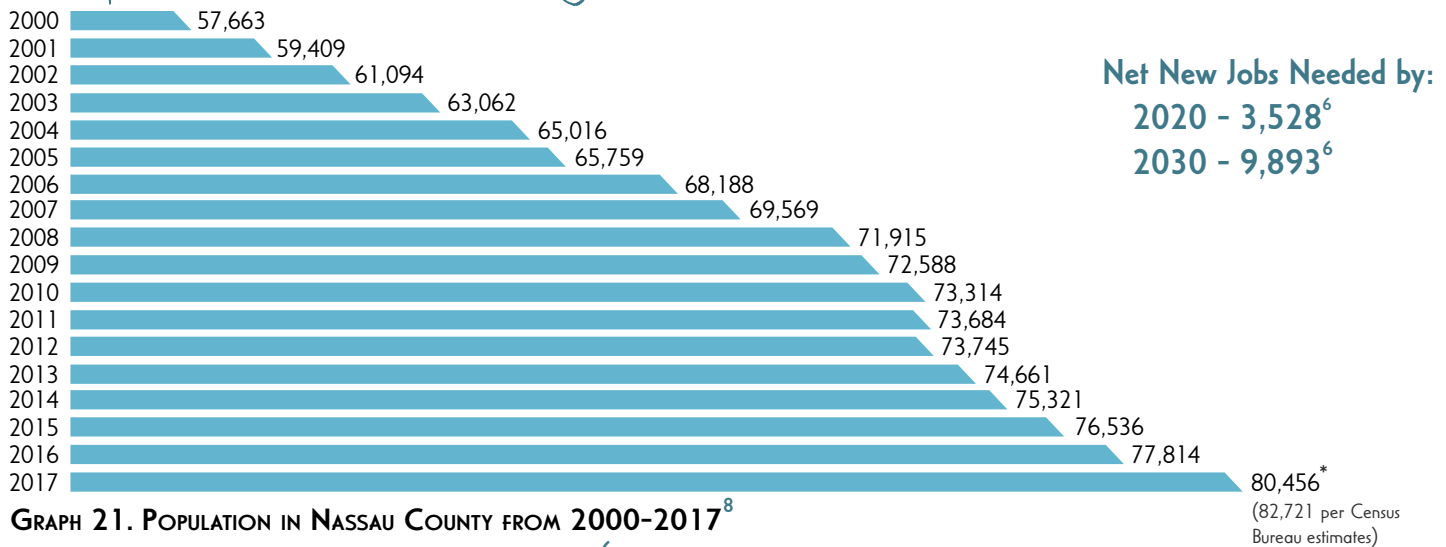


# PREDICTIONS & TRENDS

## Population Projections & Job Needs



**GRAPH 21. POPULATION IN NASSAU COUNTY FROM 2000-2017<sup>8</sup>**

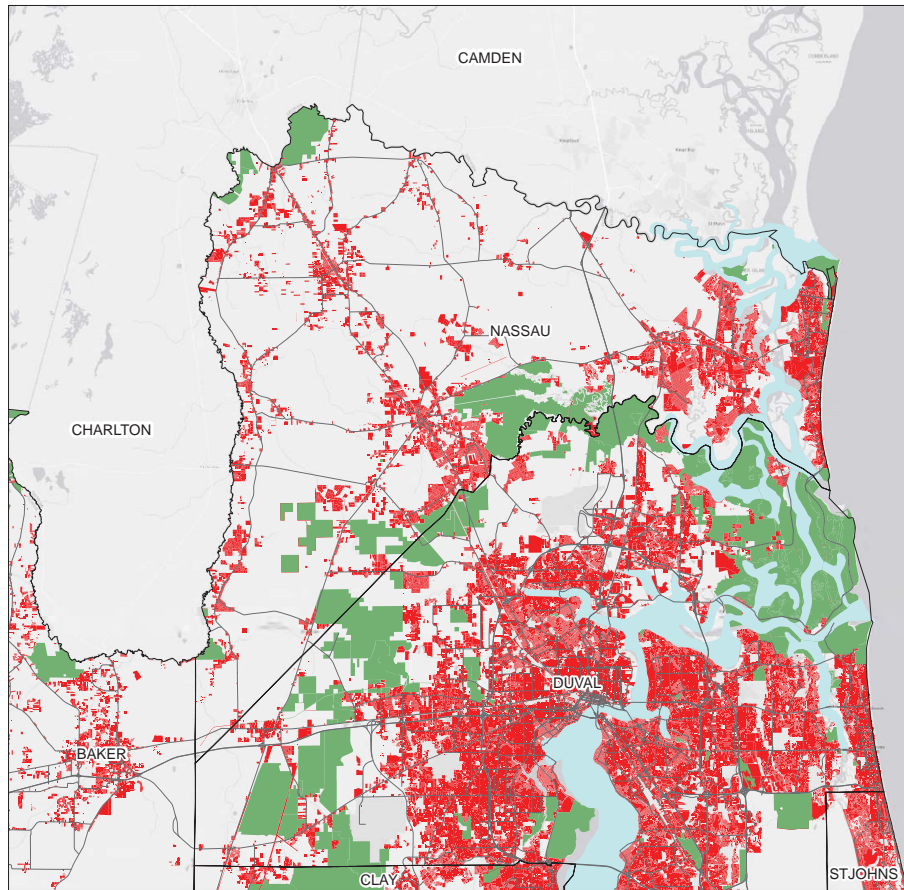
**Florida Scorecard Population Projection Range<sup>6</sup>:**  
 2030: 97,600 - 110,600\*

	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 (BEER 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 BEER'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
BEER 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



## Existing Development Baseline

Updated on: February 20, 2018

### Legend

- Developed Lands\*
- Protected Lands\*\*

\*Developed Lands were selected from 2015 parcel data retrieved from the Florida Geographic Data Library.

\*\*Protected Lands were selected from the Florida Geographic Data Library's Florida Managed Areas data layer.



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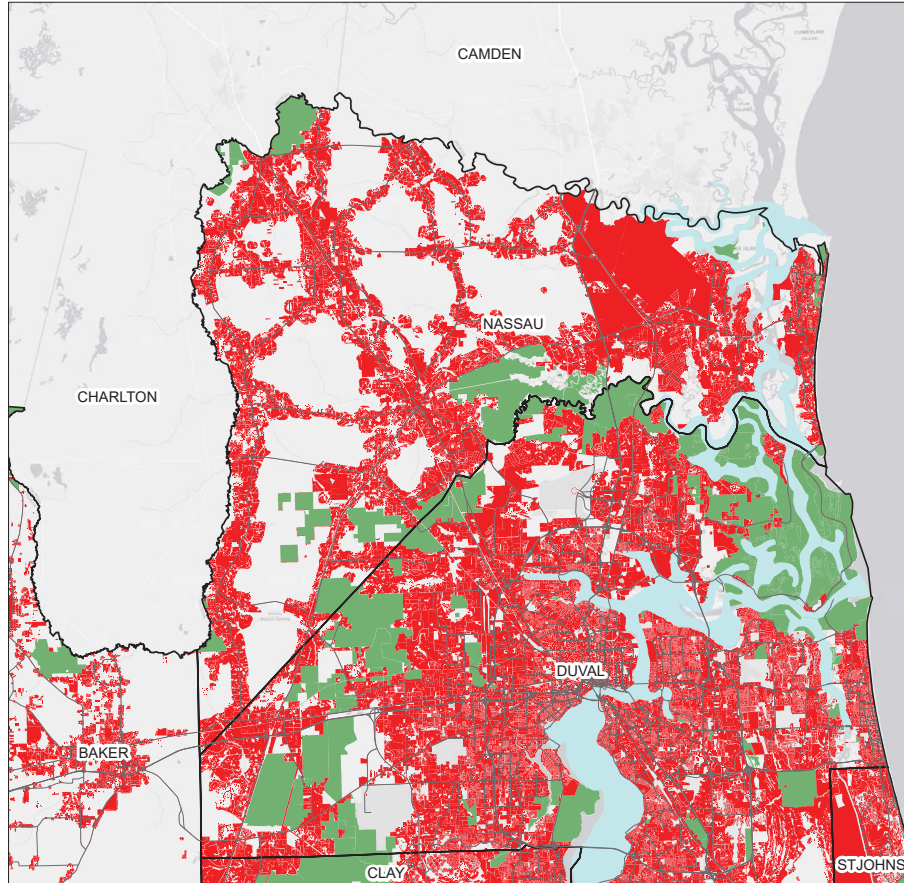


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0 5 10 20 Miles

FIGURE 7. EXISTING DEVELOPMENT BASELINE



## 2070 Development Trend Scenario

Updated on: February 20, 2018

### Legend

- 2070 Trend Scenario Developed Lands\*
- 2070 Trend Scenario Protected Lands\*

\*Source: Layers for Protected and Developed Lands were obtained from the Florida Geographic Data Library. These projections were created as part of the Florida 2070 Project, a joint effort between 1000 Friends of Florida, The Department of Agriculture and Consumer Services (DACS), and the University of Florida's GeoPlan Center.



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0 5 10 20 Miles

FIGURE 8. 2070 DEVELOPMENT TREND SCENARIO



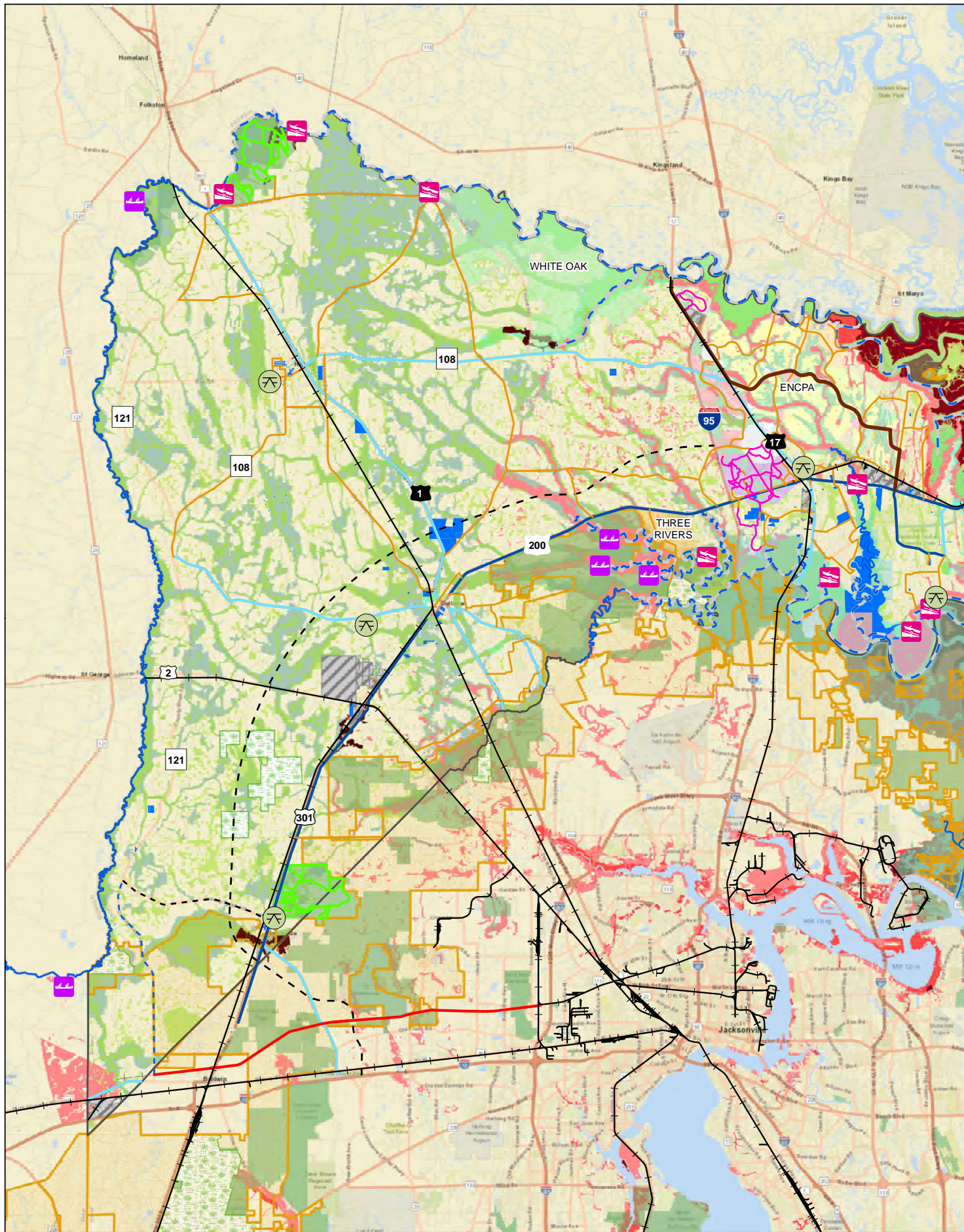
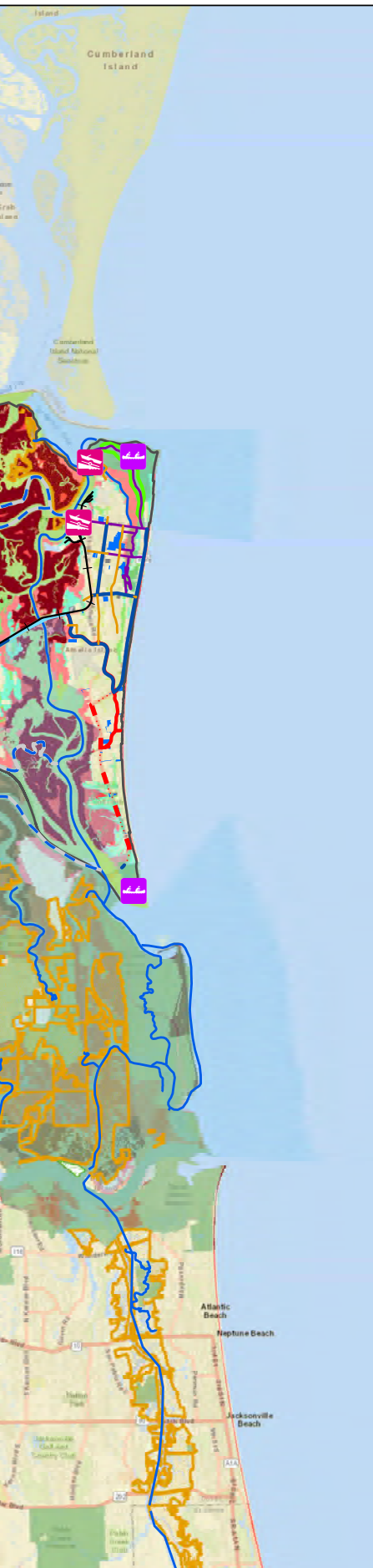


FIGURE 9. OPPORTUNITIES AND CONSTRAINTS MAP

# Composite Constraints and Opportunities

Updated on: March 6, 2018



Developed Active Parks

Existing, Boat Ramp

Existing, Canoe/Kayak

Planned North Outer Beltway

Rails

## Bike Nassau Master

Baldwin Rail Trail Northern Ext. Segment 1

Baldwin Rail Trail Northern Ext. Segment 2

Crandall Pasture Trail

Bicycle Facility Expansion

Bike Lane

ENCPA DSAP 1 Planned Multi-use Path

Multi Use Path

Multi Use Path and Bike Lanes

Non-Standard

Paved Shoulder

Power Line Trail

Rails to Trails Candidate

Recreation Trail

Local Gov Owned Land (no City FB)

Three Rivers DRI

White Oak Plantation Overlay

Florida Forever Projects

Mitigation Banks

Florida Managed Areas

Outstanding Florida Waters

## FNAI Rare Species Habitat

Priority 1- HIGHEST

Priority 2

Priority 3

Priority 4

Wetlands

## Flood Zone

A

AE

## Blueways

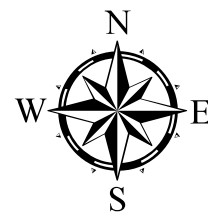
Existing Blueway

Proposed Blueway Expansion

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