



COLUMBIA COUNTY ECONOMIC DEVELOPMENT ADVISORY BOARD

971 W Duval St, Suite 150

Lake City, FL 32055

AGENDA

May 21, 2026 8:30 A.M.

Opportunity for public comment shall be in accordance with Rule 4.704. Each person who wishes to address the Economic Development Advisory Board or any discussion and action agenda item shall complete one comment card for each item and submit the card or cards to County Economic Development staff in the front of the meeting room. Cards shall be submitted before the meeting is called to order.

Rules of decorum and rules for public participation are attached to the agenda handouts.

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1. Call to order: Commissioner Tim Murphy
 2. Pledge to U.S. Flag
 3. Roll call
 4. Request for additions or deletions to agenda
 5. Action and Discussion items
 - a. Action items
 - i. Approve the minutes from April
 - ii. Request for Incentive: Sunstop Hwy 441N
 1. The company is requesting the board to consider an ad valorem tax abatement of 75% of New Property and 50% of Tangible Property Taxes for 7 years per the Business Incentive Guidelines.
 - a. Capital Investment: \$17M
 - b. 35k sf
 - c. 40 FTE
 - b. Discussion items
 - i. Ordinance update regarding tax abatements
 - ii. Draft Housing Data, Inventory and Analysis Update – Kristen Reed, Kimley-Horne
 6. Economic Development Director report
 - a. Update provided to the BOCC
 7. Open public comments to the Board: 3-minute limit
 8. Next advertised meeting: June 18, 2026
 9. Adjournment

Columbia County Economic
Development Advisory Board

April 16, 2026 - 08:30 A.M.

The Columbia County Economic Development Advisory Board (EDAB) met in a regularly scheduled meeting held at 971 West Duval Street, in the Tourism Development Council Conference room. The meeting was called to order by Chairman, Timothy Murphy followed by the Pledge of Allegiance to the Flag of the United States of America.

Committee Members Present:

Timothy Murphy, Chairman

Jeff Simmons

Randy Thomas – (not present)

Chani Walker

Nick Patel – (not present)

Don Rosenthal, (City of Lake City) – (not present)

Mark Magstadt

Joey O’Hern, (Chamber of Commerce)

Others in Attendance:

Jennifer Daniels, Economic Development Director

Joel Foreman, County Attorney

Melissa Williams, Deputy Clerk

Van Brown, Economic Development Specialist

Additions & Deletions:

Minutes were added to the agenda for the dates: January 15, 2026, February 19, 2026, and February 11, 2026 workshop.

MOTION by Chani Walker to approve the amended agenda and add the minutes. SECOND by Jeff Simmons. The motion carried unanimously.

1. Action and Discussion items – Jennifer Daniels, Economic Development Director

- i. Approve the minutes of the Board Meeting held January 15, 2026.

MOTION by Chani Walker to approve Board minutes from January 15, 2026. SECOND by Jeff Simmons. The motion carried unanimously.

- ii. Approve the minutes of the workshop held on February 11, 2026.

MOTION by Chani Walker to approve Workshop meeting minutes from February 11, 2026. SECOND by Jeff Simmons. The motion carried unanimously.

- iii. Approve the minutes of the Board meeting held on February 19, 2026

MOTION by Chani Walker to approve Board meeting minutes from February 19, 2026. SECOND by Jeff Simmons. The motion carried unanimously.

Mark Magstadt asked a question about the future of the outbuildings at the fairgrounds, specifically the vendor buildings.

It was clarified that the county does not own the fairgrounds and the buildings will remain for now.

Chairman, Timothy Murphy plans are underway for a new 350x300 foot building for an indoor rodeo arena as part of a \$6 million project with agricultural funding from Tallahassee. The fair operations will eventually move to this new location.

Action and Discussion Items: Jennifer Daniels, Economic Development Director

a. **Action Items**

- i. Request for Incentive: Busy Bee Ellisville

The company is requesting the Board to consider an ad valorem tax abatement of 75% of new property and 50% of tangible property taxes for 8 years per the Business Incentive Guidelines.

a.) Capital Investment: \$ 75 million

b.) 70 k SF Facility

c.) 75 full-time employees

Elizabeth Waring Representatives from Busy Bee, a local fourth-generation business, presented their Ellisville project on a 35-acre property at the site of the former Webb's Antique. The project has grown from an initial \$ 35 million to \$75 million.

John Luke Waring spoke about the # 32 Ellisville Busy Bee and how they are keeping it local.

See the attached handout and score card:

The new store will be the largest in Florida at 75,000 square feet, featuring 60 gas pumps (16 MPDs), 700 car parking spaces, and 95 truck parking spaces with separate access.

The new store will have 200 employees starting wages at \$18.00 an hour not counting management.

The store will include a Starbucks, the company's own food concept, and a focus on clean, large restrooms (24 stalls in men's, 36 in women's).

The facility will include Tesla superchargers for cars, and Tesla is considering installing new electric truck chargers, though this technology is still emerging

The projected opening is around July or August of next year, following a 14-month construction period.

Financial Impact and Incentives for Ellisville Project: Jennifer Daniels, Economic Development Director

The project is projected to generate close to \$6 million per year in fuel tax revenue and an additional \$500,000 per year in sales tax revenue for the county. For comparison, Love's travel stop generates about \$1 million annually from diesel tax alone.

Jeff Simmons made a comment about the \$6 million dollars revenue to the County.

Elizabeth Waring stated that it will be easy for trucks to enter and exit and will be the largest store in Florida.

Chairman, Timothy Murphy made a comment.

Channi Walker asked if the location was where the Webb's Antique store was located.

Lucas Waring answered yes and stated they tried to save the sign for Webb's, but they could not.

Jennifer Daniels, Economic Development Director spoke about there being a service road.

Chairman, Timothy Murphy asked about Phase 2.

Lucas Waring suggested Phase 2 will start in the next 2 weeks and 14 months to open.

The company requested tax abatements or incentives. A scoring review determined the project qualifies for an eight-year rebate abatement (75% and 50%).

The board discussed providing a tax rebate (paying the tax and receiving a refund) rather than an abatement, with the final mechanism to be determined offline.

Based on a \$75 million valuation, the project's total annual property tax would be around \$586,000. With a 75% rebate for eight years, the county's net gain would be roughly \$150,000 annually during that period, plus significant fuel tax revenue and over \$100,000 for the school system.

Chani Walker spoke about the electric chargers for cars and trucks.

Lucas Waring stated that Telsa always keeps their chargers working.

The plan to install electric truck chargers at the new Ellisville store is dependent on Tesla's emerging technology, with no firm commitment or timeline.

An agreement is being drafted with the Department of Labor (DOL) for final approval by the Board of County Commissioners.

Traffic and Surrounding Development Impact

Significant roadwork is planned to manage traffic, including doubling turn lanes on interstate off-ramps, adding new traffic lights, and creating a new access road to prevent congestion. This infrastructure must be completed before the store opens.

Angela Coppock spoke about the light being put it now for the Busy Bee.

Lucas Waring made a comment about the traffic.

Jennifer Daniels, Economic Development Director spoke about the project which is expected to attract other retail, fast-food, and service-based businesses like hotels, with investor interest already noted for the interchange area.

Joel Foreman, County Attorney stated we must do an Economic Agreement and talked about the taxes.

Discussion ensued.

MOTION by Chani Walker to approve the request for incentive for Busy Bee in Ellisville. SECOND by Joey O'Hern. The motion carried unanimously.

Joel Foreman, County Attorney asked Jennifer Daniles, Economic Development Director to get the agreement done, so it can be put on the agenda for BOCC to vote on it.

ii. Retail Strategies Consulting Services: Jennifer Daniels, Economic Development Director

See the attached handouts

The Board discussed a three-year, \$45,000 annual contract with Retail Strategies to help attract businesses to highlighted areas and open spaces. The cost would be split between the city, county, and chamber of commerce.

Discussion ensued:

The chamber was proposed as the lead entity. Concerns were raised about contract details like travel expenses, and a suggestion was made.

Jennifer Daniels, Economic Development Director spoke about not wanting to be the lead, drive jobs/capital. The city asked for the Chamber to take the lead.

Jeff Simmons suggested to look at the contract. Chamber is the lead let the city and county sit down and work on the contract. Chairman, Timothy Murphy stated do some research and see what is out there, and send out an RFQ.

County Attorney, Joel Foreman spoke about the cost share.

The Board has a long-standing relationship with the firm whose current service offering is considered much improved with better technology and data analysis compared to a previous contract.

The Chamber of Commerce to potentially take the lead on the Retail Strategies contract and negotiate terms.

Board members review the Retail Strategies proposal, write down questions, and send them to Jennifer Daniels.

b. Discussion Items

i. Draft Housing Data, Inventory and Analysis Update

New development opportunities at interchanges like State Road 47 and the 441 corridors (an Opportunity Zone) were identified as new focus areas for the firm, aligning with the creation of new Land Development Regulations (LDRs)

A recent housing study confirmed the need for entry-level single-family homes, but not more town homes or apartments.

The primary obstacle to new housing is the high cost of site readiness (infrastructure installation), estimated at \$50,000 an acre, which deters developers who find projects viable at \$7,000-\$10,000 an acre.

Dale Williams spoke about property taxes being short term for residential taxes.

The previous residential incentive program is paused. A discussion on a new scorecard based on regulatory offsets was tabled pending the housing data review.

While no economic development projects were lost solely due to a lack of housing, existing businesses report difficulty hiring because potential employees cannot find local housing.

Jeff Simmons spoke about the housing challenges and what percentage is land development and infrastructure.

The group discussed using tax revenue from large industrial companies to fund infrastructure for residential development and creating a Tax Increment Financing (TIF) district to incentivize growth. The Ellisville TIF was noted as an ineffective example because rebates depleted its funds.

Chairman, Timothy Murphy asked Dale Williams to make a comment on his experience.

The Board to decide how to proceed with the housing information, including whether to reinstate experts for a presentation.

Chairman, Timothy Murphy spoke about bringing Blair with Kimley Horn and bring back housing data for discussion at the next meeting on May 21st, 2026.

Legislative and Regulatory Challenges: Jennifer Daniels, Economic Development Director

A new state statute prevents local governments from passing LDRs that are more restrictive than existing ones.

The county has been advised not to assess its own impact fees until at least October 2027 due to this statute and a hurricane-related provision that can reset the timeline for impact fee studies, creating a narrow window for completion.

The meeting highlighted significant challenges from state laws restricting LDRs and impact fees, but no clear strategy was discussed to navigate these preemptions.

Timothy Murphy spoke about the money on the table and the rural areas trying to grow.

Joel Foreman, County Attorney has to be a Hurricane to move into another year.

2. Upcoming Activities and Programs: Jennifer Daniels, Economic Development Director

- **MRO Americas Trade Show:** Representatives will attend to attract aviation-related industries. April 21st-April 23rd. Large aviation trade show.
- **Spark Program Workshop:** A regional workshop will be hosted on April 30th, that will be at the Town Place Suites.

FEDC Annual Conference: Award nominations have been submitted for Clear Sky Health and a workforce pipeline partner.

Economic Development Week: Moved to September to focus on workforce development.

Strategic Plan Funding: A \$65,000 grant is open now, grant committee permission to apply by BOCC.

County Attorney, Joel Foreman spoke about how the Ellisville TIF was identified as ineffective, there was no concrete decision on how to structure future TIFs or incentive programs to avoid depleting funds while still attracting development.

Chairman, Timothy Murphy made a comment about the rural counties.

Mark Magstadt made a request for more information from Jennifer Daniels, Economic Development Director about considering Columbia County and the reason is housing.

Mark Magstadt spoke about the \$6 million dollar taxes from fuel that the Busy Bee being put back in the County.

3. Open public comments to the Board: 3-minute limit – no comments

4. Next advertised meeting: - May 21, 2026

5. Adjournment:

There being no further business, the meeting was adjourned at 10:15 A.M.

ATTEST:

Timothy Murphy, Chairman

Columbia County Commissioner

James M. Swisher, Jr.

Clerk of Court & County Comptroller

Ad Valorem Tax Breakout - 441N Sunstop

- Current County tax revenue on project site is approximately \$5,400.00
- Approximate Ad Valorem Tax to the County: \$132,855.00 annually
- 75% rebate of \$133k = \$99,641.00 annually

Tax Estimator

Tax District / Millage Rate

1 - CITY OF LAKE CITY (18.645300)
2 - COUNTY (13.445300)
3 - COUNTY (13.445300)
4 - CITY OF FORT WHITE (13.445300)
7 - NFLMIP (21.260300)

Just (Market) Value

17,000,000

SOH Portability Amount
(If Any)

0

Exemptions

☐ Apply the Homestead Exemption

Taxable Value \$17,000,000

Taxable Value (School) \$17,000,000

Estimated Tax Distribution

District	Rate	Tax
COUNTY	7.8150	132855.00
SCHOOL-STATE	2.2480	38216.00
Lakeshore Hospital	0.0001	1.70
City of Lake City	5.2000	88400.00
SCHOOL-LOCAL	3.1010	52717.00
Suwannee River Water Management District	0.2812	4780.40
Estimated Total	18.6453	316970.10

SUNSTOP 05-21-26

NEW AND EXPANDING INDUSTRY BUSINESS INCENTIVE GUIDELINE

PROJECT CRITERIA	SCORING CRITERIA	POINTS
TARGET INDUSTRY		
Is the Company in a targeted industry listed within Columbia County's Strategic Plan?	Yes	2.0
CAPITAL INVESTMENT		
Points shall be awarded based on capital investment of new construction costs (excludes real property acquisition)	2.5M-2.9M	1.0
	3M-4.9M	2.0
	5M-9.9M	3.0
	10M and Up	4.0
SIZE OF ADDITION		
Points shall be awarded based upon the size of the facility addition or the new construction square footage	20,000 - 30,000sf	1.0
	30,001 - 40,000sf	2.0
	40,001sf and up	3.0
NEW EMPLOYMENT		
Points shall be awarded based on new full-time equivalent jobs to be created in Columbia County	20 FTE	1.0
	21 – 30 FTE	2.0
	31 - 50 FTE	3.0
	51 or more FTE	4.0
WAGE RATES		
Points shall be awarded for wages paid above the County's average wage rate	115% - 119.9%	2.0
	120% - 124.9%	3.0
	125% and up	4.0
SUBJECTIVE CRITERIA		
Points may be awarded and/or deducted based on the Company's community enrichment activities; efforts in sustainability, community participation/support, volunteer efforts, etc.		+/- 3.0

A rebate or abatement of 75% of New/Improved Property and 50% of Tangible Property Taxes shall be considered based on the accumulation of points from the above criteria. The length of the incentive is defined below:

POINT TOTAL RANGE	LENGTH OF INCENTIVE
5.00	3 years
6.00	4 years
7.00	5 years
8.00	6 years
9.00	7 years
10.00	8 years

- Existing businesses wishing to receive an incentive to expand qualify for a tax abatement
- New businesses wishing to receive an incentive to locate in Columbia County qualify for a rebate of taxes paid

Columbia County, Florida

DRAFT Housing Data, Inventory and Analysis Update - 2050 Planning Horizon

Population

Current Population and Population Projections

As of April 1, 2024, the population of Columbia County is estimated at 72,155 people with approximately 82% of that population living in the unincorporated area. Lake City and the Town of Fort White comprise the two cities that house the remaining 18% of that population. As shown in Tables 1 and 2 below and based on the medium population projections published by the University of Florida's Bureau of Economic and Business Research (BEBR) in January 2024), Columbia County's population is projected to increase by 8,745 people to a total of 80,900 by the year 2050.

Table 1 – Columbia County 2025 – 2050 Population Projections

Projection	2025	2030	2035	2040	2045	2050
Low	69,600	69,000	68,100	67,000	65,800	64,700
Medium	73,300	75,400	77,100	78,600	79,800	80,900
High	76,900	81,800	86,200	90,200	93,700	97,000

Source: University of Florida's BEBR Projections, January 2024

Table 2 – Columbia County 2024 Population Estimates

Geography	Population Estimate April 1, 2024	Population Change 2020-2024
Columbia County Total	72,155	2,457
Fort White	667	49
Lake City	12,494	165
Unincorporated	58,994	2,243

Source: University of Florida's BEBR Estimates, April 1, 2024

Housing

Housing Stock and Need

As of April 1, 2024, the population of Columbia County is estimated at 72,155 people with approximately 82% (58,994) of that population living in the unincorporated area. Lake City and Fort White comprise the two cities that house the remaining 18% of that population. As demonstrated through Tables 11 and 12 below and based on the medium population projections published by the University of Florida's Bureau of Economic and Business

Research (BEBR) in January 2024, Columbia County’s population is projected to increase by 8,745 people to a total of 80,900 by the year 2050.

The primary objective of the Comprehensive Plan, as set out in Chapter 163, Florida Statutes, is to ensure that the plan is based on at least the minimum amount of land required to accommodate the medium population projection for a minimum of a 10-year and a 20-year planning period. Capacity is demonstrated by determining the housing units needed to accommodate the projected population, less the existing housing stock, and subtracting that need from the maximum development capacity of vacant residential land as depicted on the Future Land Use Map.

Analysis for this update identifies the housing need and capacity to meet that need based on the 2050 planning timeframe. As shown in the tables and text that follow, there is sufficient capacity to meet state planning requirements. However, and as more specifically discussed below, consideration should be given to providing flexibility in meeting that need and in opportunities to guide future development to areas located within the Designated Urban Development Area (DUDA) such as through development of overlay districts.

Table 11 – Columbia County 2024 Population Estimates

Geography	Population Estimate April 1, 2024	Population Change 2020-2024
Columbia County Total	72,155	2,457
Fort White	667	49
Lake City	12,494	165
Unincorporated	58,994	2,243

Source: University of Florida’s BEBR Estimates, April 1, 2024

Table 12 – Columbia County 2025 – 2050 Population Projections

Projection	2025	2030	2035	2040	2045	2050
Low	69,600	69,000	68,100	67,000	65,800	64,700
Medium	73,300	75,400	77,100	78,600	79,800	80,900
High	76,900	81,800	86,200	90,200	93,700	97,000

Source: University of Florida’s BEBR Projections, January 2024

2023 estimates depicted in Table 13 show that the Columbia County housing stock consisted of 30,052 units with 24,284 of those within Unincorporated Columbia County.

According to the University of Florida’s Bureau of Economic and Business Research, Revised Estimates of Households and Average Household for Florida and Its Counties, 2010-2020, the average persons per household (PPH) in the county is 2.5. Table 14 shows that based on the 2050 population projection of 80,900 and the average household size of 2.5 people, Columbia County will see a demand for a minimum of 32,360 housing units by 2050. Assuming the existing housing stock is maintained, meeting this demand will require development of a minimum of 2,308 additional housing units by 2050. Recognizing that currently 82% of the Columbia County population is located in the unincorporated area, a minimum of 1,900 of these units need to be provided within the unincorporated area to meet demand. It is important to note that providing the minimum number of units to meet population demand does not provide flexibility within the housing market in a manner that offers a variety of housing types and affordability options for residents. Therefore, the Future Land Use Map and associated land use categories need to provide opportunities to accommodate development of a variety of housing types and development capacity to facilitate market competition.

Consistent with the intent of the Designated Urban Development Area (DUDA), residential capacity should be focused on incentivizing development to areas within the DUDA. Encouraging development within the DUDA serves to provide for an efficient and compact development pattern while maximizing the provision of urban services and facilities in a cost-effective manner. Promoting a compact development pattern also serves to protect environmentally sensitive lands and the character of the Rural Development Area.

Table 13 – Columbia County Dwelling Units by Type, 2023 Estimates

Geography	Single Family (Attached /Detached)	Multi-family (2 or more)	Mobile Home	Other	Total
Columbia County-Total	15,884	3,239	10,732	197	30,052
Fort White	126	-	155	-	281
Lake City	3,099	2,180	208	-	5,487
Columbia-Unincorporated	12,659	1,059	10,369	197	24,284

Source: [*Shimberg Columbia County*](#)

Table 14 – Columbia County Housing Unit Need Based on 2.5 Persons Per Household (PPH)

Year	Population Projection	PPH	Housing Unit Need	Current Housing Supply	Housing Surplus/(Deficit)
2025	73,300	2.5	29,320	30,052	732
2030	75,400	2.5	30,160	30,052	(108)
2035	77,100	2.5	30,840	30,052	(788)
2040	78,600	2.5	31,440	30,052	(1,388)
2045	79,800	2.5	31,920	30,052	(1,868)
2050	80,900	2.5	32,360	30,052	(2,308)

Source: [Shimberg Columbia County](#)

Housing Capacity in the Future Land Use Map

An analysis of the capacity of the Future Land Use Map has been completed to ensure sufficient capacity to accommodate the projected population through the planning time frame as called for in s. 163.3177(6)(a)2., Florida Statutes (F.S.). The analysis identifies the amount of vacant land by Future Land Use classification and the maximum residential development potential of that land as provided for in the applicable Future Land Use classification. Limitations on development potential such as wetlands, floodplains, access to utilities, and zoning requirements are not factored into this analysis. Therefore, capacity to accommodate future development should be tempered with the reality that development tends to occur at lower densities than is permitted through the Future Land Use Map.

Table 15 – Columbia County Housing Unit Capacity of Vacant Land by Future Land Use and Development Area

Future Land Use	Designated Urban Development Area (DUDA)		Designated Rural Development Area		Total (DUDA + Rural)	
	Vacant Acres	Vacant Development Capacity (Housing Units)	Vacant Acres	Vacant Development Capacity (Housing Units)	Vacant Acres	Vacant Development Capacity (Housing Units)
Environmentally Sensitive Area (1 du / 10 ac)	24.45	2	1,826.08	183	1,850.53	185
Agriculture – 1 (1 du / 20 ac)	-	-	8,077.55	404	8,077.55	404

	Designated Urban Development Area (DUDA)		Designated Rural Development Area		Total (DUDA + Rural)	
Future Land Use	Vacant Acres	Vacant Development Capacity (Housing Units)	Vacant Acres	Vacant Development Capacity (Housing Units)	Vacant Acres	Vacant Development Capacity (Housing Units)
Agriculture – 2 (1 du / 10 ac)	-	-	162.58	16	162.58	16
Agriculture – 3 (1 du / 5 ac)	111.45	22	44.29	9	155.74	31
Residential – Very Low (1 du / 1 ac)	537.87	538	-	-	537.87	538
Residential – Low (2 du / 1 ac)	1,047.01	2,094	-	-	1,047.01	2,094
Residential – Moderate (4 du / 1 ac)	383.90	1,536	-	-	383.90	1,536
Residential – Medium (8 du / 1 ac)	76.61	613	-	-	76.61	613
Residential – Medium/High (14 du / 1 ac)	-	-	-	-	-	-
Residential – High (20 du / 1 ac)	3.08	62	-	-	3.08	62
Total	2,184.37	4,867	10,110.50	612	12,294.87	5,478

As shown in Table 14 and assuming that the current housing stock remains viable, at a minimum, Columbia County will need an additional 2,308 dwelling units, with approximately 1,900 units of that need being located within unincorporated Columbia County. Table 15 shows that the Future Land Use Map for unincorporated Columbia County provides a maximum residential development potential within currently vacant lands of 5,478 dwelling units, with 4,867 of that capacity being located within the Designated Urban Development Area (DUDA). The concentration of development to areas within the DUDA is consistent with the primary objective of the Future Land Use Element and with s. 163.3177(6)(a)9., F.S., which requires that the Future Land use Element discourage the proliferation of urban sprawl.

This analysis demonstrates that when vacant land is developed to the fully entitled capacity, the Future Land Use Map provides sufficient capacity to meet demand through the planning timeframe. However, land is typically developed at 50% – 80% of maximum capacity based on limitations presented by factors including, but not limited to, zoning regulations, the provision of infrastructure, access to utilities, and the presence of environmentally sensitive areas requiring protection. Considering the goal of directing future development to areas within the DUDA, 80% of the maximum residential development capacity in the DUDA provides for 3,893 dwelling units and 50% of the maximum capacity accommodates 2,433 dwelling units. While the Future Land Use Map provides capacity to meet projected demand through the planning timeframe, attention should be given to the ability to provide sufficient land allocated for the operation of real estate markets to provide adequate choices for future residents as called for in s. 163.3177(6)(a)4., F.S. Therefore, the County should consider opportunities to provide additional flexibility and incentives for development to occur within the DUDA. This can be accommodated through a variety of methods that may include increasing densities, encouraging mixed-use development, ensuring the provision of centralized water and sewer, and through policies that support land use map amendments and rezonings to facilitate development within the DUDA.

In summary, the Future Land Use Map provides sufficient capacity to accommodate the anticipated population through the planning timeframe. However, the County should consider options to increase development opportunities within the DUDA.

Housing Characteristics

Table 16 shows that single-family housing, inclusive of single-family attached/detached and mobile homes, is the predominant dwelling type in Columbia County. As illustrated in Table 17, home ownership households are the predominant form of housing in Unincorporated Columbia County with 4,783 rental households and 16,806 owner households. The highest rates of home ownership tend to be between the age 35 and over population. Tables 18 and 19 illustrate ownership and rental patterns by age of householder.

Table 16 – Unincorporated Columbia County Dwelling Units by Type, 2023 Estimates

Geography	Single Family (Attached / Detached)	Multi-family (2 or more)	Mobile Home	Other	Total
Columbia-Unincorporated	12,659	1,059	10,369	197	24,284

Source: [Shimberg Columbia County](#)

Table 17 – Unincorporated Columbia County Dwelling Units by Tenure, 2023 Estimates

Geography	Owner	Renter	Total
Columbia-Unincorporated	16,806	4,783	21,589

Source: [Shimberg Columbia County](#)

Table 18 – Unincorporated Columbia County Rental Households by Age of Householder, 2023 Estimate

Geography	Age of Renter Householder	Renters
Columbia-Unincorporated	15-34	1,532
Columbia-Unincorporated	35-54	1,737
Columbia-Unincorporated	55-64	649
Columbia-Unincorporated	65 and older	865
Columbia-Unincorporated	Total	4,783

Source: [Shimberg Columbia County](#)

Table 19 – Unincorporated Columbia County Owner Households by Age of Householder, 2023 Estimate

Geography	Age of Owner Householder	Owners
Columbia-Unincorporated	15-34	1,805
Columbia-Unincorporated	35-54	4,887
Columbia-Unincorporated	55-64	3,739
Columbia-Unincorporated	65 and older	6,375
Columbia-Unincorporated	Total	16,806

Source: [Shimberg Columbia County](#)

Table 20 shows that gross rent within Unincorporated Columbia County ranges from \$500 to \$1,499 per month. As depicted in Table 21, 40% of monthly housing costs for owner households are within the \$1,250 to \$1,999 range and less than 20% of owner housing costs exceed \$2,000. Owner household value shown in Table 22 is provided for Columbia County as a whole due to the lack of information available for Unincorporated Columbia County. Nearly 9,700 owner households (47%) within Columbia County are valued at \$200,000 to \$499,999. Gross rent includes rent and utilities, and monthly housing cost includes mortgages, taxes, insurance, utilities, and association fees.

Table 20 – Unincorporated Columbia County Renter Households by Gross Rent, 2023 Estimates

Geography	\$200 - \$299	\$300 - \$499	\$500 - \$749	\$750 - \$999	\$1,000 - \$1,499	\$1,500 - \$1,999	\$2,000 or More	No Cash Rent
Columbia-Unincorporated	-	-	991	1,409	1,227	-	-	640

Source: [Shimberg Columbia County](#)

Table 21 – Unincorporated Columbia County Owner Households by Monthly Housing Costs, 2023 Estimates

Geography	\$300 - \$399	\$400 - \$499	\$500 - \$599	\$600 - \$699	\$700 - \$799	\$800 - \$899	\$900 - \$999	\$1,000 - \$1,249	\$1,250 - \$1,499	\$1,500 - \$1,999	\$2,000 - \$2,499	\$2,500 - \$2,999	\$3,000 - \$3,499	\$3,500 - \$3,999	> \$4,000
Columbia-Unincorporated	53	59	-	350	271	511	511	1,500	1,308	1806	952	321	-	-	171

Source: [Shimberg Columbia County](#)

Table 22 – Columbia County Owner-Occupied Units by Value, 2023 Estimates

Geography	< \$50,000	\$50,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$499,999	> \$500,000 - \$999,999
Columbia County	2,110	2,286	2,058	2,841	5,062	4,631	1,651
Fort White	-	-	-	25	41	41	-
Lake City	169	308	393	327	334	314	-
Columbia-Unincorporated	-	-	-	-	-	-	-

Source: [Shimberg Columbia County](#)

Households that pay 30 percent or more of their income on housing costs are considered cost burdened. As shown in Tables 23 and 24, Unincorporated Columbia County has 4,757 cost burdened households which consists of 1,853 renter households and 2,904 owner households.

Table 23 – Unincorporated Columbia County Gross Rent as a Percentage of Household Income, 2023 Estimates

Geography	Renter Less than 30%	Renter 30-49.9%	Renter 50% or More	Renter Total – Not computed
Columbia-Unincorporated	2,224	1,093	760	706

Source: [Shimberg Columbia County](#)

Table 24 – Columbia County Owner Costs as Percentage of Household Income, 2023 Estimates

Geography	Owner With Mortgage, Less than 30%	Owner With Mortgage, More than 30%	Owner Without Mortgage, Less than 30%	Owner Without Mortgage, More than 30%
Columbia-Unincorporated	5,882	2,060	7,787	844

Source: [Shimberg Columbia County](#)

Data provided by the Shimberg Center for Housing Studies provides projections for households by tenure and income defined as a percentage of area median income (AMI). Tables 25 and 26 demonstrate a need to provide for a broad variety of housing types serving all income ranges and ages in order to serve the needs of the population through 2050.

Table 25 – Unincorporated Columbia County Population by Age Projections, 2025-2050

Geography	Age	2025	2030	2035	2040	2045	2050
Columbia-Unincorporated	0-4	3,287	3,266	3,243	3,217	3,255	3,298
Columbia-Unincorporated	5-9	3,270	3,372	3,332	3,311	3,283	3,320
Columbia-Unincorporated	10-14	3,265	3,470	3,629	3,610	3,587	3,554
Columbia-Unincorporated	15-19	3,684	3,497	3,653	3,784	3,758	3,742
Columbia-Unincorporated	20-24	3,848	4,113	3,949	4,167	4,322	4,312
Columbia-Unincorporated	25-29	3,299	3,351	3,573	3,419	3,590	3,737
Columbia-Unincorporated	30-34	3,433	3,188	3,326	3,589	3,382	3,545
Columbia-Unincorporated	35-39	3,480	3,707	3,584	3,642	3,827	3,592
Columbia-Unincorporated	40-44	3,685	3,597	3,688	3,424	3,477	3,648
Columbia-Unincorporated	45-49	3,569	3,982	3,935	4,196	4,055	4,110
Columbia-Unincorporated	50-54	3,382	3,513	3,916	3,827	4,088	3,946
Columbia-Unincorporated	55-59	3,716	3,507	3,689	4,155	4,099	4,376
Columbia-Unincorporated	60-64	4,296	3,835	3,561	3,715	4,205	4,140
Columbia-Unincorporated	65-69	4,447	4,210	3,757	3,552	3,762	4,262
Columbia-Unincorporated	70-74	3,429	4,133	3,938	3,531	3,322	3,513

Geography	Age	2025	2030	2035	2040	2045	2050
Columbia-Unincorporated	75+	6,011	7,226	8,696	9,660	9,858	9,783
Columbia-Unincorporated	Total	60,101	61,967	63,469	64,799	65,870	66,878

Source: [Shimberg Columbia County](#)

Table 26 – Unincorporated Columbia County Substandard Housing, 2023 Estimates

Geography	Year	Tenure	Household Income	Household Count
Columbia-Unincorporated	2025	Owner occupied	30% AMI or less	1,080
Columbia-Unincorporated	2025	Owner occupied	30.01-50% AMI	2,209
Columbia-Unincorporated	2025	Owner occupied	50.01-80% AMI	3,466
Columbia-Unincorporated	2025	Owner occupied	80.01-100% AMI	1,398
Columbia-Unincorporated	2025	Owner occupied	Greater than 100% AMI	9,712
Columbia-Unincorporated	2025	Renter occupied	30% AMI or less	800
Columbia-Unincorporated	2025	Renter occupied	30.01-50% AMI	885
Columbia-Unincorporated	2025	Renter occupied	50.01-80% AMI	916
Columbia-Unincorporated	2025	Renter occupied	80.01-100% AMI	756
Columbia-Unincorporated	2025	Renter occupied	Greater than 100% AMI	1,566
Columbia-Unincorporated	2030	Owner occupied	30% AMI or less	1,135
Columbia-Unincorporated	2030	Owner occupied	30.01-50% AMI	2,318
Columbia-Unincorporated	2030	Owner occupied	50.01-80% AMI	3,636
Columbia-Unincorporated	2030	Owner occupied	80.01-100% AMI	1,466
Columbia-Unincorporated	2030	Owner occupied	Greater than 100% AMI	10,190
Columbia-Unincorporated	2030	Renter occupied	30% AMI or less	820
Columbia-Unincorporated	2030	Renter occupied	30.01-50% AMI	906
Columbia-Unincorporated	2030	Renter occupied	50.01-80% AMI	938
Columbia-Unincorporated	2030	Renter occupied	80.01-100% AMI	774
Columbia-Unincorporated	2030	Renter occupied	Greater than 100% AMI	1,603
Columbia-Unincorporated	2035	Owner occupied	30% AMI or less	1,175
Columbia-Unincorporated	2035	Owner occupied	30.01-50% AMI	2,401
Columbia-Unincorporated	2035	Owner occupied	50.01-80% AMI	3,767
Columbia-Unincorporated	2035	Owner occupied	80.01-100% AMI	1,519
Columbia-Unincorporated	2035	Owner occupied	Greater than 100% AMI	10,557
Columbia-Unincorporated	2035	Renter occupied	30% AMI or less	844
Columbia-Unincorporated	2035	Renter occupied	30.01-50% AMI	933
Columbia-Unincorporated	2035	Renter occupied	50.01-80% AMI	965

Geography	Year	Tenure	Household Income	Household Count
Columbia-Unincorporated	2035	Renter occupied	80.01-100% AMI	797
Columbia-Unincorporated	2035	Renter occupied	Greater than 100% AMI	1,650
Columbia-Unincorporated	2040	Owner occupied	30% AMI or less	1,207
Columbia-Unincorporated	2040	Owner occupied	30.01-50% AMI	2,468
Columbia-Unincorporated	2040	Owner occupied	50.01-80% AMI	3,871
Columbia-Unincorporated	2040	Owner occupied	80.01-100% AMI	1,561
Columbia-Unincorporated	2040	Owner occupied	Greater than 100% AMI	10,848
Columbia-Unincorporated	2040	Renter occupied	30% AMI or less	863
Columbia-Unincorporated	2040	Renter occupied	30.01-50% AMI	953
Columbia-Unincorporated	2040	Renter occupied	50.01-80% AMI	988
Columbia-Unincorporated	2040	Renter occupied	80.01-100% AMI	815
Columbia-Unincorporated	2040	Renter occupied	Greater than 100% AMI	1,687
Columbia-Unincorporated	2045	Owner occupied	30% AMI or less	1,233
Columbia-Unincorporated	2045	Owner occupied	30.01-50% AMI	2,520
Columbia-Unincorporated	2045	Owner occupied	50.01-80% AMI	3,953
Columbia-Unincorporated	2045	Owner occupied	80.01-100% AMI	1,595
Columbia-Unincorporated	2045	Owner occupied	Greater than 100% AMI	11,079
Columbia-Unincorporated	2045	Renter occupied	30% AMI or less	882
Columbia-Unincorporated	2045	Renter occupied	30.01-50% AMI	974
Columbia-Unincorporated	2045	Renter occupied	50.01-80% AMI	1,008
Columbia-Unincorporated	2045	Renter occupied	80.01-100% AMI	832
Columbia-Unincorporated	2045	Renter occupied	Greater than 100% AMI	1,724
Columbia-Unincorporated	2050	Owner occupied	30% AMI or less	1,262
Columbia-Unincorporated	2050	Owner occupied	30.01-50% AMI	2,578
Columbia-Unincorporated	2050	Owner occupied	50.01-80% AMI	4,044
Columbia-Unincorporated	2050	Owner occupied	80.01-100% AMI	1,631
Columbia-Unincorporated	2050	Owner occupied	Greater than 100% AMI	11,335
Columbia-Unincorporated	2050	Renter occupied	30% AMI or less	898
Columbia-Unincorporated	2050	Renter occupied	30.01-50% AMI	993
Columbia-Unincorporated	2050	Renter occupied	50.01-80% AMI	1,027
Columbia-Unincorporated	2050	Renter occupied	80.01-100% AMI	848
Columbia-Unincorporated	2050	Renter occupied	Greater than 100% AMI	1,756

Source: [Shimberg Columbia County](#)

Data provided by the Shimberg Center for Housing Studies breaks down substandard housing into four different categories: lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding (more than 1 person per room) and units without fuel. Table 27 provides information regarding the state of substandard housing within unincorporated Columbia County with the most prevalent issue contributing to substandard housing being a lack of complete kitchen facilities followed by a lack of complete plumbing facilities.

Table 27 – Unincorporated Columbia County Substandard Housing, 2023 Estimates

Geography	Overcrowded (> 1 Persons per Room)	% Occupied Units Overcrowded	No Fuel Used	% of Occupied Units without Fuel	Lacking Complete Kitchen Facilities	% Occupied Units w/out Complete Kitchen Facilities	Lacking Complete Plumbing Facilities	% of Occupied Units without Complete Plumbing Facilities
Columbia-Unincorporated	787	4	295	1	1,107	5	861	4

Source: *Shimberg Columbia County*

There are 14 assisted housing facilities within the county that provide 831 units. Table 28 provides the full inventory of assisted housing facilities.

Table 28 – Columbia County Assisted Housing Inventory

Development Name	Street Address	City	Zip Code	Total Units
Brandywine Apts	730 SW Brandywine Drive	Lake City	32025	71
Carc Housing	286 SE Lochlynn Ter	Lake City	32025	13
Cedar Park Apts	377 NW Bascom Norris Drive	Lake City	32055	72
Gateway Villas	800 NW Georgia Ave	Lake City	32055	80
Lake City Cabins for Veterans	1049 NW Winborn Way	Lake City	32055	32
Lake City Village	1461 SW Haygood Loop	Lake City	32025	36
Lake City Villas	1344 SW Zesty Circle	Lake City	32025	36
Lake City Voa Living Center	Lake Jeffrey Road	Lake City	32055	14
Lakewood Apts	1198 SW Anniston Circle - Office	Lake City	32055	36
Lakewood Apts II	1198 SW Anniston Circle - Office	Lake City	32055	32
Sweetwater II	NE Martin Luther King St. & NE Joey Coney Terrace	Lake City	32055	48

Development Name	Street Address	City	Zip Code	Total Units
Thornwood Terrace	1015 Southwest Thornwood Circle	Lake City	32025	29
Windsong I - Lake City	2580 SW Windsong Circle	Lake City	32025	180
Windsong II - Lake City	2580 SW Windsong Circle	Lake City	32025	152

Source: [*Shimberg Columbia County*](#)

DRAFT

ECONOMIC DEVELOPMENT UPDATE

Columbia County Board of County Commissioners

May 7, 2026

GROWTH IN COLUMBIA COUNTY SINCE 2022

NORTH – The Bell Rd Corridor

- Expanded the Designated Urban Development Area to include north of I-10
- Florida Power & Light/Project Illumination; a regional storm response center
- Sunstop

WEST – Commercial Corridor

- RUSHMORE subdivision
- Clearsky Health Rehabilitation Hospital
- Road Rangers
- Recoil Trampoline Park

EAST – Industrial Corridor

- Robbins Manufacturing
- US Cold Storage Phase II (Expansion)
- EquipmentShare
- Southeast Milk Cooperative
- Tallman Enterprises
- US Cold Storage Phase III (added rail)
- North Florida Industrial Railroad (NFIR)
- AgroLiquid
- Price Creek Solar Energy Center

SOUTH – SR47/I-75 to Ellisville

- Interchange utility and infrastructure improvements at SR 47 and in Ellisville
- Ava Crest Subdivision
- Busy Bee Travel Center

ECONOMIC DEVELOPMENT ACTIVITY
CREATES A RIPPLE EFFECT OF
PROSPERITY THROUGHOUT THE
COMMUNITY. **HERE'S HOW IT WORKS:**

Since 2022 CCED has helped
10 companies create

180 direct jobs



And over \$180 MILLION
in capital investment

Those jobs will in turn create another
100 jobs including vendors,
contractors and service providers
which in turn



support 35 induced jobs such as
retailers, health care workers and
government service providers
generating nearly



\$10 MILLION in
additional local spending on
things like homes, cars and
education as well as area retail
stores, restaurants, professional
service firms and medical
service providers



Target Industries and Clarifications (“incl.” = but not limited to)

- ❑ 4 Cross-Cutting Target Industries:
 - ❑ Corporate Headquarters
 - ❑ Logistics – incl. Shipping, Distribution, Packaging, Processing
 - ❑ Manufacturing
 - ❑ Research and Development
- ❑ 8 Sector-Specific Target Industries:
 - ❑ Aerospace and Aviation – incl. MRO, Pilot Training, Air Traffic Control, AAM, UAS/UAV
 - ❑ AgTech – incl. Emerging Technologies, Timber, Aquaculture, etc.
 - ❑ Energy Security – incl. Semiconductors, Superconducting, Nuclear, Hydrogen, Energy Storage, etc.
 - ❑ Financial Services – incl. Insurance, FinTech
 - ❑ Information Technology – incl. Emerging Technologies, Cybersecurity
 - ❑ Life Sciences – incl. Pharmaceuticals, Medical Device Technology, Digital Health
 - ❑ Maritime – incl. Commercial and Industrial Base Shipbuilding, MRO
 - ❑ Military and Defense – incl. Dual Use Tech, Law Enforcement Tech, Modeling, Simulation and Training

INDUSTRY AND PROJECTS ACTIVELY WORKING WITH CCED INCLUDE:

- Building Material Supply Distribution
- Building Material Manufacturer
- Robotic Manufacturer
- Critical Minerals such as tungsten and graphite
- Steel Manufacturer
- Ammunition Manufacturing
- Aquaculture
- Semiconductors (chip manufacturing)
- Energy Storage Systems
- Colocation and Edge Data Centers
- Retail mobile sales and service
- Entertainment Attractions

Jennifer L. Daniels, CEcD, MEDP
Columbia County Economic Development Director

jdaniels@columbiacountyfla.com

386.758.1033