

Read the full agenda



Jefferson County Board of County Commissioners

Tuesday, April 28, 2026 at 6:00 pm

PUBLIC HEARING & SPECIAL MEETING

Courthouse Annex, 435 W. Walnut Street, Monticello, FL 32344

1. **6 PM CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF THE AGENDA**
3. **PUBLIC ANNOUNCEMENTS, PRESENTATIONS & AWARDS**
4. **CITIZENS REQUEST & INPUT ON NON-AGENDA ITEMS**
(3 Minute Limit Please)
5. **CONSENT AGENDA**
6. **GENERAL BUSINESS**

a. **Public Hearing Small Cities CDBG Grant**

Attachments:

- [Agenda Item - CDBG Resolution](#)
- [2026-JeffersonCounty-CDBG_Resolution](#)
- [Shelter_with_uncovered_Basketball_Court](#)
- [Shelter_with_Covered_Basketball_Court](#)

b. **Trulieve**

Attachments:

- [Agenda Item - Trulieve](#)

7. **CLERK OF COURTS**

8. COUNTY ENGINEER

9. COUNTY ATTORNEY

10. COUNTY MANAGER

11. COUNTY COMMISSIONERS

12. ADJOURN

From the manual "Government in the Sunshine", page 40: Paragraph C. Each board, commission or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that if a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

PARTICIPATING IN A COUNTY COMMISSION MEETING: A CITIZEN'S GUIDE

The Jefferson County Commission is pleased to have you at our Commission meeting. We appreciate your presence, welcome your participation, and want your visit to be interesting and informative. The following is a brief summary of the Commission's Meeting Rules of Procedure that apply to citizen participation.

See the meeting agenda so that you can follow each item of business the Commission will be discussing.

SPEAKING BEFORE THE COMMISSION: WHEN CAN I TALK?

If you want to address the Commission about an issue that's not on the agenda, notice there is a place to do this. To reserve a time to speak for up to 3 minutes, please sign a speaker request form usually found near the speaker's rostrum.

The first place to speak is soon after the meeting begins. This time is reserved for citizens who want to make a request or provide input that doesn't require discussion. The spot is frequently used by citizens who don't want to stay for the entire meeting and don't need an immediate response from the Commission.

Citizens may also have a chance to address the Commission about items of interest during the General Business part of the agenda. After the Commissioners have had a chance to discuss a general business item, the Chair usually asks if there are any comments from the audience. Again, if you wish to speak, please limit remarks to no more than 3 minutes.

For the record, always give your name and address before you begin speaking. If you're representing a particular group or organization, state that, too. Always address remarks to the Chair or the Commission as a whole, never to an individual commissioner or the audience. Speakers may speak only once on an issue and may not yield their time to another person.

THE COMMON COURTESY RULE: PLEASE BE BRIEF, RELEVANT, AND ALWAYS CIVIL

Commission meetings can be long. Our Commission works hard to keep meetings moving along in a productive and civil manner. Please plan your remarks so that you can make your point clearly and quickly. Always be courteous and civil.

The Chair may call down speakers (or members of the audience) who violate the Commission's rules of decorum. Here are some "no-no's": personal attacks or threats, booing, heckling, cheering, inappropriate clapping, verbal outbursts, and distracting private conversations during proceedings. Also, signs are okay outside of the meeting room but are not allowed in it.

Commission Meeting Rules of Procedure (available at jeffersoncountyfl.gov) give the Chair control of the meeting, much like a judge controls his courtroom. These same rules also give the Chair a lot of flexibility to use his or her judgment in running an efficient and orderly meeting. So if you think you need help or more time, let the Chair know. If time allows, the Chair will usually grant reasonable requests.

Again, thanks for your interest. We're glad you're here!

NOTE: *Except for Common Courtesy rules, slightly different guidelines may apply to public hearings and workshops.*

Contact: Ron Russo, Interim County Manager (rrusso@jeffersoncountyfl.gov 850-342-0287) | Agenda published on 04/22/2026 at 1:53 PM

Board of County Commissioners

Agenda Request

Date of Meeting: April 28, 2026

Date Submitted: April 22, 2026

To: Honorable Chairman and Members of the Board

From: Ron Russo, Interim County Manager

Subject: Resolution for CDBG

Statement of Issue:

Consideration of the Board to approve the Chairman to sign all required documents on behalf of the Board related to the Community Development Block Grant (CDBG) application and associated grant agreements.

Background and Analysis:

On April 16, 2026, the BOCC approved for OVID to move forward with the CDBG application that is due on May 5, 2026. To efficiently complete the application and meet submission requirements, the BOCC is requested to authorize the Chairman to execute all necessary documents associated with this CDBG grant, including the application, agreements, and supporting forms.

Requested Action:

Motion to approve the resolution authorizing the Chairman to sign, on behalf of the Jefferson Board of County Commissioners, all required documents related to the CDBG grant for the basketball court and emergency shelter project.

RESOLUTION 26 - _____

A RESOLUTION OF JEFFERSON COUNTY, FLORIDA, BOARD OF COUNTY COMMISSIONERS, AUTHORIZING SUBMISSION OF AN URGENT NEED COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION, FINDING THE APPLICATION CONSISTENT WITH THE LOCAL COMPREHENSIVE PLAN AND DESIGNATING THE LOCAL COMPREHENSIVE PLAN AS THE LOCAL COMMUNITY DEVELOPMENT PLAN, AUTHORIZING THE BOARD CHAIRMAN AND CLERK OF COURT TO EXECUTE CERTAIN DOCUMENTS PERTAINING TO THE GRANT, AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Jefferson County Board of County Commissioners (hereafter referred to as the County), desires to improve the welfare of its citizens by providing adequate and safe emergency sheltering and disaster recovery facilities; and

WHEREAS, Jefferson County is designated by the State of Florida as a Rural Area of Opportunity (RAO), reflecting systemic economic challenges and underscoring the critical need to support and protect the County's Low-to-Moderate Income (LMI) populations during crisis events; and

WHEREAS, the County desires to apply for a Federal Fiscal Year 2025 Small Cities Community Development Block Grant (CDBG) in the Neighborhood Revitalization category, under the Urgent Need National Objective, for a total amount of approximately \$2,307,100; and

WHEREAS, the County has decided to apply for a Community Development Block Grant (CDBG) to fund the "Community Resiliency and Safety Project," which involves the partial demolition and asbestos abatement of a blighted 1940s-era gymnasium, shoring up the remaining portions to provide a covered recreational and emergency distribution space, and the new construction of a 2,500-square-foot, 140 MPH wind-rated Emergency Shelter; and

WHEREAS, a serious and immediate threat to the health and welfare of the community exists due to the blighted, hazardous conditions of the existing gymnasium structure and a severe lack of adequate emergency sheltering to support LMI individuals, a vulnerability most recently exacerbated by the impacts of Hurricane Helene (Major Disaster Declaration FEMA-4828-DR) in 2024 and the life-threatening cold-weather conditions during the January 2026 Winter Storm, which highlighted the County's complete lack of 140 MPH-rated sheltering and centralized emergency heating facilities; and

WHEREAS, addressing this Urgent Need is entirely consistent with the Jefferson County Comprehensive Plan, as the adaptive reuse and replacement of the Old Gym Site is specifically identified in the adopted Capital Improvements Element (CIE Project 29-02); and

WHEREAS, the project is supported by the Intergovernmental Coordination Element of the Comprehensive Plan and a July 2024 Memorandum of Understanding (MOU) designating the adjacent Jefferson County Public Library as the official Point of Distribution (POD) for Jefferson County; and

WHEREAS, this 2024 Emergency Management MOU further dictates that the County and Sheriff will provide staff for the site in accordance with the Jefferson County Comprehensive Emergency Management Plan (CEMP), the Sheriff will manage POD reporting responsibilities, and the site will serve as the Department of Health's Point of Dispensing Site for Strategic National Stockpile medications and/or immunizations during a public health emergency.

WHEREAS, Federal CDBG regulations for the Urgent Need National Objective require the County to certify that the proposed activity is designed to alleviate existing conditions which pose a serious and immediate threat to the health or welfare of the community and that other financial resources are not available to meet such needs; and the County has formally determined that no other local, state, or federal financial resources are currently available to meet these immediate needs; and

WHEREAS, the County has complied with the Citizen Participation requirements of the CDBG program, having held a first public hearing on April 16, 2026, following a published advertisement in the newspaper of record on April 8, 2026; and

WHEREAS, the Citizen Advisory Task Force (CATF) met on April 16, 2026, following a published advertisement on April 8, 2026, and provided a unanimous recommendation to the Board of County Commissioners to pursue the Community Resiliency and Safety Project; and

WHEREAS, a second public hearing was held on April 28, 2026, following a published advertisement on April 22, 2026, to provide citizens with the opportunity to comment on the final application prior to its submission to FloridaCommerce.

IT IS THEREFORE RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY THAT:

1. A Neighborhood Revitalization Community Development Block Grant application, under HUD's Urgent Need National Objective, will be submitted to FloridaCommerce on or before May 5, 2026.
2. The CDBG application is consistent with the Jefferson County 2045 Comprehensive Plan (Ordinance 2026-01), which shall serve as the Community Development Plan.
3. The Chairman of the Board of County Commissioners and the Clerk of Court are authorized to execute documents pertaining to the grant, including the application, financial certifications attesting to the lack of available local funding, environmental and other certifications, grant award agreement, grant modifications (if any), grant completion/close out documents, and other responses and reports to FloridaCommerce, subject to appropriate action by the County and public participation, if applicable..
4. If any portion of this Resolution is found to be invalid, the remainder shall continue to be in full force and effect.

RESOLVED and EFFECTIVE on the 28th day of April, 2026.

BOARD OF COUNTY COMMISSIONERS

OF JEFFERSON COUNTY, FLORIDA

By: _____
Ben White, Chairman

ATTEST:

APPROVED AS TO FORM:

Trey Hightower, Clerk

Evan Rosenthal, Esq.
County Attorney

Board of County Commissioners

Agenda Request

Date of Meeting: April 28, 2026

Date Submitted: April 22, 2026

To: Honorable Chairman and Members of the Board

From: Ron Russo, Interim County Manager

Subject: Trulieve Production Facility Informational Session

Statement of Issue:

Trulieve Representatives will give updates on production facility operations and respond to community concerns.

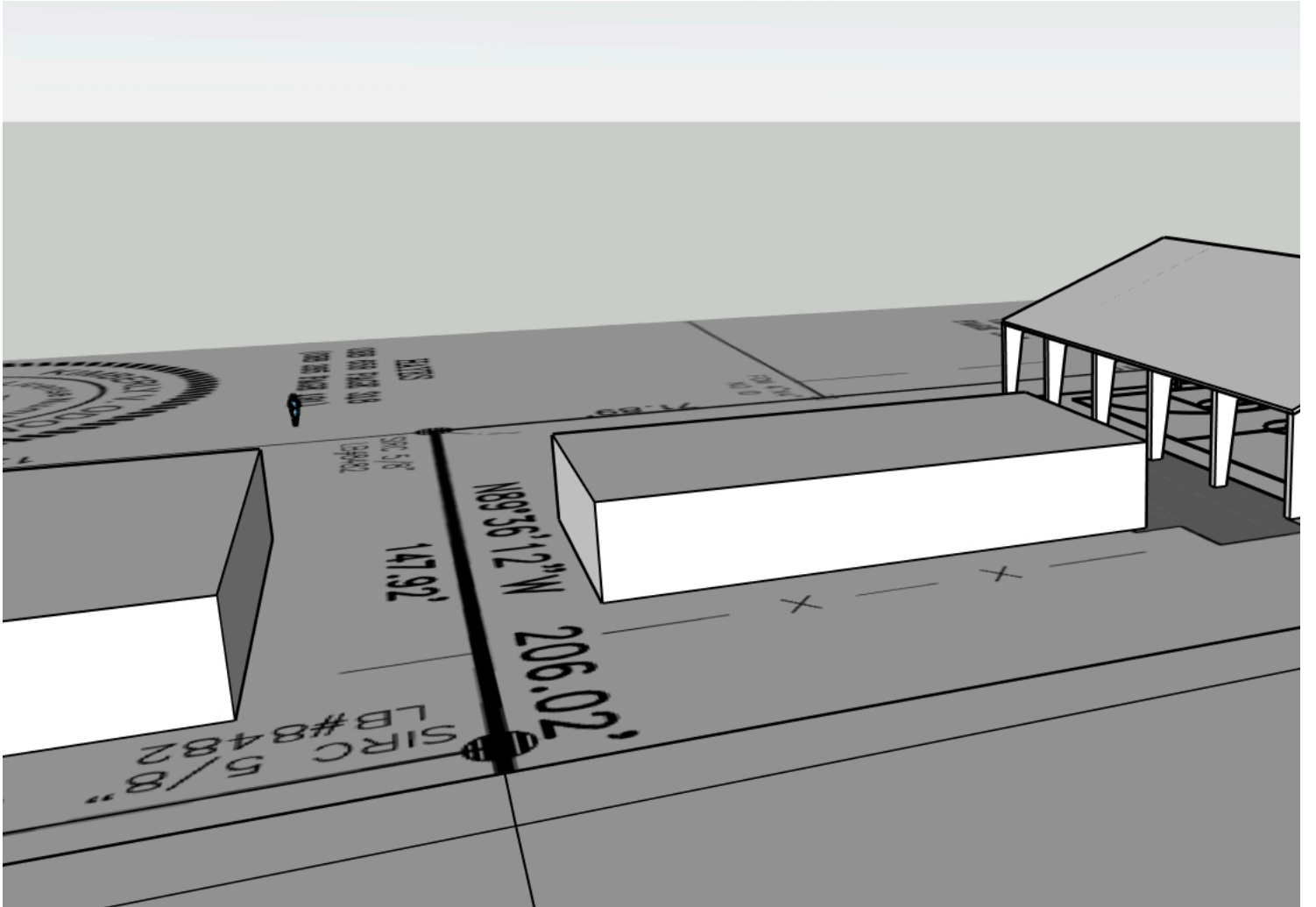
Background and Analysis:

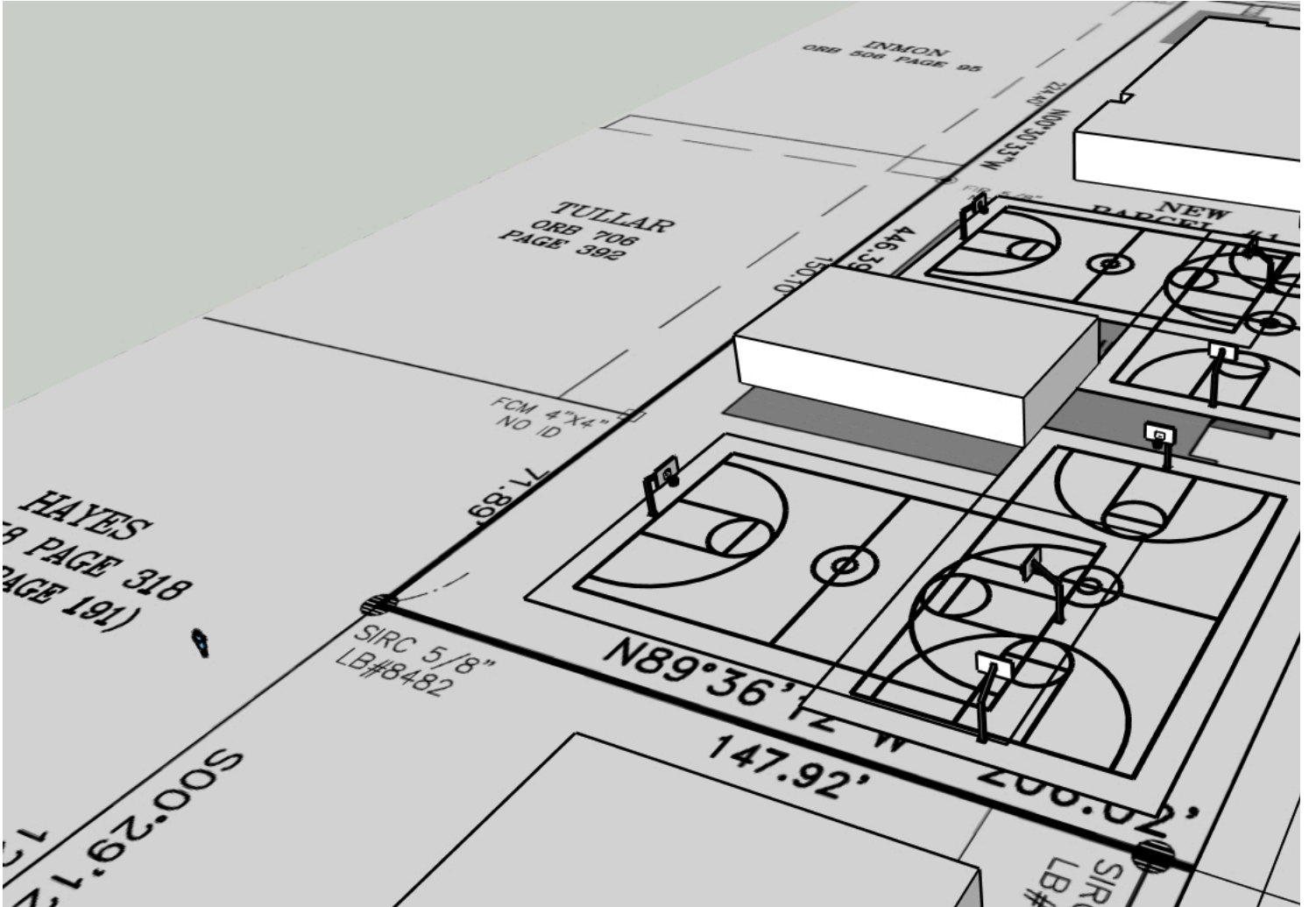
Trulieve operates a medical cannabis cultivation and processing facility in Jefferson County. The County has received periodic inquiries and complaints from nearby residents and property owners regarding potential impacts associated with the facility's operations.

Concerns raised by members of the community have included odor emissions, environmental impact, and overall compliance. Some residents have also submitted questions related to wastewater handling and air quality controls on and around the property.

In response to these issues, County staff has communicated with Trulieve on multiple occasions to request clarification of operational practices, an explanation of compliance measures, and updates on strategies to address community concerns. Trulieve has indicated a willingness to engage directly with the Board and the public to provide information about its operations, applicable state regulatory requirements, and steps being taken to mitigate potential impacts on surrounding properties.

This agenda item allows Trulieve representatives to provide an overview of current operations, outline compliance and monitoring procedures, respond to public concerns, and discuss opportunities for improved communication with the county and the community.





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ORB 706
PAGE 392

HAYES
ORB PAGE 318
(PAGE 191)

INMON
ORB 508 PAGE 95

NEW
PARCEL

FCM 4"X4"
NO ID

SIRC 5/8"
LB#8482

SIRC
LB#

71.89'

N89°36'12" W

147.92'

200.02'

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