

Walton Co. Freeport HMA Plant- New FACTS emerge...Why CC Must VOTE NO on NOV. 24th!

Important Update for Citizens: Mark Your Calendars for BCC Meeting Mon. Nov. 24th Final Hearing on Walton County Freeport Hot Mix Asphalt Plant

NEW FACTS EMERGE: Violations of FL Statutes and Incorrect Code Interpretation at the 25 Sept QJ Magistrate Hearing provide valid reasons for CC to VOTE NO!!!

This update is following a lack of any meaningful response to the information sent via email on Nov. 5th, 2025 to each of our County Commissioners, County Planner and Administrator and as well as State officials regarding additional pertinent findings and violations of FL statutes pertaining to the Walton County SEC Freeport HMA Plant project.

These findings were authored in a final report from the highly respected former Planning Commission member Fred Tricker, after the 9.25 magistrate hearing, and just prior to his passing. *(please see attached).

This project is currently slated for our County Commissioners to vote on Monday, Nov. 24th, and we hold each Commissioner responsible to review the full facts presented herein as they cast their final votes on this matter. Mr. Tricker's unedited document will be posted soon on our website at www.protecttheemeraldcoastalliance.org.

It is no accident this finally makes the agenda Thanksgiving week, when many of us are traveling and preparing for the holiday with our families. We urge members of the public who are able to attend. It is uncertain as to whether or not this will be listed as an agenda item as we have requested, or a consent item. The public deserves to have a full review of this *failure of process, governing laws and procedures at every level*. Here is copy of the email:

On Wednesday, November 5, 2025 at 03:10:29 PM CST

TO: Commissioner Dan Curry & Walton County BCC; Walton County Administrator Mr. Kellenberger, Mr. Schoen, Walton County Planning

CC: State of Florida: Sen Trumbull; Rep Abbott

SUBJ: Walton County SEC Freeport Hot Mix Asphalt Plant Project Number MAJ25--000035

FROM: Protect the Emerald Coast Alliance, Inc

Commissioner Curry (Dan)

The entire process surrounding the “Freeport HMA Plant” has multiple violations of Florida Statutes, the Walton County Comprehensive Plan and the Land Development Code since the first application was filed by the project sponsors.

Attached is an unedited document authored by the late Mr. Fred Tricker after the 25 Sep Magistrate hearing. This was his final report before passing. Mr. Tricker was a respected expert in Walton County and Florida land planning, having served our community with honor for many years on the Walton County Planning Commission. His findings are credible and critical.

Major Finding:

After acknowledging the conflict between Conditional and “By Right” use during hearings, why did Walton County fail to comply with F.S. 163.3194(1)(a)–(b)? It is imperative that you read his report and take immediate corrective action. Direct staff to restart this process and ensure compliance with all governing laws and procedures.

The Magistrate’s Report and BCC vote we expect to be an item at the next BCC meeting. It must be pulled from the Consent Agenda and brought into open discussion before the full BCC and public. Transparency and accountability are essential to prevent another litigation against Walton County.

Summary of Issues

Flawed Magistrate Decision: The ruling relied on incomplete, inaccurate information and omitted key facts due to multiple errors by involved parties.

Improper Project Classification: From the outset, the applicant and county “experts” improperly deemed this heavy industrial project as “minor,” a clear violation of County statutes.

Conditional Use Ignored: The project required a Conditional Use review, not a “By Right” permit. This is another serious procedural error.

LDC Noncompliance: The Land Development Code provides no allowance to revive a discontinued use after six months.

- The site ceased asphalt operations in 2010; therefore, it must be treated as a new use.
- The proposed project fails to meet design, location and safety standards for compatibility.

Chaotic Hearings: The Planning Commission hearing was highly unprofessional. A request is pending for the Chair’s removal for incompetence which appears to be delayed until after the BCC vote on the HMA Plant. The Magistrate process was disorganized, confusing and even chaotic for staff, commissioners and members of the public. This is documented in the hearing records.

Environmental Concerns: Commissioner Curry's recent concerns regarding water quality near the Coyote Landfill are valid. Introducing a heavy industrial asphalt plant here is complacent and reckless, with the potential to further contaminate local waterways and the underlying aquifer serving our surrounding communities.

Missing Federal Permit: The required Army Corps of Engineers permit, referenced on page 2 of the Environmental Resource Permit (Jan 16, 2025), is absent from all records. It is a requirement so far unmet.

Unsafe Traffic Conditions: The Florida Secretary of Transportation has been asked to require a full, professional traffic study. The current flawed study ignores safety hazards from 70,000-pound trucks on Highway 20 travelling 60mph+ without critical for safety turn lanes. This poses severe liability risk to the applicant, the property owner, FDOT and Walton County. This also creates an additional clear and immediate danger for residents and visitors who travel this corridor every day.

Request to the Attorney General: A formal inquiry has been submitted 4 Nov 2025 to review Walton County's repeated disregard for Florida Statutes in its planning process.

- "Thank you for reaching out to the Office of Attorney General James Uthmeier regarding Walton County Failure to follow FS 163-3194(1)(a)-(b)."

Commissioner Curry, this is your district. You can lead the effort to correct this process and ensure compliance. Will approval of this flawed project serve your constituents or will it enrage thousands who trust the County to uphold the law? Will more inaction invite yet another costly lawsuit? You now have the opportunity to do the right thing. We suggest starting over and following the rules. The choice is yours.

Last thought, from Walton County LDC: OBJECTIVE L-1.7: The County shall direct extractive and industrial uses to appropriate areas that can support intense uses, provide buffers to protect adjacent lands, and avoid environmentally sensitive or preserved habitats.

Respectfully

John Jannazo
President, Protect the Emerald Coast Alliance, Inc

If you signed our petition, please take a few minutes to add your voice at this crucial time...email or call and let them hear from you! There is strength in numbers!

District 1 - Dan Curry - dan.curry@mywaltonfl.gov. (850) 835-4860

District 2 - Danny Glidewell - Danny.glidewell@mywaltonfl.gov. (850) 892-4020

District 3 - Brad Drake - brad.drake@mywaltonfl.gov. (850) 892-8474

District 4 - Donna Johns - donna.johns@mywaltonfl.gov. (850) 835-4834

District 5 - Tony Anderson - tony.anderson@mywaltonfl.gov. (850) 231-2978