



Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, Florida 33324
954-519-1483

PERMITTEE

Lauderdale Marine Center
2001 S.W. 20TH Street
Fort Lauderdale, Florida 33315

Air Permit No. 0112710-006-AO
Air Operation Permit

Authorized Representative: Cathy Petowsky, Environmental Compliance

PROJECT

This is the final air operation permit, which authorizes Lauderdale Marine Center (LMC) to operate a yacht maintenance and repair facility located at 2001 S.W. 20th Street, Fort Lauderdale, Florida 33315. LMC includes boat engine maintenance and tuning that are exempt from air permitting requirements. The permit also incorporates the addition of 52 spaces of the servicing area from River Bend Marine Center (RBMC), permitted under construction permit number 0112710-005-AC. RBMC is located adjacent to LMC at 1515 S.W. 20th Street, Fort Lauderdale, Florida 33315. The RBMC site is owned by LMC and is part of The Carlyle Group (CRP LMC Prop. Corp. LLC), they are considered a single source under common control. The boat repair yard consists of 19 paint sheds, 22 bays and 52 spaces. Taking into consideration the addition of 52 spaces, the volatile organic compounds (VOC) emissions' limit is 75 tons/year (TPY), individual hazardous air pollutant (HAP) and total HAP are limited to 10 and 25 TPY, respectively,

The facility is categorized under Standard Industrial Classification (SIC) No. 3732 and North American Industry Classification Standard (NAICS) Code 336612. The geographic coordinates are Zone 17, 583.4 km East and 2886.6 km North. Lat/Long: 26°46'32" N / 80°09'55.97" W.

This final permit is organized into the following sections: Section 1 (General Information); Section 2 (Administrative Requirements); Section 3 (Emissions Unit Specific Conditions); and Section 4 (Appendices). Because of the technical nature of the project, the permit contains numerous acronyms and abbreviations, which are defined in Appendix A of Section 4 of this permit.

Permitting Authority: Applications for air operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4 and 62-210 of the Florida Administrative Code (F.A.C.). The Permitting Authority responsible for making a permit determination for this project is the Environmental Engineering and Permitting Division (EEPD). EEPD's physical address is: One North University Drive, Mailbox 201, Plantation, Florida 33324. EEPD's mailing address is: One North University Drive, Mailbox 201, Plantation, Florida 33324. The Permitting Authority's telephone number is 954-519-1483.

Petitions. A person whose substantial interests are affected by the proposed decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received) in the Office of the Broward County Attorney at 115 S. Andrews Avenue, Room: 423, Fort Lauderdale, Florida 33301-1872 (Telephone: 954-357-7600, Fax: 954-357-7641). Petitions filed by the applicant or any of the parties listed below must be filed within 14 days of receipt of this notice. Petitions filed by any other person must be filed within 14 days of receipt of this proposed action. A petitioner must mail a copy of the petition to the applicant at the address indicated above, at the time of filing. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

FINAL AIR OPERATION PERMIT

A petition that disputes the material facts on which the EEPD's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, and telephone number of the petitioner; the name, address and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of how and when each petitioner received notice of the agency action or proposed action; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (e) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action; and, (g) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the agency to take with respect to the agency's proposed action.

A petition that does not dispute the material facts upon which the permitting authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the EEPD's final action may be different from the position taken by it in this notice. Persons whose substantial interests will be affected by any such final decision of the permitting authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation: Mediation is not available in this proceeding.

Effective Date: This permitting decision is final and effective on the date filed with the clerk of the EEPD unless a petition is filed in accordance with the above paragraphs or unless a request for extension of time in which to file a petition is filed within the time specified for filing a petition pursuant to Rule 62-110.106, F.A.C., and the petition conforms to the content requirements of Rules 28-106.201 and 28-106.301, F.A.C. Upon timely filing of a petition or a request for extension of time, this action will not be effective until further order of the EEPD.

Judicial Review: Any party to this permitting decision (order) has the right to seek judicial review of it under Section 120.68, F.S., by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the clerk of the Office of the Broward County Attorney at 115 S. Andrews Avenue, Room: 423, Fort Lauderdale, Florida 33301-1872 (Telephone: 954-357-7600, Fax: 954-357-7641). al accompanied by the applicable filing fees with the appropriate District Court of Appeal. The notice must be filed within 30 days after this order is filed with the clerk of the EEPD.

0112710-006-AO Effective Date: August 28, 2018
Renewal Application Due Date: June 28, 2023
Expiration Date: August 28, 2023

Executed in Plantation, Florida

Robert C. Wong
Environmental Program Supervisor

FINAL AIR OPERATION PERMIT

CERTIFICATE OF SERVICE

The undersigned duly designated deputy agency clerk hereby certifies that this Air Permit package was sent by electronic mail, or a link to these documents made available electronically on a publicly accessible server, with received receipt requested before the close of business on the date indicated below to the following persons.

Ms. Cathy Petowsky, Lauderdale Marine Center, cp@lauderdalemarinecenter.com

Mr. Michael Spievack, P.E., Langan Engineering and Environmental Services, Inc., mmspievackk@langan.com

Ms. Diane Pupa, Permitting Program Administrator, Florida Department of Environmental Protection /Southeast District, diane.pupa@dep.state.fl.us.

FILING AND ACKNOWLEDGMENT FILED, on
this date, pursuant to Section 120.52(7), Florida Statutes,
with the designated agency clerk, receipt of which is
hereby acknowledged.

Clerk Stamp

SECTION 1. GENERAL INFORMATION

FACILITY DESCRIPTION

Lauderdale Marine Center (LMC) is a boat yard that provides full service vessel repair, maintenance and fiberglass repair activities. LMC is not allowed to manufacture boats. The service includes boat engine maintenance and tuning which are exempt from air permitting requirements. The surface coating operation is conducted in nineteen (19) designated, covered paint sheds, twenty-two (22) service bays and additional fifty-two (52) spaces from River Bend Marine Center, which is the property recently purchased by LMC that is adjacent to it, and in common control by LMC. The surface coating operation, conducted in the service bays, is limited to light touch-up and finishing work as the bays are too small to accommodate large vessels. The product application is performed with roller or HVLP spray system. Also, there are three (3) non-enclosed boat repair yard working areas for surface coating with roller or HVLP spray system. Surface coating operation, applied using the HVLP spray system, is contained with a shrink wrap enclosure which is equipped with a portable filtration system with high capacity industrial exhaust fans. There are no exhaust stacks for this operation. The working yard can accommodate up to eighty-nine (89) vessels of various sizes at one time. The enclosure is also fitted with a portable filtration system that employs high capacity industrial exhaust fans, large cross-section sheet metal filter banks and a flexible ducting. The filter banks are placed within the vessel enclosure and covered with filter media. The filter banks are then connected to the exhaust fan, located outside the enclosure, by lengths of suction ducting. The volatile organic compounds (VOCs) and hazardous air pollutant (HAPs) emissions resulting from this operation are unconfined (fugitive) in nature.

The existing facility consists of the following emissions unit.

Facility ID No. 0112710	
ID No.	Emission Unit Description
003	Boat repair yard consisting of nineteen (19) designated, covered paint sheds, twenty-two (22) bays, three (3) working yards and fifty-two (52) spaces at the River Bend Marine Center.

APPLICABLE REGULATIONS

A summary of applicable regulations is shown in the following table.

Regulation	EU No(s).
<i>Federal Rule Citations</i>	
N/A	
<i>State Rule Citations</i>	
Rule 62-4.070(3), F.A.C., Reasonable Assurance	EU 003
Chapter 403, Florida Statutes	Facility-Wide
62-4, F.A.C. – Permits	”
62-4.030, F.A.C. - Concealment of Emissions**	”
62-210, F.A.C. - Stationary Sources	”
62-210.300(2)(a) 2, F.A.C. – Maintenance of air pollution control equipment**	”
62-210.650, F.A.C. - Circumvention of air pollution control equipment	”
62-296.320(1), F.A.C. - VOC or Organic Solvent Emissions	”
62-296.320(2), F.A.C. - Objectionable Odor**	”
62-296.320(4)(b), F.A.C. - General Visible Emissions Standards	Facility-Wide

** Not federally enforceable

SECTION 1. GENERAL INFORMATION

FACILITY REGULATORY CLASSIFICATION

- The facility is not a major source of hazardous air pollutants (HAP).
- The facility does not operate units subject to the acid rain provisions of the Clean Air Act (CAA).
- The facility is not a Title V major source of air pollution in accordance with Chapter 62-213, F.A.C.
- The facility is not a major stationary source in accordance with Rule 62-212.400, F.A.C. for the Prevention of Significant Deterioration (PSD) of Air Quality.

SECTION 2. ADMINISTRATIVE REQUIREMENTS

1. Permitting Authority: The permitting authority for this project is the Environmental Engineering and Permitting Division (EEPD). EEPD mailing address is 1 North University Drive, Mailbox 201, Plantation, Florida, 33324. All documents related to permit applications to operate, construct or modify an emissions unit shall be submitted to EEPD's mailing address, or to email address airlicense@broward.org.
2. Compliance Authority: The compliance authority for the facility is EEPD. All documents related to compliance activities such as reports, tests, and notifications shall be submitted to EEPD's mailing address above or to email address aircompliance@broward.org.
3. Appendices: The following Appendices are attached as part of this permit: Appendix A. Citation Formats and Glossary of Common Terms, Appendix B. General Conditions, Appendix C. General Compliance Testing Requirements, Appendix E. Symbols, Appendix F. Definitions.
4. Applicable Regulations, Forms and Application Procedures: Unless otherwise specified in this permit, the construction and operation of the subject emissions units shall be in accordance with the capacities and specifications stated in the application. The facility is subject to all applicable provisions of: Chapter 403, F.S.; and Chapters 62-4, 62-204, 62-210, 62-212, 62-213, 62-296 and 62-297, F.A.C. Issuance of this permit does not relieve the permittee from compliance with any applicable federal, state, or local permitting or regulations.
5. New or Additional Conditions: For good cause shown and after notice and an administrative hearing, if requested, the Department may require the permittee to conform to new or additional conditions. The Department shall allow the permittee a reasonable time to conform to the new or additional conditions, and on application of the permittee, the Department may grant additional time. [Rule 62-4.080, F.A.C.]
6. Modifications: No new emissions unit shall be constructed and no existing emissions unit shall be modified without obtaining an air construction permit from the Department. Such permit shall be obtained prior to beginning construction or modification. [Rules 62-210.300(1) and 62-212.300(1)(a), F.A.C.]
7. Renewal: Prior to 60 days before the expiration date of this permit, the permittee shall apply for a renewal of the permit. A renewal application shall be timely and sufficient. If the application is submitted prior to 60 days before expiration of the permit, it will be considered timely and sufficient. If the renewal application is submitted at a later date, it will not be considered timely and sufficient unless it is submitted and made complete prior to the expiration of the operation permit. When the application for renewal is timely and sufficient, the existing permit shall remain in effect until the renewal application has been finally acted upon by the EEPD. [Rule 62-4.090, F.A.C.]
8. Annual Operating Report (AOR): The information required by the Annual Operating Report for Air Pollutant Emitting Facility (DEP Form No. 62-210.900(5)) shall be submitted by April 1 of each year, for the previous calendar year, to the EEPD. All synthetic non-Title V sources or all facilities with the potential to emit 10 tons/year or more of volatile organic compounds (VOC) or 25 tons/year or more of nitrogen oxides (NO_x) and located in an ozone nonattainment area or ozone air quality maintenance area shall submit a completed DEP Form 62-210.900(5) unless the annual operating report is submitted using the DEP's electronic annual operating report software. Emissions shall be computed in accordance with the provisions of subsection 62-210.370(2), F.A.C. [Rule 62-210.370(3), F.A.C.]

{Permitting Note: Resources to help you complete your AOR are available on the electronic AOR (EAOR) website at: <http://www.dep.state.fl.us/air/emission/eaor>. If you have questions or need assistance after reviewing the information posted on the EAOR website, please contact the Department by phone at (850) 717-9000 or email at eaor@dep.state.fl.us.

SECTION 3. FACILITY- WIDE CONDITIONS

1. **Not Federally Enforceable. Objectionable Odor.** No person shall cause, suffer, allow or permit the discharge of air pollutants which cause or contribute to an objectionable odor. An “objectionable odor” means any odor present in the outdoor atmosphere which by itself or in combination with other odors, is or may be harmful or injurious to human health or welfare, which unreasonably interferes with the comfortable use and enjoyment of life or property, or which creates a nuisance. This provision is not federally enforceable.
[Rule 62-296.320(2), F.A.C. and 62-210-200 (Definitions), F.A.C.]
2. **General Volatile Organic Compounds (VOC) Emissions or Organic Solvents (OS) Emissions.** The permit shall allow no person to store, pump, handle, process, load, unload or use in any process or installation, volatile organic compounds or organic solvents without applying known and existing vapor emission control devices or systems deemed necessary and ordered by the EEPD.
[Rule 62-296.320(1), F.A.C.]
3. **General Visible Emissions.** No person shall cause, let, permit, suffer or allow to be discharged into the outdoor atmosphere any air pollutants from sources, the opacity of which is equal or greater than 20 percent. EPA Method 9 is the method of compliance pursuant to Chapter 62-297, F.A.C. This regulation does not impose a specific testing requirement.
[Rule 62-296.320(4) (b), F.A.C.]
4. **Circumvention.** No person shall circumvent any air pollution device or allow the emission of air pollutants without the applicable air pollution control device operating properly.
[Rule 62-210.650, F.A.C.]
5. **Not Federally Enforceable**
 - (1) **Concealment.** Any stationary installation which will reasonably be expected to be a source of pollution shall obtain an appropriate and valid permit, unless exempted by rule. Furthermore, no person shall build, erect, install, or use any article, machine, equipment or other contrivance, the use of which will conceal any emission which would otherwise constitute a violation of any applicable provisions. [Rule 62-4.030, F.A.C.]
 - (2) **Maintenance.** No person shall operate any air pollution control equipment or systems without proper maintenance to assure compliance with applicable emission limits.
[Rule 62-210.300(2)(a) 2, F.A.C.]
6. **Unconfined Emissions of Particulate Matter (PM).** No person shall cause, let, permit, suffer or allow the emissions of unconfined PM from any activity, including vehicular movement; transportation of materials; construction; alteration; demolition or wrecking; or industrially related activities such as loading, unloading, storing or handling; without taking reasonable precautions to prevent such emissions. Reasonable precautions to prevent and/or control unconfined particulate matter emissions include the following:
 - a. Paving and maintenance of roads, parking areas and yards.
 - b. Application of water or chemicals to control emissions from such activities as demolition of buildings, grading roads, construction, and land clearing.
 - c. Application of asphalt, water, oil, chemicals or other dust suppressants to unpaved roads, yards, openstock piles and similar activities.
 - d. Removal of particulate matter from roads and other paved areas under the control of the owner or operator of the facility to prevent reentrainment, and from buildings or work areas to prevent particulate from becoming airborne.
 - e. Landscaping or planting of vegetation.
 - f. Use of hoods, fans, filters, and similar equipment to contain, capture and/or vent particulate matter.
 - g. Confining abrasive blasting where possible.
 - h. Enclosure or covering of conveyor systems.
 - i. Substitution of powdery materials with granular or palletized materials, where possible.

SECTION 3. FACILITY- WIDE CONDITIONS

In determining what constitutes reasonable precautions for a particular facility, the EEPD shall consider the cost of the control technique or work practice, the environmental impacts of the technique or practice, and the degree of reduction of emissions expected from a particular technique or practice.

[Rule 62-297.320(4) (c), F.A.C.]

7. Special Compliance Tests. When EEPD, after investigation, has good reason (such as complaints, increased visible emissions or questionable maintenance of control equipment) to believe that any applicable emission standard contained in a EEPD rule or in a permit issued pursuant to those rules is being violated, it shall require the owner or operator of the emissions unit to conduct compliance tests which identify the nature and quantity of pollutant emissions from the emissions unit and to provide a report on the results of said tests to the EEPD.

[Rule 62-297.310(7) (b), F.A.C.]

SECTION 4. EMISSIONS UNIT SPECIFIC CONDITIONS

A. EU 003

This section of the permit addresses the following emissions unit:

EU No.	Emission Unit Description
003	Boat repair yard consisting of nineteen (19) designated, covered paint sheds, twenty-two (22) bays, three working yards and fifty-two (52) spaces at the River Bend Marine Center.

EMISSIONS STANDARDS

1. Facility-Wide VOC, Total HAP and Individual HAP Emissions. To avoid major source (Title V) applicable standards, the volatile organic compounds (VOCs) emissions shall be less than 75 tons in any consecutive twelve-month period, the individual hazardous air pollutant (HAP) emissions shall be less than 10 tons in any consecutive twelve-month period and the total HAP emissions shall be less than 25 tons in any consecutive twelve-month period.

[Rule 62-4.070(3), F.A.C., construction permit application received August 25, 2017]

RECORDKEEPING AND REPORTING REQUIREMENTS

2. VOC Content: The owner or operator shall determine the VOC content of all solvent based materials, coatings, and solvents used, and shall monitor the usage of such materials at the referenced emission unit by recording and maintaining the following information:
 - a. The VOC content for each material containing or emitting VOC.
 - b. The material utilization rate monthly, for all materials containing or emitting VOC used at the referenced emission unit.
 - c. The total monthly VOC emission rates for each material, calculated from the monthly material utilization rates and the VOC content, calculated for the preceding month no later than 20 days after the end of that month.
 - d. A rolling consecutive 12-month total emission rate for VOC, calculated from the monthly totals for the previous twelve calendar months.
 - e. Maintain Material Safety Data Sheets (MSDS) for all volatile materials utilized.

[Rule 62-4.070(3), F.A.C.]

3. Total and Individual HAP Content: The owner or operator shall determine the total and individual HAP contents of all solvent based materials, coatings, and solvents used, and shall monitor the usage of such materials at the referenced emission unit by recording and maintaining the following information:
 - a. The individual and total HAP contents for each material containing or emitting HAPs.
 - b. The material utilization rate monthly, for all materials containing or emitting HAPs used at the referenced emission unit.
 - c. The individual and total monthly HAP emission rates for each material, calculated from the monthly material utilization rates and the individual and total HAP content, calculated for the preceding month no later than 10 days after the end of that month.
 - d. A rolling consecutive 12-month total emission rate for individual and total HAPs, calculated from the monthly totals for the previous twelve calendar months.
 - e. Maintain Material Safety Data Sheets (MSDS) for all volatile materials utilized.

[Rule 62-4.070(3), F.A.C.]

4. The permittee shall maintain the records required by this permit for a period of five (5) years from the date the records were created and be made available for EEPD staff review, if necessary.
[Rule 62-4.070(3), F.A.C.]
5. The permittee shall notify EEPD of any change in products and submit new material safety data sheets (MSDS) for approval prior to use. [Rule 62-4.070(3), F.A.C.]