



# Florida Department of Environmental Protection

Central District  
3319 Maguire Boulevard, Suite 232  
Orlando, Florida 32803-3767

Rick Scott  
Governor

Jennifer Carroll  
Lt. Governor

Herschel T. Vinyard Jr.  
Secretary

*Electronically Sent- Received Receipt Requested*

Mr. Bryant Luke, VP Operations  
Gate Precast Company  
810 Sawdust Trail  
Kissimmee, FL 34744

Re: Project No. 0970074-005-AC  
Gate Precast - Kissimmee  
Minor Source Air Construction Permit  
Project: Concrete Batch Plants and Blasting Operations

Dear Mr. Luke:

On June 14, 2011, you submitted an application requesting an air construction permit for the operation of two concrete batch plants and blasting operations at the facility. This facility is located in Osceola County at 810 Sawdust Trail in Kissimmee, Florida. Enclosed are the following documents: the Technical Evaluation and Preliminary Determination; the Draft Permit and Appendices; the Written Notice of Intent to Issue Air Permit; and the Public Notice of Intent to Issue Air Permit. The Public Notice of Intent to Issue Air Permit is the actual notice that you must have published in the legal advertisement section of a newspaper of general circulation in the area affected by this project. If you have any questions, please contact the project engineer, Ms. Natrevia Gradney, at 407-897-2933.

Sincerely,

A handwritten signature in blue ink that reads 'Caroline D. Shine'. The signature is written in a cursive style and is positioned above a horizontal line.

Caroline D. Shine  
District Air Program Administrator  
Central District

Enclosures

CDS/jr/ng

**WRITTEN NOTICE OF INTENT TO ISSUE AIR PERMIT**

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*In the Matter of an  
Application for Air Permit by:*

Gate Precast Company  
810 Sawdust Trail  
Kissimmee, FL 34744

Project No. 0970074-005-AC  
Minor Source Air Construction  
Permit  
Osceola County, Florida

*Authorized Representative:*  
Mr. Bryant Luke, VP Operations

Gate Precast-Kissimmee  
Project: Concrete Batch Plants and  
Blasting Operations

**Facility Location:** Gate Precast Company operates the existing Gate Precast-Kissimmee facility, which is located in Osceola County at 810 Sawdust Trail in Kissimmee, Florida.

**Project:** The applicant proposes to surrender the facility's air general permit and will be permitted under an air construction permit. Details of the project are provided in the application and the enclosed Technical Evaluation and Preliminary Determination.

**Permitting Authority:** Applications for air construction and operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210, and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Department of Environmental Protection's Air Resource Management Section in the Central District Office. The Permitting Authority's physical address is: 3319 Maguire Blvd., Ste. 232, Orlando, Florida 32803-3767. The Permitting Authority's mailing address is: 3319 Maguire Blvd., Ste. 232, Orlando, Florida 32803-3767. The Permitting Authority's telephone number is 407/893-3334.

**Project File:** A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application, and the information submitted by the applicant, exclusive of confidential records under Section 403.111, F.S. Interested persons may contact the Permitting Authority's project review engineer for additional information at the address or phone number listed above.

**Notice of Intent to Issue Permit:** The Permitting Authority gives notice of its intent to issue an air permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of the proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296, and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

**Public Notice:** Pursuant to Section 403.815, F.S. and Rules 62-110.106 and 62-210.350, F.A.C., you (the applicant) are required to publish at your own expense the enclosed Public Notice of

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Gate Precast Company  
Gate Precast - Kissimmee

Project No. 0970074-005-AC  
Project Name: Concrete Batch Plants  
& Blasting Operations

Intent to Issue Air Permit (Public Notice). The Public Notice shall be published one time only as soon as possible in the legal advertisement section of a newspaper of general circulation in the area affected by this project. The newspaper used must meet the requirements of Sections 50.011 and 50.031, F.S. in the county where the activity is to take place. If you are uncertain that a newspaper meets these requirements, please contact the Permitting Authority at above address or phone number. Pursuant to Rule 62-110.106(5) and (9), F.A.C., the applicant shall provide proof of publication to the Permitting Authority at the above address within 7 days of publication. Failure to publish the notice and provide proof of publication may result in the denial of the permit pursuant to Rule 62-110.106(11), F.A.C.

**Comments:** The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of the 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

**Petitions:** A person whose substantial interests are affected by the proposed permitting 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 with (received by) the Department's Agency Clerk in the Office of General Counsel of the Department of Environmental Protection at 3900 Commonwealth Boulevard, Mail Station #35, Tallahassee, Florida 32399-3000 (Telephone: 850/245-2241). Petitions filed by the applicant or any of the parties listed below must be filed within 14 days of receipt of this Written Notice of Intent to Issue Air Permit. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the attached Public Notice or within 14 days of receipt of this Written Notice of Intent to Issue Air Permit, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall 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 (in a proceeding initiated by another party) 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.

A petition that disputes the material facts on which the Permitting Authority'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 when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the

**WRITTEN NOTICE OF INTENT TO ISSUE AIR PERMIT**

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agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the 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 Permitting Authority's final action may be different from the position taken by it in this Written Notice of Intent to Issue Air Permit. 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.

Executed in Orange County, Florida.



Caroline D. Shine  
District Air Program Administrator  
Central District

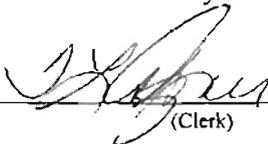
**CERTIFICATE OF SERVICE**

The undersigned duly designated deputy agency clerk hereby certifies that this Written Notice of Intent to Issue Air Permit package (including the Written Notice of Intent to Issue Air Permit, the Public Notice of Intent to Issue Air Permit, the Technical Evaluation and Preliminary Determination and the Draft Permit) 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 Aug. 3, 2011 to the persons listed below.

- Mr. Bryant Luke, Gate Precast Company ([bluke@gateprecast.com](mailto:bluke@gateprecast.com))
- Mr. Stephen Alexander, P.E., Whitmer Environmental Services ([steveair57@yahoo.com](mailto:steveair57@yahoo.com))
- Mr. Dickson Dibble, DARM Office ([Dickson.Dibble@dep.state.fl.us](mailto:Dickson.Dibble@dep.state.fl.us))

Clerk Stamp

**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)      8/3/11 (Date)

## PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Florida Department of Environmental Protection  
Air Resource Management, Central District Office  
Draft Minor Source Air Construction Permit  
Project No. 0970074-005-AC  
Gate Precast Company, Gate Precast-Kissimmee  
Osceola County, Florida

**Applicant:** The applicant for this project is Gate Precast Company. The applicant's authorized representative and mailing address is:

Mr. Bryant Luke, VP Operations  
Gate Precast Company, Gate Precast-Kissimmee  
810 Sawdust Trail  
Kissimmee, FL 34744

**Facility Location:** Gate Precast Company operates the existing Gate Precast-Kissimmee facility, which is located in Osceola County at 810 Sawdust Trail in Kissimmee, Florida.

**Project:** The applicant proposes to surrender the facility's air general permit and will be permitted under an air construction permit.

**Permitting Authority:** Applications for air construction and operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Department of Environmental Protection's Air Resource Management Section in the Central District Office. The Permitting Authority's physical address is: 3319 Maguire Blvd., Ste. 232, Orlando, FL 32803-3767. The Permitting Authority's mailing address is: 3319 Maguire Blvd., Ste. 232, Orlando, FL 32803-3767. The Permitting Authority's telephone number is 407/897-2931.

**Project File:** A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site:  
<http://www.dep.state.fl.us/air/emission/apds/default.asp>.

**Notice of Intent to Issue Air Permit:** The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

**Comments:** The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of this Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of the 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

**Petitions:** A person whose substantial interests are affected by the proposed permitting 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 with (received by) the Department's Agency Clerk in the Office of General Counsel of the Department of Environmental Protection at 3900 Commonwealth Boulevard, Mail Station #35, Tallahassee, Florida 32399-3000 (Telephone: 850/245-2241). Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S. must be filed within 14 days of publication of this Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall 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 (in a proceeding initiated by another party) 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.

A petition that disputes the material facts on which the Permitting Authority'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 rights will be affected by the agency determination; (c) A statement of when and how the petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the 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 Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. 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 for this proceeding.



**TECHNICAL EVALUATION  
&  
PRELIMINARY DETERMINATION**

**APPLICANT**

Gate Precast Company  
810 Sawdust Trail  
Kissimmee, FL 34744

Gate Precast-Kissimmee facility

Facility ID No. 0970074

**PROJECT**

Project No. 0970074-005-AC  
Application for Air Construction Permit  
Project Name: Concrete Batch and Blasting Operation

**COUNTY**

Marion County, Florida

**PERMITTING AUTHORITY**

Florida Department of Environmental Protection  
Air Resource Management  
Central District Office  
3319 Maguire Blvd., Ste. 232, Orlando, FL 32803-3767

July 04, 2011 and August 2 & 3, 2011

Prepared by Jeffrey Rustin, P.E.

# TECHNICAL EVALUATION AND PRELIMINARY DETERMINATION

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## GENERAL PROJECT INFORMATION

### **Air Pollution Regulations**

Projects at stationary sources with the potential to emit air pollution are subject to the applicable environmental laws specified in Section 403 of the Florida Statutes (F.S.). The statutes authorize the Department of Environmental Protection (Department) to establish regulations regarding air quality as part of the Florida Administrative Code (F.A.C.), which includes the following applicable chapters: 62-4 (Permits); 62-204 (Air Pollution Control – General Provisions); 62-210 (Stationary Sources – General Requirements); 62-212 (Stationary Sources – Preconstruction Review); 62-213 (Operation Permits for Major Sources of Air Pollution); 62-296 (Stationary Sources – Emission Standards); and 62-297 (Stationary Sources – Emissions Monitoring). Specifically, air construction permits are required pursuant to Rules 62-4, 62-210 and 62-212, F.A.C.

In addition, the U. S. Environmental Protection Agency (EPA) establishes air quality regulations in Title 40 of the Code of Federal Regulations (CFR). Part 60 specifies New Source Performance Standards (NSPS) for numerous industrial categories. Part 61 specifies National Emission Standards for Hazardous Air Pollutants (NESHAP) based on specific pollutants. Part 63 specifies NESHAP based on the Maximum Achievable Control Technology (MACT) for numerous industrial categories. The Department adopts these federal regulations on a quarterly basis in Rule 62-204.800, F.A.C.

### **Glossary of Common Terms**

Because of the technical nature of the project, the permit contains numerous acronyms and abbreviations, which are defined in Appendix A of this permit.

#### I. Project Description:

##### A. Applicant:

Mr. Bryant Luke, VP Operations  
Gate Precast  
810 Sawdust Trail  
Kissimmee, FL 34744

## TECHNICAL EVALUATION AND PRELIMINARY DETERMINATION

B. Professional Engineer:

Mr. Stephen Alexander, P.E.  
Whitmer Environmental Services  
11516-3 San Jose Blvd.  
Jacksonville, FL 32223

C. Project Location:

Gate Precast - Kissimmee  
810 Sawdust Trail  
Kissimmee, FL 34744

D. Project Summary:

The purpose of this project is to permit the facility under an air construction instead of an AG (Air General) Permit. Later, the applicant will submit an air operation permit application. Compliance testing listed in the construction permit would need to be completed before the operation permit is issued.

E. Application Information:

Application Received (including fee) on: 07/13/11  
Application Complete: 07/13/11

II. PSD Applicability for Project

The project is not subject to PSD preconstruction review.

III. Rule Applicability

This project is subject to the preconstruction review requirements of Chapter 403, Florida Statutes and Chapters 62-204 through 62-297, Florida Administrative Code (F.A.C.), as indicated below.

Subject to:	Y/N	Comments
Rule 62-210.300, F.A.C. - Project Not Subject to Prevention of Significant Deterioration or Nonattainment Requirements, F.A.C.	Y	Not exempt from general permitting requirements.
Rule 62-212.400, F.A.C. - Prevention of Significant Deterioration	N	Facility is not a PSD major source.
Rule 62-296.320(4), F.A.C. - General Particulate Emission Limiting Standards	Y	Facility could be a source of unconfined particulate matter emissions.

Company Name: Gate Precast Company  
Plant Name: Gate Precast - Kissimmee

Project No. 0970074-005-AC  
Project Name: Air Construction Permit

**TECHNICAL EVALUATION AND PRELIMINARY DETERMINATION**

Subject to:	Y/N	Comments
Rules 62-296.320(1) and (2), F.A.C. - General Pollutant Emission Limiting Standards (VOCs and Odor)	Y	Facility is subject to standards, but the facility is a primarily a particulate source and do not anticipate significant VOC emissions. Do not anticipate significant odors from the facility.
Rule 62-296.400, F.A.C. - Stationary Source Emission Standards	N	There is no applicable source category.
Rule 62-296.500, F.A.C. - Reasonably Available Control Technology (VOC)	N	Osceola County is an attainment area for ozone.
Rule 62-296.700, F.A.C. - Reasonably Available Control Technology (PM)	N	There is no applicable source category.
Rule 62-204.800, F.A.C. - Standards of Performance for New Stationary Sources (NSPS)	N	There is no applicable source category.
Rule 62-204.800, F.A.C. National Emission Standard for Hazardous Air Pollutants (NESHAPS - 40 CFR 61)	N	There is no applicable source category.
Rule 62-204.800, F.A.C. National Emission Standard for Hazardous Air Pollutants for Source Categories a.k.a. MACT (NESHAPS - 40 CFR 63)	N	There is no applicable source category.
Chapter 62-213, F.A.C. - Operation Permits for Major Sources of Air Pollution	N	Facility is a minor source.
Rule 62-297.310, F.A.C. - General Compliance Test Requirements, F.A.C.	Y	Emission Unit (EU) No. 001 and No. 002 requires annual VE testing.

IV. Summary of Emissions

Pollutant	EU No. and brief description	Potential Emissions (tpy)	Allowable Emissions (tpy, opacity)
PM	001- Concrete Batch Plant *	0.0863*	
	002- Blasting Operation	40.5	
	<b>Facility Total</b>	<b>40.50863</b>	
VE	001- Concrete Batch Plants (2)		less than 5 percent opacity
	002- Blasting Operation		less than 20 percent opacity

\*Note: Emissions for cement are controlled with baghouse.

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## TECHNICAL EVALUATION AND PRELIMINARY DETERMINATION

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V. Federal NSPS and/or NESHAP Provisions

Not Applicable.

VI. Conclusions

The emission limits proposed by the applicant will meet all of the requirements of Chapters 62-204 through 297, F.A.C.

The General and Specific Conditions listed in the proposed permit (attached) will assure compliance with all the applicable requirements of Chapters 62-204 through 297, F.A.C.

VI. Preliminary Determination

The Department makes a preliminary determination that the proposed project will comply with all applicable state and federal air pollution regulations as conditioned by the draft permit. This determination is based on a technical review of the complete application, reasonable assurances provided by the applicant, and the conditions specified in the draft permit. Additional details of this analysis may be obtained by contacting the project engineer at the Florida Department of Environmental Protection Air Resource Management, Central District Office, 3319 Maguire Blvd., Ste. 232, Orlando, FL 32803-3767, 407-893-3334.

Pursuant to Section 403.087, Florida Statutes and Section 62-4.070, Florida Administrative Code, the Department hereby gives notice of its intent to issue a permit for the aforementioned air pollution sources in accordance with the draft permit and its conditions as stipulated (see attached).





# Florida Department of Environmental Protection

Central District  
3319 Maguire Boulevard, Suite 232  
Orlando, Florida 32803-3767

Rick Scott  
Governor

Jennifer Carroll  
Lt. Governor

Herschel T. Vinyard Jr.  
Secretary

*Electronically Sent- Received Receipt Requested*

## DRAFT PERMIT

### PERMITTEE

Gate Precast Company  
810 Sawdust Trail  
Kissimmee, FL 34744

Authorized Representative:  
Mr. Bryant Luke, VP Operations

Air Permit No. 0970074-005-AC  
Permit Expires: 09/30/2012  
Site Name: Gate Precast-Kissimmee  
Minor Source Air Construction Permit  
Project Name: Concrete Batch Plants &  
Blasting Operations

This is the final air construction permit, which authorizes operation of two concrete batch plants and blasting operations. The work will be conducted at the Gate Precast-Kissimmee Site (Standard Industrial Classification No. 3273). The facility is located in Osceola County at 810 Sawdust Trail in Kissimmee, Florida. The UTM coordinates are Zone 17, 461.16 km East, and 3134.05 km North.

This final permit is organized by the following sections:

- Section 1. General Information
- Section 2. Administrative Requirements
- Section 3. Facility-wide and Emissions Unit Specific Conditions
- 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.

This air pollution permit is issued under the provisions of: Chapter 403 of the Florida Statutes (F.S.) and Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297 of the Florida Administrative Code (F.A.C.). The permittee is authorized to conduct the proposed work in accordance with the conditions of this permit. This project is subject to the general preconstruction review requirements in Rule 62-212.300, F.A.C. and is not subject to the preconstruction review requirements for major stationary sources in Rule 62-212.400, F.A.C. for the Prevention of Significant Deterioration (PSD) of Air Quality.

Upon issuance of this final permit, any party to this order has the right to seek judicial review of it under Section 120.68 of the Florida Statutes by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the clerk of the Department of Environmental Protection in the Office of General Counsel (Mail Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida, 32399-3000) and by filing a copy of the notice of appeal 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 Department.

Executed in Orange County, Florida

*DRAFT*

Caroline D. Shine District Air Program Administrator Central District	Effective Date
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**CERTIFICATE OF SERVICE**

The undersigned duly designated deputy agency clerk hereby certifies that this Final Air Permit package (including the Final Determination, the Final Permit and the Appendices) 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 \_\_\_\_\_ to the persons listed below.

- Mr. Bryant Luke, Gate Precast Company ([bluke@gateprecast.com](mailto:bluke@gateprecast.com))
- Mr. Stephen Alexander, P.E., Whitmer Environmental Services ([steveair57@yahoo.com](mailto:steveair57@yahoo.com))
- Mr. Dickson Dibble, DARM Office ([Dickson.Dibble@dep.state.fl.us](mailto:Dickson.Dibble@dep.state.fl.us))

Clerk Stamp

**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.

*DRAFT*

(Clerk)	(Date)
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**SECTION 1. GENERAL INFORMATION (DRAFT)**

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**FACILITY AND PROJECT DESCRIPTION**

**Gate Precast-Kissimmee**

The facility is a concrete batching plant that manufactures concrete, architectural panels for building cladding.

The existing facility consists of the following emissions units:

Facility ID No. 0970074	
ID No.	Emission Unit Description
001	(2) Concrete Batch Plants with Baghouses
002	Blasting Operation

**Project Description and Proposed Emission Units**

This project authorizes the facility to surrender its air general permit to be permitted under an air construction permit.

*NOTE: Please reference the Permit No., Facility ID, and Emission Unit ID in all correspondence, test report submittals, applications, etc.*

**FACILITY REGULATORY CLASSIFICATION**

- The facility is not a major source of hazardous air pollutants (HAP).
- The facility has no 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 213, F.A.C.
- The facility is not a major stationary source in accordance with Rule 62-212.400(PSD), F.A.C.

**PERMIT HISTORY/AFFECTED PERMITS**

Replaces Permit No. 0970074-004-AG.

## SECTION 2. ADMINISTRATIVE REQUIREMENTS (DRAFT)

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1. Permitting Authority: The permitting authority for this project is the Florida Department of Environmental Protection, Central District Air Resource Management Section. The Central District's mailing address and phone number is:

Florida Department of Environmental Protection  
Central District Office  
Air Resource Management Section  
3319 Maguire Blvd., Ste. 232  
Orlando, FL 32803-3767 Telephone: (407)897-4100

All documents related to applications for permits shall be submitted to the above address.

2. Compliance Authority: All documents related to compliance activities such as reports, tests, and notifications shall be submitted to the Central District Air Resource Management Section (see above mailing address and phone number).
3. Appendices: The following Appendices are attached as part of this permit:
- a. Appendix A. Citation Formats and Glossary of Common Terms;
  - b. Appendix B. General Conditions;
  - c. Appendix C. Common Conditions; and
  - d. Appendix D. Common Testing Requirements.
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: Unless otherwise exempt by rule, the permittee shall not initiate any construction, reconstruction, or modification at the facility and shall not install/modify any pollution control device at the facility without obtaining prior authorization from the Department. Modification is defined as: Any physical change or changes in the method of operations or addition to a facility that would result in an increase in the actual emissions of any air pollutant subject to air regulations, including any not previously emitted, from any emission unit or facility.  
[Rules 62-210.200 - Definition of "Modification" and 62-210.300(1)(a), F.A.C.]
7. Application for Non-Title V Air Operation Permit: This permit authorizes construction or modification of the permitted emissions unit(s) and initial operation to determine compliance with Department rules. A Non-Title V air operation permit is required for continued operation of the permitted emissions unit(s). The permittee shall apply for a Non-Title V air operation permit

## SECTION 2. ADMINISTRATIVE REQUIREMENTS (DRAFT)

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at least 90 days prior to expiration of this permit. To apply for a Non-Title V air operation permit, the applicant shall submit the following:

- a. the appropriate permit application form (*see current version of Rule 62-210.900, F.A.C. (Forms and Instructions), and/or FDEP Division of Air Resource Management website at: <http://www.dep.state.fl.us/air/>*);
- b. the appropriate operation permit application fee from Rule 62-4.050(4)(a), F.A.C.;
- c. a copy of the most recent compliance test report(s) required by Specific Condition No. **A.11.**, if not previously submitted; and
- d. copies of the most recent two months of records/logs specified in Specific Condition No(s). **A.12.** and **B.7.**

The application shall be submitted to the Permitting Authority.

[Rules 62-4.030, 62-4.050, and 62-4.220, F.A.C.]

**SECTION 3. FACILITY-WIDE AND EMISSIONS UNIT SPECIFIC CONDITIONS (DRAFT)**

**A. EU No. 001-Two Concrete Batch Plants with Baghouses and Facility-Wide Conditions**

This section of the permit addresses the following emissions unit.

ID No.	Emission Unit Description
001	<p>This emissions unit consists of two (2) concrete batch plants that process aggregate, sand, and cement:</p> <ul style="list-style-type: none"><li>- Batch Plant No. 1: A 50-ton silo for white and gray cement used in facing; and</li><li>- Batch Plant No. 2: Two (2) 50-ton silos for gray cement used in backing.</li></ul> <p>Particulate matter (PM) emissions from the cement operations are controlled with a baghouse.</p> <p>Wet concrete is manufactured in the batch plants and conveyed to the Manufacturing Building where it is poured into forms and made into panels. The completed panels are allowed to cure on a concrete pad under shelter at the east end of the Manufacturing Building. Once cured, the panels are moved to the blasting area west of the Manufacturing Building where they are blasted.</p>

**PERFORMANCE RESTRICTIONS**

A.1. Permitted Capacity: The maximum process rate for each material processed shall not exceed the following:

Material	Process Rate (tons/any consecutive 12-month period)
Aggregate	20,400
Sand	12,000
Cement	6,600

[Rule 62-210.200(PTE), F.A.C.]

A.2. Restricted Operation: The hours of operation for the concrete batch plants are limited to 3,120 hours per year. [Rules 62-4.070(3) and 62-210.200(PTE), F.A.C.]

A.3. Circumvention: The permittee shall not circumvent the facility air pollution control equipment or allow the emission of air pollutants without this equipment operating properly. [Rule 62-210.650, F.A.C.]

**EMISSIONS STANDARDS**

A.4. Visible Emissions (VE) Limitation: Emissions from silos, weigh hoppers (batchers), and other enclosed storage and conveying equipment shall be controlled to the extent necessary to limit visible emissions to 5 percent opacity. Visible emissions from the facility, excluding concrete batch plants, are limited to less than 20 percent opacity. [Rule 62-296.414 and 62-296.320(4)(b)1., F.A.C.]

## SECTION 3. FACILITY-WIDE AND EMISSIONS UNIT SPECIFIC CONDITIONS (DRAFT)

### A. EU No. 001-Two Concrete Batch Plants with Baghouses and Facility-Wide Conditions

- A.5. Unconfined Emissions: The owner or operator shall take reasonable precautions to control unconfined emissions from hoppers, storage and conveying equipment, conveyor drop points, truck loading and unloading, roads, parking areas, stock piles, and yards. Reasonable precautions may include, but are not limited to, the following:
- a) Paving and maintenance of roads, parking areas, and yards.
  - b) Application of water or environmentally safe dust-suppressant chemicals, when necessary, to control emissions.
  - c) Use of paving or other asphaltic materials.
  - d) Removal of particulate matter from paved roads and/or other paved areas by vacuum cleaning or wetting prior to sweeping.
  - e) Covering of trucks, trailers, front end loaders and other vehicles or containers to prevent spillage of particulate matter during transport.
  - f) Use of mulch, hydro seeding, grassing and/or other vegetative ground cover on barren areas to prevent or reduce particulate matter from being windblown.
  - g) Use of hoods, fans, filters and similar equipment to contain, capture and vent particulate matter.
  - h) Enclosure or covering of conveyor systems.
  - i) Removal of particulate matter from roads and other paved areas under control of the permittee to mitigate reentrainment, and from building or work areas to reduce airbourne particulate matter.
  - j) Reduction of stock pile height or installation of wind breaks to mitigate wind entrainment of particulate matter from stock piles if needed.
  - k) Use of spray bar, chute, or partial enclosure to mitigate emissions at the drop point to the truck.

[Rules 62-296.320(4)(c) and 62-296.414, F.A.C.]

### TESTING REQUIREMENTS

- A.6. Initial Compliance Tests: The baghouse for the emissions units shall be tested to demonstrate initial compliance with the emissions standards for visible emissions specified in Specific Condition No. A.3. The initial tests shall be conducted no later than 180 days after issuance of the final construction permit.

[Rules 62-4.070(3), 62-297.310(7)(a)1, and 62-296.414, F.A.C.]

- A.7. Test Requirements: Tests shall be conducted in accordance with the applicable requirements specified in Appendix D (Common Testing Requirements) of this permit.  
[Rule 62-297.310, F.A.C.]

**SECTION 3. FACILITY-WIDE AND EMISSIONS UNIT SPECIFIC CONDITIONS (DRAFT)**

**A. EU No. 001-Two Concrete Batch Plants with Baghouses and Facility-Wide Conditions**

A.8. Test Method: Required tests shall be performed in accordance with the following reference method.

Method	Description of Method and Comments
EPA Method 9	Visual Determination of the Opacity of Emissions from Stationary Sources

The above method(s) are described in Appendix A of 40 CFR 60 and are adopted by reference in Rule 62-204.800, F.A.C. No other method(s) may be used unless prior written approval is received from the Department.

[Rules 62-204.800 and 62-297.100, F.A.C.; and Appendix A of 40 CFR 60]

A.9. Operating Rate During Testing: Visible emissions tests of the baghouse shall be conducted while loading the silo at a rate that is representative of the normal silo loading rate. The minimum loading rate shall be 25 tons per hour unless such rate is unachievable in practice. If emissions from the batching operation are also controlled by the baghouse, the batching operation shall be in operation during the visible emissions test. The batching rate during the emissions test shall be representative of the normal batching rate and duration.

[Rule 62-296.414(3)(c), F.A.C.]

**NOTIFICATION REQUIREMENTS**

A.10. Test Notification: The permittee shall notify the Compliance Authority, at least 15 days prior to the date on which each formal compliance test is to begin of the date, time, and place of each such test, and the test contact person who will be responsible for coordinating and having such test conducted for the owner or operator. [Rule 62-297.310(7)(a)9., F.A.C.]

**RECORDS AND REPORTS**

A.11. Test Reports: The permittee shall prepare and submit reports for all required tests in accordance with the requirements specified in Appendix D (Common Testing Requirements) of this permit. Each test report shall include the actual silo loading rate during emissions testing and, if applicable, whether or not batching occurred during emissions testing. [Rules 62-297.310(8) and 62-296.414, F.A.C.]

A.12. Monthly Log: In order to document continuing compliance with Specific Condition Nos. A.1. and A.2., the following monthly records shall be kept:

- a) Facility name, Facility ID No., Emission unit ID No. and Description (i.e., EU 001, Concrete Batch Plant with Baghouse);
- b) Date (Month and Year of record);
- c) The total monthly process rate for each material processed (in tons), including aggregate, sand, and cement;

**SECTION 3. FACILITY-WIDE AND EMISSIONS UNIT SPECIFIC CONDITIONS (DRAFT)**

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**A. EU No. 001-Two Concrete Batch Plants with Baghouses and Facility-Wide Conditions**

- d) A cumulative total process rate for each material (in tons), including aggregate, sand, and cement, for the most recent consecutive 12-months period; and
- e) Total hours of operation (monthly total).

**Monthly records shall be completed by the end of the following month.**

Note: A consecutive 12 months total is equal to the total for the month in question plus the totals for the eleven months previous to the month in question. A consecutive 12-months total treats each month of the year as the end of a 12-months period. A 12-months total is not a year-to-date total. Facilities or emission units that have not been operating for 12 months should retain 12 months totals using whatever number of months of data are available until such a time as a consecutive 12 months total can be maintained each month.

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

- A.13. Records Retention** - All records shall be recorded in a permanent form suitable for inspection by the Department upon request and shall be kept at the facility for a minimum of the most recent five (5) year period.

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

**DE AND EMISSIONS UNIT SPECI**

**B. EU No. 002-Blasting Operations**

This section of the permit addresses the following emissions unit.

ID No.	Emission Unit Description
002	<p>The sandblasting operations are conducted on the cured concrete architectural panels. A 30-ft. high blast screen is being constructed at the southwest corner of the blasting operations to contain fugitive emissions.</p> <p>After blasting, the finished panels are inspected then moved to the Finished Storage Area. If panels resemble minor defects, they are repaired on the blasting racks through "wet patch" or using wet concrete and then moved to the Finished Storage Area.</p>

**PERFORMANCE RESTRICTIONS**

- B.1. Permitted Capacity:** The maximum process rate for the sandblasting operations shall not exceed 1,500 tons of sand per any consecutive 12-month period.  
[Rule 62-210.200(PTE), F.A.C.]
- B.2. Restricted Operation:** The hours of operation for sandblasting operations are limited to 2,080 hours per any consecutive 12-months period.  
[Rules 62-4.070(3) and 62-210.200(PTE), F.A.C.]

**EMISSIONS STANDARDS**

- B.3. Visible Emissions (VE) Limitation:** Visible emissions from the emission unit are limited to less than 20 percent opacity. However, in order to provide reasonable assurance that the blast screen and other equipment being used are operated properly, visible emissions shall not exceed 15 percent opacity. If this value is exceeded (15 percent opacity), it will not be considered a violation in and of itself, if the opacity is still less than 20 percent, but may indicate that additional control methods, procedures, or training are necessary.  
[Rules 62-4.070(3) and 62-296.320(4)(b)1., F.A.C.]

**TESTING REQUIREMENTS**

- B.4. Initial Compliance Tests:** The emissions unit shall be tested to demonstrate initial compliance with the emissions standards for visible emissions specified in Specific Condition No. B.3. The initial test shall be conducted no later than 180 days after issuance of the final construction permit.  
[Rules 62-4.070(3), 62-297.310(7)(a)1, and 62-296.414, F.A.C.]
- B.5. Test Requirements:** Tests shall be conducted in accordance with the applicable requirements specified in Appendix D (Common Testing Requirements) of this permit.  
[Rule 62-297.310, F.A.C.]
- B.6. Test Method:** Required tests shall be performed in accordance with the following reference method.

**SECTION 3. FACILITY-WIDE AND EMISSIONS UNIT SPECIFIC CONDITIONS (DRAFT)**

**B. EU No. 002-Blasting Operations**

<b>Method</b>	<b>Description of Method and Comments</b>
EPA Method 9	Visual Determination of the Opacity of Emissions from Stationary Sources

The above method(s) are described in Appendix A of 40 CFR 60 and are adopted by reference in Rule 62-204.800, F.A.C. No other method(s) may be used unless prior written approval is received from the Department.

[Rules 62-204.800 and 62-297.100, F.A.C.; and Appendix A of 40 CFR 60]

**RECORDS AND REPORTS**

**B.7. Monthly Log:** In order to document continuing compliance with Specific Condition Nos. **B.1.** and **B.2.**, the following monthly records shall be kept:

- a) Facility name, Facility ID No., Emission unit ID No. and Description (i.e., EU 002, Blasting Operations);
- b) Date (Month and Year of record);
- c) The total monthly amount of sand used in the sandblasting process (in tons);
- d) A cumulative total amount of sand used in the sandblasting process during the most recent consecutive 12-months period (in tons); and
- e) Total hours of operation (monthly total) for sandblasting operations.

**Monthly records shall be completed by the end of the following month.**

Note: A consecutive 12 months total is equal to the total for the month in question plus the totals for the eleven months previous to the month in question. A consecutive 12-months total treats each month of the year as the end of a 12-months period. A 12-months total is not a year-to-date total. Facilities or emission units that have not been operating for 12 months should retain 12 months totals using whatever number of months of data are available until such a time as a consecutive 12 months total can be maintained each month.

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

**B.8. Records Retention** – All records shall be recorded in a permanent form suitable for inspection by the Department upon request and shall be kept at the facility for a minimum of the most recent five (5) year period.

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

