Table 1. Comparison of Alternative Sites to Existing Western Landfill Site

Criteria	Description of Criteria	Alternative Sites			Existing Western Landfill Site
		SR80/US98	Hundley	Okeelanta	
		Rank: 1	*Rank: 2*	*Rank: 3*	
Development and Operating Cost	Development Costs[1]				
	210 Million Cubic Yard (cy) Landfill[2]				
	Phase I Development Cost[3]	$239 M	$246 M	$299 M	$277M
	Buildout Development Cost	$1,180 M	$1,089 M	$1,214 M	$1,382 M
	Buildout Cost per cy Waste	$6.46	$5.96	$6.65	$7.57
	Larger Landfill[4]				
	Buildout Development Cost	$1,754 M	$1,581 M	$ 1,896 M	N/A
	Buildout Cost per cy Waste	$7.23	$6.73	$7.68	N/A
	Operating Costs				
	Maintenance, Equipment, Site Personnel, Utilities, etc.	Negligible site specific variances	Negligible site specific variances	Negligible site specific variances	Negligible site specific variances
	Cover (Daily, Intermediate, Final)	Negligible site specific variances	Negligible site specific variances	Negligible site specific variances	Negligible site specific variances
	Hauling Costs from 20-Mile Bend				
	Distance from 20-Mile Bend (miles)	5.0	3.9	33.8	12.1
	Annual Haul Costs in 2015	$1.5 M	$1.2 M	$10.0 M	$3.6 M
	Annual Haul Costs in 2030	$2.7 M	$2.1 M	$18.4 M	$6.6 M
	Annual Haul Costs in 2060	$9.9 M	$7.7 M	$66.9 M	$23.9 M
	Total 50-year Haul Costs[5]	$147 M	$115 M	$997 M	$357 M
Acquisition Cost	Cost per Acre				
	Prior to 12/31/08	$39,000	$36,250	N/A	N/A
	After 12/31/08	$45,000	$36,250	N/A	N/A
	Estimated Gross Land Acquisition Cost				
	Prior to 12/31/08	$68 M	$54 M	N/A	N/A
	After 12/31/08	$78 M	$54 M	N/A	N/A
	Value of Existing Site upon Sale	$9.9 M	$9.9 M	N/A	N/A
	Net Land Acquisition Cost				
	Prior to 12/31/08	$58 M	$44 M	N/A	N/A
	After 12/31/08	$68 M	$44 M	N/A	N/A
Total Life Cycle Costs[6]	Total Life Cycle Cost	$1,385 M	$1,248 M	$2,211 M	$1,739 M
	Cost per cy of Waste	$7.58	$6.83	$12.16	$9.52
Terms, Conditions and Contingencies	Leaseback	Negotiable	$300/acre/year	$150/acre/year	$130/acre/year
	Contingencies	Price increases to $45,000/acre after 12/31/08	None	Okeelanta to get approvals to use site immediately east for a private 1,000-acre landfill for out-of-County waste	N/A
	Major Encumbrances	100-ft ROW for Vandegrift-Williams Road (May be Abandoned)	12-ft FPL Power Easement (May be Abandoned)	N/A	180-ft FPL Power Easement (Cannot be Abandoned)
	Clean Title?	Yes	Yes	Yes	N/A

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		SR80/US98	Hundley	Okeelanta	
		Rank: 1	*Rank: 2*	*Rank: 3*	
Constructability, Capacity and Operability	Site Access				
	Site Entrance	SR80	CR880	CR827	CR880/Atlantic Sugar Mill Road
	Site Exit	US98	CR880	CR827	CR880/Atlantic Sugar Mill Road
	Access Improvements Needed	Site entrance intersection	Bridge replacement on CR880, Road rehabilitation of 4.5 miles CR880, Site entrance intersection, Bridge over L-13 Canal	Road rehabilitation of 11.2 miles of SR80, Reconstruction of 7.6 miles of CR827, Site entrance intersection, Bridge over Bolles Canal	Bridge replacement on CR880, Road rehabilitation of 4.5 miles CR880, Intersection Improvements at CR880, Reconstruction of Atlantic Sugar Mill Road (8 miles)
	Site Utilities	No existing utilities, Within 5 miles of public water/sewer	No existing utilities, Within 4 miles of public water/sewer	No existing utilities, No feasible connection to existing public utilities	No existing utilities, No feasible connection to existing public utilities
	Ease of Permitting	Negligible differences in permitting requirements by site	Negligible differences in permitting requirements by site	Negligible differences in permitting requirements by site	Negligible differences in permitting requirements by site
	Zoning Compliance	Currently zoned AP, Requires rezoning to PO	Currently zoned AP, Requires rezoning to PO	Currently zoned AP, Requires rezoning to PO	Currently zoned AP, Requires rezoning to PO
	Availability of Fill Materials	Onsite fill available for construction, Existing mining operation within 9 miles	Onsite fill available for construction, Existing mining operation within 6 miles	Onsite fill available for construction, Existing mining operation within 15 miles	Onsite fill available for construction, Existing mining operation within 16 miles
	Additional Capacity of Larger Landfill				
	Volume of Airspace	69 million cy	60 million cy	74 million cy	N/A
	Years	8	7	9	N/A
	Schedule Impacts	Feasible to be Operational by 2015	Feasible to be Operational by 2015	Feasible to be Operational by 2015	Feasible to be Operational by 2015
Proximity/ Impacts to Environmentally Sensitive Areas & CERP Projects	Loxahatchee National Wildlife Refuge	5.6 miles	4.0 miles	21.9 miles	0.3 miles
	J.W Corbett Wildlife Management Area	5.0 miles	6.3 miles	25.8 miles	14.3 Miles
	Lake Okeechobee	12.1 miles	13.5 miles	5.9 miles	17.5 Miles
	CERP Projects/Planned Areas	4.7 miles	4.3 miles	3.0 miles	9.5 Miles
	Other Sensitive Areas	5.0 miles (STA-1W)	0.1 miles (STA-1W)	9.5 miles (STA-5)	1.8 Miles (STA-1W)
	Potential Plan 6 Flow Way	14.4 miles	14.7 miles	0.0 miles (within Flow Way)	14.6 Miles
Proximity/ Impacts to Residents	Number of Households				
	Within 1 mile	0	0	0	0
	Within 5 miles	0	0	0	4
	Within 10 miles	5,447	5,340	5,265	5
	Other Considerations	Located adjacent to two major cross-state thoroughfares: SR80 and US98	The landfill configuration on the Hundley site provides 1.6 miles of buffer from SR80.	Located over five miles from the closest major thoroughfare (US27)	Not in close proximity to residents, major thoroughfares, or the public access areas of the Refuge
		Based upon the current site configuration, there will only be a 200-ft buffer from the toe of the landfill to both SR80 and US98.		The haul route for this site is through downtown Belle Glade. All traffic would travel down Main Street (SR80) through Belle Glade.	

Note: All costs in 2008 dollars

[1] Development costs do not include land acquisition cost

[2] Capacity of landfill airspace is 210 million cy; capacity of waste is 183 million cy

[3] Phase I of the site development includes facilities, site access, construction of Cell 1 (5 years capacity), preparing subgrade for Cell 2 (5 years capacity), and the first phase of the stormwater system.

[4] A second buildout site development plan was prepared to maximize the available landfill space. Additional years of capacity provided under "Constructability, Capacity and Operability."

[5] Haul costs from 2015-2064 determined as net present value with 2.5% discount rate.

[6] Life cycle cost includes buildout development cost of the 210M cy landfill, net land acquisition before 12/31/08, and total 50-yr hauling costs from 20-Mile Bend to each site.