



# FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, FL 32399-2400

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

October 13, 2023

Mr. Justin Roessler, PhD, PE  
Director, Waste  
Solid Waste Director  
Pasco County  
14230 Hays Road  
Spring Hill, Florida 34610  
[jroessler@pascocountyfl.net](mailto:jroessler@pascocountyfl.net)

Re: West Pasco Class III Landfill  
Detailed Closure Cost Estimate Approval  
Permit Number: 26254-003-SO-T3, Polk County  
WACS No: 45799

Dear Mr. Roessler:

This letter is to acknowledge receipt of the subject facility's recalculated detailed closure and long-term care cost estimate dated August 29, 2023 and received September 1, 2023. The cost estimate prepared by JMG Engineering, Inc. provides closing and long-term care costs for Cells 1,2,3 and 4 comprising a total of 20 acres. The recalculated estimate was submitted to comply with Rule 62-701.630(4)(b), Florida Administrative Code, (F.A.C.). The following cost estimate dated August 29, 2023 is **APPROVED for 2023**:

<b>Closing</b>	\$2,024,515.26
<b>Annual Long-term Care</b>	\$104,678.20
<b>Total Long-term Cost (30 years)</b>	\$3,140,346.00

The next annual cost estimate update is due between July 1 and September 1, 2024.

A copy of this estimate will be forwarded to the Financial Coordinator, FDEP, 2600 Blair Stone Road, MS 4565, Tallahassee, Florida 32399-2400. Please work with Susan Eldredge at (850) 245-8740 or [Susan.Eldredge@FloridaDEP.gov](mailto:Susan.Eldredge@FloridaDEP.gov) to assess the facility's compliance with the funding mechanism requirements of Rule 62-701.630, F.A.C. If you have any questions, you may contact me at (850) 850-245-8742.

Most information received or sent by the Department is public record and is placed in OCULUS, an electronic database. You can view this and other documents for this facility at the following link:

Mr. Justin Roessler  
October 13, 202  
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[http://appprod.dep.state.fl.us/WWW\\_WACS/Reports/SW\\_Facility\\_Docs.asp?wacsid=45799](http://appprod.dep.state.fl.us/WWW_WACS/Reports/SW_Facility_Docs.asp?wacsid=45799)

Sincerely,



Philip J. Ciaravella  
Solid Waste Section  
Permitting and Compliance Assistance Program

Enclosure: 2023 Recalculated Cost Estimate Form for West Pasco Class III Landfill

cc: Jason Gorrie, P.E. JMG Engineering  
El Kromhout, P.G., FDEP  
Susan Eldredge, FDEP  
Emily Wargo, FDEP

[jason@jmg-eng.com](mailto:jason@jmg-eng.com)  
[Elizabeth.Kromhout@FloridaDEP.gov](mailto:Elizabeth.Kromhout@FloridaDEP.gov)  
[Susan.Eldredge@FloridaDEP.gov](mailto:Susan.Eldredge@FloridaDEP.gov)  
[Emily.Wargo@FloridaDEP.gov](mailto:Emily.Wargo@FloridaDEP.gov)



# Florida Department of Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

DEP Form # 62-701.900(28), F.A.C.  
Form Title: Closure Cost Estimating Form  
For Solid Waste Facilities  
Effective Date: January 6, 2010  
Incorporated in Rule 62-701.630(3), F.A.C.

## CLOSURE COST ESTIMATING FORM FOR SOLID WASTE FACILITIES

Date of DEP Approval: \_\_\_\_\_

### I. GENERAL INFORMATION:

Facility Name: West Pasco Class III Landfill WACS ID: 45799  
 Permit Application or Consent Order No.: 26254-003-SO/T3 Expiration Date: 11/22/2033  
 Facility Address: 14230 Hays Road, Spring Hill, FL 34610  
 Permittee or Owner/Operator: Pasco County Utilities  
 Mailing Address: same

Latitude: 28° 22' 30" Longitude: 82° 34' 00"  
 Coordinate Method: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Collected by: \_\_\_\_\_ Company/Affiliation: \_\_\_\_\_

### Solid Waste Disposal Units Included in Estimate:

Phase / Cell	Acres	Date Unit Began Accepting Waste	Active Life of Unit From Date of Initial Receipt of Waste	If active: Remaining life of unit	If closed: Date last waste received	If closed: Official date of closing
Cell 1	5	Jun 1990	11.92	0	N/A	N/A
Cell 2	5	May 2002	15.52	0	N/A	N/A
Cell 3	5	Jan 2022	~40	~20	N/A	N/A
Cell 4	5	Jul 1990	~40	~20	N/A	N/A
				38 Total		

Total disposal unit acreage included in this estimate: Closure: 20 Long-Term Care: 20

Facility type:  Class I  Class III  C&D Debris Disposal  
 (Check all that apply)  Other: \_\_\_\_\_

### II. TYPE OF FINANCIAL ASSURANCE DOCUMENT (Check type)

- Letter of Credit\*  Insurance Certificate  Escrow Account  
 Performance Bond\*  Financial Test  Form 29 (FA Deferral)  
 Guarantee Bond\*  Trust Fund Agreement

\* - Indicates mechanisms that require the use of a Standby Trust Fund Agreement

Northwest District  
160 Government Center  
Pensacola, FL 32502-5794  
850-595-8360

Northeast District  
7825 Baymeadows Way, Ste. B200  
Jacksonville, FL 32256-7590  
904-807-3300

Central District  
3319 Maguire Blvd., Ste. 232  
Orlando, FL 32803-3767  
407-894-7555

Southwest District  
13051 N. Telecom Pky.  
Temple Terrace, FL 33637  
813-632-7600

South District  
2295 Victoria Ave., Ste. 364  
Fort Myers, FL 33901-3881  
239-332-6975

Southeast District  
400 N. Congress Ave., Ste. 200  
West Palm Beach, FL 33401  
561-681-6600

**III. ESTIMATE ADJUSTMENT**

40 CFR Part 264 Subpart H as adopted by reference in Rule 62-701.630, Florida Administrative Code, (F.A.C.) sets forth the method of annual cost estimate adjustment. Cost estimates may be adjusted by using an inflation factor or by recalculating the maximum costs of closure in current dollars. Select one of the methods of cost estimate adjustment below.

(a) Inflation Factor Adjustment

(b) Recalculated or New Cost Estimates

Inflation adjustment using an inflation factor may only be made when a Department approved closure cost estimate exists and no changes have occurred in the facility operation which would necessitate modification to the closure plan. The inflation factor is derived from the most recent Implicit Price Deflator for Gross National Product published by the U.S. Department of Commerce in its survey of Current Business. The inflation factor is the result of dividing the latest published annual Deflator by the Deflator for the previous year. The inflation factor may also be obtained from the Solid Waste website [www.dep.state.fl.us/waste/categories/swfr](http://www.dep.state.fl.us/waste/categories/swfr) or call the Financial Coordinator at (850) 245-8706.

This adjustment is based on the Department approved closing cost estimate dated: \_\_\_\_\_

Latest Department Approved Closing Cost Estimate:		Current Year Inflation Factor, e.g. 1.02		Inflation Adjusted Closing Cost Estimate:
_____	x	_____	=	_____

This adjustment is based on the Department approved long-term care cost estimate dated: \_\_\_\_\_

Latest Department Approved Annual Long-Term Care Cost Estimate:		Current Year Inflation Factor, e.g. 1.02		Inflation Adjusted Annual Long-Term Care Cost Estimate:
_____	x	_____	=	_____
Number of Years of Long Term Care Remaining:			x	_____
Inflation Adjusted Long-Term Care Cost Estimate:			=	_____

Signature by:  Owner/Operator  Engineer (check what applies)

  
\_\_\_\_\_  
Signature

3825 Henderson Blvd., Suite 604  
\_\_\_\_\_  
Address

Jason Gorrie, P.E., BCEE  
\_\_\_\_\_  
Name & Title

Tampa, FL 33629  
\_\_\_\_\_  
City, State, Zip Code

8/28/2023  
\_\_\_\_\_  
Date

jason@jmg-eng.com  
\_\_\_\_\_  
E-Mail Address

(813) 605-0706  
\_\_\_\_\_  
Telephone Number

**IV. ESTIMATED CLOSING COST (check what applies)**

**Recalculated Cost Estimate**                       **New Facility Cost Estimate**

- Notes: 1. Cost estimates for the time period when the extent and manner of landfill operation makes closing most exp  
 2. Cost estimate must be certified by a professional engineer.  
 3. Cost estimates based on third party suppliers of material, equipment and labor at fair market value.  
 4. In some cases, a price quote in support of individual item estimates may be required.

Description	Unit	Number of Units	Cost / Unit	Total Cost
<b>1. Proposed Monitoring Wells (Do not include wells already in existence.)</b>				
	EA	0	\$0.00	
Subtotal Proposed Monitoring Wells:				
<b>2. Slope and Fill (bedding layer between waste and barrier layer):</b>				
Excavation	CY			
Placement and Spreading	CY	33,880	\$2.00	\$67,760.00
Compaction	CY	33,880	\$3.65	\$123,662.00
Off-Site Material	CY	33,880	\$4.00	\$135,520.00
Delivery	CY			
Subtotal Slope and Fill:				\$326,942.00
<b>3. Cover Material (Barrier Layer):</b>				
Off-Site Clay	CY			
Synthetics - 40 mil	SY	101,640	\$4.95	\$503,118.00
Synthetics - GCL	SY			
Synthetics - Geonet	SY			
Synthetics - Other (explain)				
Subtotal Cover Material:				\$503,118.00
<b>4. Top Soil Cover:</b>				
Off-Site Material	CY			
Delivery	CY	50,820	\$4.00	\$203,280.00
Spread	CY	50,820	\$2.50	\$127,050.00
Subtotal Top Soil Cover:				\$330,330.00
<b>5. Vegetative Layer</b>				
Sodding	SY	101,640	\$3.78	\$384,199.20
Hydroseeding	AC			
Fertilizer	AC	21	\$802.00	\$16,842.00
Mulch	AC			
Other (explain)				
Subtotal Vegetative Layer:				\$401,041.20
<b>6. Stormwater Control System:</b>				
Earthwork	CY			
Grading	SY			
Piping	LF			
Ditches	LF			
Berms	LF			
Control Structures	EA			
Other (explain)				
Subtotal Stormwater Control System:				

Description	Unit	Number of Units	Cost / Unit	Total Cost
<b>7. Passive Gas Control:</b>				
Wells	EA	_____	_____	_____
Pipe and Fittings	LF	_____	_____	_____
Monitoring Probes	EA	_____	_____	_____
NSPS/Title V requirements	LS	1	_____	_____
Subtotal Passive Gas Control:				_____
<b>8. Active Gas Extraction Control:</b>				
Traps	EA	_____	_____	_____
Sumps	EA	_____	_____	_____
Flare Assembly	EA	_____	_____	_____
Flame Arrestor	EA	_____	_____	_____
Mist Eliminator	EA	_____	_____	_____
Flow Meter	EA	_____	_____	_____
Blowers	EA	_____	_____	_____
Collection System	LF	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____
Subtotal Active Gas Extraction Control:				_____
<b>9. Security System:</b>				
Fencing	LF	_____	_____	_____
Gate(s)	EA	_____	_____	_____
Sign(s)	EA	1	\$2,500.00	\$2,500.00
Subtotal Security System:				\$2,500.00
<b>10. Engineering:</b>				
Closure Plan Report	LS	1	\$50,000.00	\$50,000.00
Certified Engineering Drawings	LS	1	\$60,000.00	\$60,000.00
NSPS/Title V Air Permit	LS	1	_____	_____
Final Survey	LS	1	\$10,000.00	\$10,000.00
Certification of Closure	LS	1	\$30,000.00	\$30,000.00
Other (explain) _____	_____	_____	_____	_____
Subtotal Engineering:				\$150,000.00

Description	Hours	Cost / Hour	Hours	Cost / Hour	Total Cost
<b>11. Professional Services</b>					
	Contract Management		Quality Assurance		
P.E. Supervisor	30	\$175.00	30	\$175.00	\$10,500.00
On-Site Engineer	30	\$125.00	380	\$125.00	\$51,250.00
Office Engineer	40	\$125.00	160	\$125.00	\$25,000.00
On-Site Technician	_____	_____	_____	_____	_____
Other (explain) _____	40	\$75.00	40	\$75.00	\$6,000.00
Contract Management	_____	_____	_____	_____	_____

Description	Unit	Number of Units	Cost / Unit	Total Cost
Quality Assurance Testing	LS	1	\$50,000.00	\$50,000.00
Subtotal Professional Services:				\$142,750.00

**Subtotal of 1-11 Above:** \$1,856,681.20

**12. Contingency**      5    % of Subtotal of 1-11 Above      \$92,834.06

Subtotal Contingency: \$92,834.06

**Estimated Closing Cost Subtotal:** \$1,949,515.26

Description	Total Cost
<b>13. Site Specific Costs</b>	
Mobilization	<u>\$75,000.00</u>
Waste Tire Facility	<u>                    </u>
Materials Recovery Facility	<u>                    </u>
Special Wastes	<u>                    </u>
Leachate Management System Modification	<u>                    </u>
Other (explain) _____	<u>                    </u>
Subtotal Site Specific Costs:	<u>\$75,000.00</u>

**TOTAL ESTIMATED CLOSING COSTS (\$):** \$2,024,515.26

**V. ANNUAL COST FOR LONG-TERM CARE**

See 62-701.600(1)a.1., 62-701.620(1), 62-701.630(3)a. and 62-701.730(11)b. F.A.C. for required term length. For landfills certified closed and Department accepted, enter the remaining long-term care length as "Other" and provide years remaining. (Check Term Length)  5 Years  20 Years  30 Years  Other, \_\_\_ Years

- Notes: 1. Cost estimates must be certified by a professional engineer.  
 2. Cost estimates based on third party suppliers of material, equipment and labor at fair market value.  
 3. In some cases, a price quote in support of individual item estimates may be required.

**All items must be addressed.** Attach a detailed explanation for all entries left blank.

Description	Sampling Frequency (Events / Year)	Number of Wells	(Cost / Well) / Event	Annual Cost
<b>1. Groundwater Monitoring [62-701.510(6), and (8)(a)]</b>				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	13	\$1,101.00	\$28,626.00
Annually	1	_____	_____	_____
Subtotal Groundwater Monitoring:				\$28,626.00
<b>2. Surface Water Monitoring [62-701.510(4), and (8)(b)]</b>				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Subtotal Surface Water Monitoring:				_____
<b>3. Gas Monitoring [62-701.400(10)]</b>				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Subtotal Gas Monitoring:				_____
<b>4. Leachate Monitoring [62-701.510(5), (6)(b) and 62-701.510(8)c]</b>				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Other (explain) _____	1	1	\$400.00	\$400.00
Annual TCLP analysis _____				
Subtotal Leachate Monitoring:				\$400.00

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
<b>5. Leachate Collection/Treatment Systems Maintenance</b>				
<u>Maintenance</u>				
Collection Pipes	LF	_____	_____	_____
Sumps, Traps	EA	_____	_____	_____
Lift Stations	EA	_____	_____	_____
Cleaning Tanks	LS	1	\$9,000.00	\$9,000.00
	EA	_____	_____	_____



Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
<b>5. (continued)</b>				
<u>Impoundments</u>				
Liner Repair	SY	_____	_____	_____
Sludge Removal	CY	_____	_____	_____
<u>Aeration Systems</u>				
Floating Aerators	EA	_____	_____	_____
Spray Aerators	EA	_____	_____	_____
<u>Disposal</u>				
Off-site (Includes transportation and disposal)	1000 gallon	<u>450</u>	<u>\$6.08</u>	<u>\$2,736.00</u>
Subtotal Leachate Collection / Treatment Systems Maintenance:				<u>\$11,736.00</u>
<b>6. Groundwater Monitoring Well Maintenance</b>				
Monitoring Wells	LF	_____	_____	_____
Replacement	EA	<u>0.5</u>	<u>\$4,500.00</u>	<u>\$2,250.00</u>
Abandonment	EA	<u>0.5</u>	<u>\$600.00</u>	<u>\$300.00</u>
Subtotal Groundwater Monitoring Well Maintenance:				<u>\$2,550.00</u>
<b>7. Gas System Maintenance</b>				
Piping, Vents	LF	_____	_____	_____
Blowers	EA	_____	_____	_____
Flaring Units	EA	_____	_____	_____
Meters, Valves	EA	_____	_____	_____
Compressors	EA	_____	_____	_____
Flame Arrestors	EA	_____	_____	_____
Operation	LS	<u>1</u>	_____	_____
Subtotal Gas System Maintenance:				_____
<b>8. Landscape Maintenance</b>				
Mowing	AC	<u>180</u>	<u>\$20.00</u>	<u>\$3,600.00</u>
Fertilizer	AC	_____	_____	_____
Subtotal Landscape Maintenance:				<u>\$3,600.00</u>
<b>9. Erosion Control and Cover Maintenance</b>				
Sodding	SY	<u>1,000</u>	<u>\$2.00</u>	<u>\$2,000.00</u>
Regrading	AC	<u>0.125</u>	<u>\$9,600.00</u>	<u>\$1,200.00</u>
Liner Repair	SY	_____	_____	_____
Clay	CY	_____	_____	_____
Subtotal Erosion Control and Cover Maintenance:				<u>\$3,200.00</u>
<b>10. Storm Water Management System Maintenance</b>				
Conveyance Maintenance	LS	<u>1</u>	<u>\$1,800.00</u>	<u>\$1,800.00</u>
Subtotal Storm Water Management System Maintenance:				<u>\$1,800.00</u>
<b>11. Security System Maintenance</b>				
Fences	LS	<u>1</u>	<u>\$1,290.00</u>	<u>\$1,290.00</u>
Gate(s)	EA	_____	_____	_____
Sign(s)	EA	_____	_____	_____
Subtotal Security System Maintenance:				<u>\$1,290.00</u>

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
<b>12. Utilities</b>	LS	1	\$6,000.00	\$6,000.00
			Subtotal Utilities:	\$6,000.00
<b>13. Leachate Collection/Treatment Systems Operation</b>				
<u>Operation</u>				
P.E. Supervisor	HR			
On-Site Engineer	HR			
Office Engineer	HR	24	\$105.00	\$2,520.00
OnSite Technician	HR	200	\$60.00	\$12,000.00
Materials	LS	1		
			Subtotal Leachate Collection/Treatment Systems Operation:	\$14,520.00
<b>14. Administrative</b>				
P.E. Supervisor	HR	24	\$160.00	\$3,840.00
On-Site Engineer	HR	40	\$120.00	\$4,800.00
Office Engineer	HR	40	\$105.00	\$4,200.00
OnSite Technician	HR	80	\$60.00	\$4,800.00
Other surveyor	HR	40	\$95.00	\$3,800.00
			Subtotal Administrative:	\$21,440.00
			<b>Subtotal of 1-14 Above:</b>	\$95,162.00
<b>15. Contingency</b>	10	% of Subtotal of 1-14 Above		\$9,516.20
			Subtotal Contingency:	\$9,516.20

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
<b>16. Site Specific Costs</b>				
			Subtotal Site Specific Costs:	

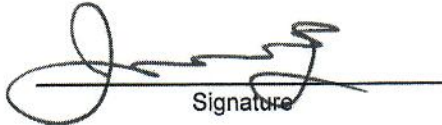
**ANNUAL LONG-TERM CARE COST (\$ / YEAR):** \$104,678.20

Number of Years of Long-Term Care: 30

**TOTAL LONG-TERM CARE COST (\$):** \$3,140,346.00

**VI. CERTIFICATION BY ENGINEER**

This is to certify that the Cost Estimates pertaining to the engineering features of this solid waste management facility have been examined by me and found to conform to engineering principles applicable to such facilities. In my professional judgment, the Cost Estimates are a true, correct and complete representation of the financial liabilities for closing and/or long-term care of the facility and comply with the requirements of Rule 62-701.630 F.A.C. and all other Department of Environmental Protection rules, and statutes of the State of Florida. It is understood that the Cost Estimates shall be submitted to the Department annually, revised or adjusted as required by Rule 62-701.630(4), F.A.C.

  
Signature

3825 Henderson Blvd., Suite 604  
Mailing Address

Jason Gorrie, President  
Name and Title (please type)

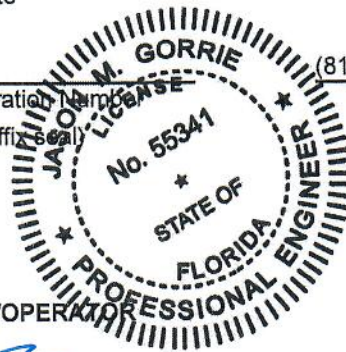
Tampa, FL 33629  
City, State, Zip Code

8/29/2023  
Date

jason@jmg-eng.com  
E-Mail address (if available)

55341  
Florida Registration Number  
(please affix seal)

(813) 605-0706  
Telephone Number



**VII. SIGNATURE BY OWNER/OPERATOR**

  
Signature of Applicant

14855 Softwind Lane  
Mailing Address

Justin Roessler, Director  
Name and Title (please type)

Spring Hill, FL 34610  
City, State, Zip Code

jroessler@pascocountyfl.net  
E-Mail address (if available)

(727) 856-0119  
Telephone Number