



Unsolicited Proposal for Yard Waste to Broward County Commission

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Meeting Date: 8/20/2026

Agenda Item Number: 45.

Broward County Commission Regular Meeting

Director's Name: Leonard Vialpando

Department: Public Works and Environmental Services

Division: Solid Waste & Recycling

Information

Requested Action

MOTION TO DIRECT County Administrator to proceed with further evaluation of the unsolicited public-private partnership proposal submitted by Filthy Organics, Limited Liability Company, for the lease, construction, and operation of a composting facility on County-owned property located at 7101 Southwest 205 Avenue in unincorporated Broward County; and to publish notice of receipt of the unsolicited proposal and accept other proposals for the same project pursuant to the statutory competitive process under Section 255.065(3)(b), Florida Statutes. **(Commission District 1)**

Why Action is Necessary

Board direction is necessary to direct further evaluation of the unsolicited proposal and authorize publication of notice and acceptance of competing proposals pursuant to Section 255.065(3)(b), Florida Statutes.

What Action Accomplishes

Authorizes further evaluation of the unsolicited proposal and initiation of a competitive process under Section 255.065(3)(b), Florida Statutes, including publication of notice and acceptance of competing proposals for the same project.

Goal Related Icon(s)

N/A County Commission

N/A Go Green

N/A MAP Broward

Previous Action Taken

None taken.

Summary Explanation/Background

THE COUNTY ADMINISTRATOR, THE PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT, AND THE SOLID WASTE AND RECYCLING SERVICES DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION.

On May 26, 2026, Broward County ("County") Administration received an unsolicited proposal from Filthy Organics, Limited Liability Company ("Filthy Organics"), to lease, construct, and operate a composting facility on County-owned property located at 7101 Southwest 205 Avenue, in

unincorporated Broward County (see Exhibit 1). Accompanying the proposal was the application fee of \$10,000 required by Section 38.40 of the Broward County Administrative Code.

On May 27, 2026, Filthy Organics was advised that a Cone of Silence had been imposed pursuant to Section 1-266 of the Broward County Code of Ordinances. Additionally, on May 27, 2026, the County Administrator advised the Board by memorandum that County staff would conduct a preliminary review of the proposal, including (1) Filthy Organics' qualifications and experience with projects of similar scale and setting; (2) the financial structure and economic efficiencies of the proposal; and (3) the project's compatibility with regional infrastructure plans.

Summary Proposal

The proposal identifies an approximately eight-acre site located on an active landfill footprint (see Exhibit 2) at 7101 Southwest 205 Avenue in unincorporated Broward County, for the purpose of processing yard trash into compost. This County-owned property, operated by Solid Waste and Recycling Services ("SWRS"), is known as the Broward County Landfill ("BCL") and accepts bulk waste, yard trash, and construction and demolition debris originating from within Broward County. The property is also used as a Temporary Debris Management Site.

Filthy Organics proposes a 20-year ground lease, under which the County would retain ownership of the land and receive annual payments of \$10,000 for the first two years and \$5 per ton of material processed on-site thereafter. During the first two years, the proposed lease payment amounts to \$1,250 per acre annually. After the second year, potential revenue based on \$5 per ton of processed material remains speculative, as the current proposal suggests a starting volume of 25,000 inbound tons per year. The volume and weight of vegetative matter are considerably reduced when processed into compost. If the \$5-per-ton payment applies to processed material, using 25,000 inbound tons as a base and assuming a conservative 50% reduction, the County may receive an annual payment of approximately \$62,500 for the processed material. This revenue may be further reduced due to contamination being removed prior to processing.

The unsolicited proposal's request for a 20-year ground lease with potential renewal options creates an exclusive, long-term commercial opportunity on public land without competitive market testing that could identify other qualified vendors and potential best-value offers. If this proposal advances, the County should consider a shorter initial term, a pilot or demonstration period, or a structure that allows for multiple vendors or competitive opportunities over time. Any extensions or renewals should be at the County's discretion and based on demonstrated performance and continued value.

BCL remains a valuable public asset, and, given valuation concerns, further analysis is required before the County can determine whether the proposed financial terms are cost-effective and provide an overall public benefit. Pursuant to Section 255.065(5)(d), Florida Statutes, the County must perform an independent analysis of the proposed public-private partnership demonstrating its cost-effectiveness and overall public benefit before the procurement process is initiated or before a contract is awarded.

Recommendation

On July 9, 2026, the County Administrator advised the Board by memorandum (see Exhibit 3) of County staff's recommendation to proceed with further evaluation of the proposal and to engage in the public bidding process provided for in Section 255.065(3)(b), Florida Statutes.

If the Board determines that the submission may be further evaluated as an unsolicited proposal for a qualifying project under Section 255.065, Florida Statutes, the County may proceed through either of the following statutory processes:

- 1) Engage in a public bidding process - The County may publish notice in the Florida Administrative Register and in a newspaper of general circulation at least once a week for two weeks stating that the County has received an unsolicited proposal and will accept other proposals for the same project. The County must establish a period for receiving competing proposals that is at least 21 days and no more than 120 days after the initial publication, unless the timeframe is altered by a majority vote of the Board as authorized by statute. A copy of the notice must also be mailed to each local government in the affected area. After the notice period expires, the County must evaluate and rank the proposals received in order of preference and may begin negotiations with the highest-ranked proposer.
- 2) Proceed without a public bidding process - The County may proceed with the proposer's submission without engaging in a public bidding process only after holding a duly noticed public meeting at which the proposal is presented and affected public entities and members of the public are provided an opportunity to comment, followed by a second duly noticed public meeting at which the Board determines that the proposal is in the public's interest after considering the factors specified in Section 255.065(3)(c), Florida Statutes. If the County elects this process, it must also publish the report required by Section 255.065(3)(d), Florida Statutes, in the Florida Administrative Register for at least seven days.

Based on discussions with County staff, the County Administrator recommends that the unsolicited proposal be further evaluated and that the County publish notice of receipt of the proposal and accepts competing proposals for the same project through the statutory public bidding process under Section 255.065(3)(b), Florida Statutes. Before any contract is awarded, the County will perform the independent analysis required by Section 255.065(5)(d), Florida Statutes, demonstrating the cost-effectiveness and overall public benefit of the proposed public-private partnership.

Source of Additional Information

Notosha Austin, Director, Solid Waste and Recycling Services Division, (954) 474-1880

Fiscal Impact

Fiscal Impact/Cost Summary

None. Costs incurred by the County in evaluating the unsolicited proposal are intended to be paid from the application fee submitted by the Proposer and any additional evaluation fees required from the proposer pursuant to Section 255.065, Florida Statutes.



BEAM FURR, Commissioner

Board of County Commissioners District 6
115 S. Andrews Avenue • Fort Lauderdale, Florida 33301
(954) 357-7006

I want to start by framing why we are having this discussion. It speaks to the large goals of our Solid Waste Authority, and where we have been trying to get for the past ten years. That is why it is important to have this discussion thoroughly and patiently, and make sure we are getting everything right.

We have moved passed the place where we just bury or burn all of our garbage. One, Broward County has limited space both at our landfills and the waste to energy plant. Two, between the leachate and emissions we have seen that the old ways are both expensive and difficult to mitigate. Three, there is value in the waste stream, and it would be irresponsible to our constituents if we ignored the science and/or the savings, and didn't do our best to reduce costs and instead try to capture the benefits available. That is why it is so important to look for alternative options. And that is where and why Filthy Organics is here today. And I want to again thank Dustin for being a part of the conversation for these last few years. You have brought a lot of things to the table for us to consider.

Two budget cycles ago, we asked for a consultant, HDR, to analyze the use of our landfill out by US 27, for processing yard waste, glass recycling and construction and debris, (C and D). That report has been attached as additional material. The report provides the feasibility and the blueprint how to move forward to handle hundreds of thousands of tons on an annual basis – preserving our capacity at our waste to energy plant as well as the Monarch Landfill, which if you recall, will not be taking organic material at the end of this year.

It envisions a robust mulching process - grinding, shredding and screening of a large part of our yard waste in this county. The result is a valuable product, depending on how it has been processed, mulch that is used in our own yards, our parks, our medians, our nurseries and a whole host of other places.





BEAM FURR, Commissioner

Board of County Commissioners District 6
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At the high end of use, that which has been sifted the most, is the feedstock for compost, which can be used for soil and gardens and farms. It is both valuable and extremely useful.

Counties throughout the country, regularly give mulch away back to the people and municipalities as a public benefit. Everybody wins. We preserve our capacity in the landfills, and the mulch is available to private yards and public spaces.

The newly established Solid Waste Authority is expected to issue in the very near future, Request for Proposals (RFP) for the processing of yard waste, recycling and municipal solid waste.

So this unsolicited bid comes at an interesting moment – I don't want to say inconvenient or premature, because I can see a pathway where this has benefits. But what it does do, is shake things up and makes this commission, and the SWA, accelerate its thinking on scope and sequence of events.

At the last meeting, I voted against this proposal, not because I don't want to see them succeed, but because I do. I want to understand how and where the feedstock comes from that will propel Filthy Organics to do well. It is only with a guaranteed flow of material, that Filthy Organics can design the size and depth of an operation. You can't build an operation on wishes. You need to know how much material to expect before you begin investing in equipment, distribution and logistics.

That said, what I have not been able to figure out is how, once those RFPs hit the street, does Broward County put the landfill into play. Presently, we have a contractor, Big Dog Express, processing all the yard waste that comes into our landfill. It is a very small amount.





BEAM FURR, Commissioner

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(954) 357-7006

That contract is primarily for commercial yard waste. We're talking around 14,000 tons. There is no flow control that directs all our residential yard waste to the Broward County Landfill. If there was, there could be literally 20 to 30 times that amount of material coming in to be processed. The landfill, according to our consultant, could handle that amount, but it does require planning and preparation.

If the county was interested in operating a mulching operation, the answer is simple. We would respond with a proposal accompanied with the financials required to stand up the facility and run it like a utility – like our water dept – where we simply pass through the cost of doing business. And maybe we include subcontractors like Filthy Organics that specialize in compost.

Or we consider public private partnerships that allow the use of land to stand up and operation and take care of all of this by contract, again with subcontractors like Filthy Organics to specialize in composting.

That decision is coming to our dais sooner than later. Either way, what is important is that we should all know the revenues and cost of businesses where public land is being used. It is important so that we make sure the public benefits are preserved.

But today, we are tasked with deciding on this unsolicited bid. How does this fit into the overall picture? I'm still not sure, but if this is the will of the board, we should be asking how can this overture provide a pathway to the bigger picture?

By creating a solid and well-written lease agreement today, it provides an anchor into using our landfill as a location for the upcoming RFP. If that's possible, then county staff and county attorney should negotiate with those possible endgames in mind.



Broward County Board of County Commissioners

Nan Rich • Mark Bogen • Michael Udine • Lamar Fisher • Steve Geller • Beam Furr • Aleandra Davis • Robert McKinzie • Hazelle Rogers
broward.org

**BEAM FURR, Commissioner**

Board of County Commissioners District 6
115 S. Andrews Avenue • Fort Lauderdale, Florida 33301
(954) 357-7006

That means language that deals with flow control, feedstock, potential partnerships, phasing, and open books, because we don't want to repeat problems from the past. This is our responsibility. Solid waste is our responsibility. And when we delegate it, we are still responsible. Let's go forward with that in mind and make sure that everybody is on the same page.



Broward County Board of County Commissioners

Nan Rich • Mark Bogen • Michael Udine • Lamar Fisher • Steve Geller • Beam Furr • Aleandra Davis • Robert McKinzie • Hazelle Rogers
broward.org



Meeting Date: 9/10/2026

Agenda Item Number: 53.

Broward County Commission Regular Meeting

Director's Name: Leonard Vialpando

Department: Public Works and Environmental Services

Division: Solid Waste & Recycling

Information

Requested Action

MOTION TO RECEIVE presentation of the unsolicited public-private partnership proposal submitted by Filthy Organics, LLC, as supplemented by its August 17, 2026, addendum, to lease, construct, and operate a composting facility on County-owned property located at 7101 SW 205th Avenue, Unincorporated Broward County; to receive comments from affected public entities and members of the public, in accordance with Section 255.065(3)(c), Florida Statutes; and to direct the County Administrator to return the proposal to the Board for the second duly noticed public meeting required by Section 255.065(3)(c), Florida Statutes. **(Commission District 1)**

Why Action is Necessary

Section 255.065(3)(c), Florida Statutes establishes the process whereby responsible public entities may proceed with unsolicited proposals, including presentation of said proposal at a duly noticed public meeting, allowing for public comment by affected public entities and members of the public, and in advance of a determination of public interest by the responsible public entity.

What Action Accomplishes

Satisfies the requirement of Section 255.065(3)(c), Florida Statutes, for the first duly noticed public meeting at which the unsolicited proposal is presented and affected public entities and members of the public are provided an opportunity to comment before the Board makes the public interest determination at the second duly noticed public meeting.

Goal Related Icon(s)

- ☐ County Commission
- ☐ Go Green
- ☐ MAP Broward

Previous Action Taken

On August 20, 2026, the Board voted to proceed with further evaluation of the unsolicited public-partnership proposal submitted by Filthy Organics, LLC (Agenda Item No. 45), pursuant to the public meeting process set forth in Section 255.065(3)(c), Florida Statutes.

Summary Explanation/Background

THE COUNTY ADMINISTRATOR, THE PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT, AND THE SOLID WASTE AND RECYCLING SERVICES DIVISION RECOMMEND

APPROVAL OF THE ABOVE MOTION.

On May 26, 2026, Broward County (“County”) Administration received an unsolicited proposal from Filthy Organics, LLC, (“Proposer”) to lease, construct, and operate a composting facility on County-owned property located at 7101 SW 205th Avenue, Unincorporated Broward County also known as the Broward County Landfill. The Proposer submitted the required application fee of \$10,000, and the Proposer was subsequently notified that a Cone of Silence had been imposed. On August 17, 2026, the Proposer submitted a Cone of Silence communication supplementing and clarifying certain terms of its proposal.

The unsolicited proposal identifies an approximate 8-acre site located within the Broward County Landfill footprint for the purposes of processing yard trash into compost. The Proposer seeks a 20-year ground lease though, but clarified in its August 17, 2026, communication that the proposed 20-year term is a starting point for negotiation. The proposal provides for payment to the County of \$5 per ton of inbound material and initially contemplates approximately 25,000 tons of inbound material annually. The Proposer further clarified that it anticipates approximately 12 months for design, permitting, and licensing, with no revenue to the County during that period, followed by a ramp-up of operations and an anticipated initial annual payment of approximately \$125,000. The Proposer has indicated that it is willing to negotiate adjustments to the financial terms based on intake levels, escalation provisions, and performance guarantees.

In its August 17, 2026, communication, the Proposer also addressed certain operational and environmental considerations identified by County staff, including odor, leachate, vectors, stormwater, fire protection, and site conditions, and stated that such matters could be addressed through project planning, permitting, and negotiation of the comprehensive agreement.

On August 20, 2026, the Board voted to proceed with further evaluation of the proposal pursuant to the process set forth in Section 255.065(3)(c), Florida Statutes, without engaging in a public bidding process.

In accordance with Section 255.065(3)(c), Florida Statutes, this item constitutes the first duly noticed public meeting at which the unsolicited proposal will be presented and affected public entities and members of the public will be provided an opportunity to comment.

A second duly noticed public meeting is proposed for September 22, 2026, at which time the Board may determine whether the proposal is in the public’s interest after considering the factors specified in Section 255.065(3)(c), Florida Statutes. These include:

1. The benefits to the public.
2. The financial structure of and the economic efficiencies achieved by the proposal.
3. The qualifications and experience of the private entity that submitted the proposal and such entity’s ability to perform the project.
4. The project’s compatibility with regional infrastructure plans.
5. Public comments submitted at the first duly noticed public meeting and any additional public comments received for the Board’s consideration.

Staff will prepare proposed findings addressing each of the statutory factors, including the public comments received, for the Board’s consideration at the second duly noticed public meeting.

If the Board determines at the second duly noticed public meeting that the proposal is in the public’s

interest and decides to proceed with the unsolicited proposal, the County will publish in the Florida Administrative Register for at least seven days a report that includes:

1. The public interest determination;
2. Factors considered in making the public interest determination; and
3. The County's findings based on each considered factor.

Further, if the Board determines that the proposal is in the public's interest, the County may continue evaluation and negotiation of a comprehensive agreement with the Proposer, subject to satisfaction of the remaining requirements of Section 255.065, Florida Statutes, and subsequent Board approval of any comprehensive agreement. Before any contract is awarded, the County must also perform the independent analysis required by Section 255.065(5)(d), Florida Statutes, demonstrating the cost-effectiveness and overall public benefit of the proposed public-private partnership.

Source of Additional Information

Notosha Austin, Director, Solid Waste and Recycling Services Division, (954) 474-1880

Fiscal Impact

Fiscal Impact/Cost Summary

No additional fiscal impact is anticipated as a result of this action. Costs incurred by the County in evaluating the unsolicited proposal are intended to be paid from the application fee submitted by the Proposer and any additional evaluation fees required from the Proposer pursuant to Section 255.065, Florida Statutes.



COMPOST · COLLECTION · COMMUNITY

A PROPOSAL TO BROWARD COUNTY

A Composting Facility at the Broward County Landfill.

Diverting 25,000 tons of organic waste per year from landfill to finished compost — in partnership with the County.

CONFIDENTIAL DRAFT

FOR COUNTY REVIEW

PREPARED FOR

Monica Cepero
County Administrator
Broward County Board of
County Commissioners

SUBJECT PROPERTY

Broward County Landfill
7101 SW 205th Ave
Pembroke Pines, FL 33029
Parcel #513903030010

PREPARED BY

Dustin DuBois
President, Filthy Organics, LLC
filthyorganics.com
Broward County, FL

COUNTY ADMINISTRATION

MAY26'26 PM1:06

FROM THE OFFICE OF THE PRESIDENT

MAY 26, 2026

VIA EMAIL: MCEPERO@BROWARD.ORG

A Letter to the County.

ADDRESSED TO

Monica Cepero

County Administrator
Broward County Board
of County Commissioners
15 S. Andrews Avenue
Room 409
Fort Lauderdale, FL 33301

RE

*Broward County Landfill
7101 SW 205th Ave,
Pembroke Pines, FL 33029*

Dear County Administrator Cepero,

Filthy Organics, LLC is an organic waste recycling company based in Broward County, Florida. South Florida is quickly running out of landfill space, and with organics representing approximately **30% of our waste stream**, there is an urgent need for robust composting solutions.

With the goal of supporting the County in managing this growing crisis, Filthy Organics has identified a portion of County-owned property totaling approximately **8 acres** as a well-suited location to construct a new composting facility. We have interest in negotiating with Broward County a **Long-Term Ground Lease** to build and operate a composting site that will service clean green waste generators in and around the County.

Filthy Organics is a Certified County Business Enterprise (CBE) and a Certified Service-Disabled Veteran-Owned Small Business. Our team has been working since 2020 to pave the way for composting as a scalable solution to a large portion of our waste problem, and we have operated a Community-Scale Aerated Static Pile facility in Broward County since 2021 — currently processing approximately **22,000 lbs of organic waste per week**.

To our knowledge, this project would be **the first commercial compost facility in South Florida to operate as a partnership with any local government**. We see that as a significant opportunity for Broward County to be a true leader in our State.

The pages that follow detail the proposal, the site, the operation, the timeline, and the benefits to the County. We believe the proposal herein is extremely beneficial to Broward County, its citizens, and its businesses. Please provide this unsolicited proposal to the Broward County Board of County Commissioners at your earliest convenience.

Thank you.

Sincerely,

Dustin DuBois

President, Filthy Organics, LLC

CONTENTS

What's inside.

This prospectus is organized into a brief overview of the project, the proposed terms, and supporting context on Filthy Organics. Each section is clearly labeled for ease of reference.

01	Project Description	Conceptual design of the composting facility, plan for services, and proposed schedule.	pp. 04-06
02	The Site	Aerial orientation and site specifics within the existing Broward County Landfill.	pp. 07
03	Property & Lease	Proposed method for securing the property interest via long-term ground lease.	pp. 08
04	Financing Plan	Sources of funds, capital structure, and evidence of financial capacity.	pp. 09
05	Fee & Payment Schedule	User fees, lease payments, and the proposed revenue-share methodology.	pp. 10
06	Pricing Validity	Timeframe for which pricing and financial terms remain firm.	pp. 11
07	Contact Information	Name and address for inquiries regarding the proposal.	pp. 12
08	About Filthy Organics	Company background, current partners, and a summary of benefits to the County.	pp. 13-15

Diverting 25,000 tons of organics per year —
on land the County already owns.

§ 1.1 PROJECT DESCRIPTION — CONCEPTUAL DESIGN

A 25,000 TPY composting facility — scalable to 100,000 TPY — on an existing landfill site.

Filthy Organics proposes to design, permit, construct, and operate an Aerated Static Pile (ASP) composting facility on approximately eight acres within the Broward County Landfill at 7101 SW 205th Ave, Pembroke Pines, FL 33029 (Parcel #513903030010). The facility is designed to start at 25,000 TPY and is engineered to scale up to 100,000 TPY within the same footprint as County diversion needs grow.

20 yr

GROUND LEASE

8 ac

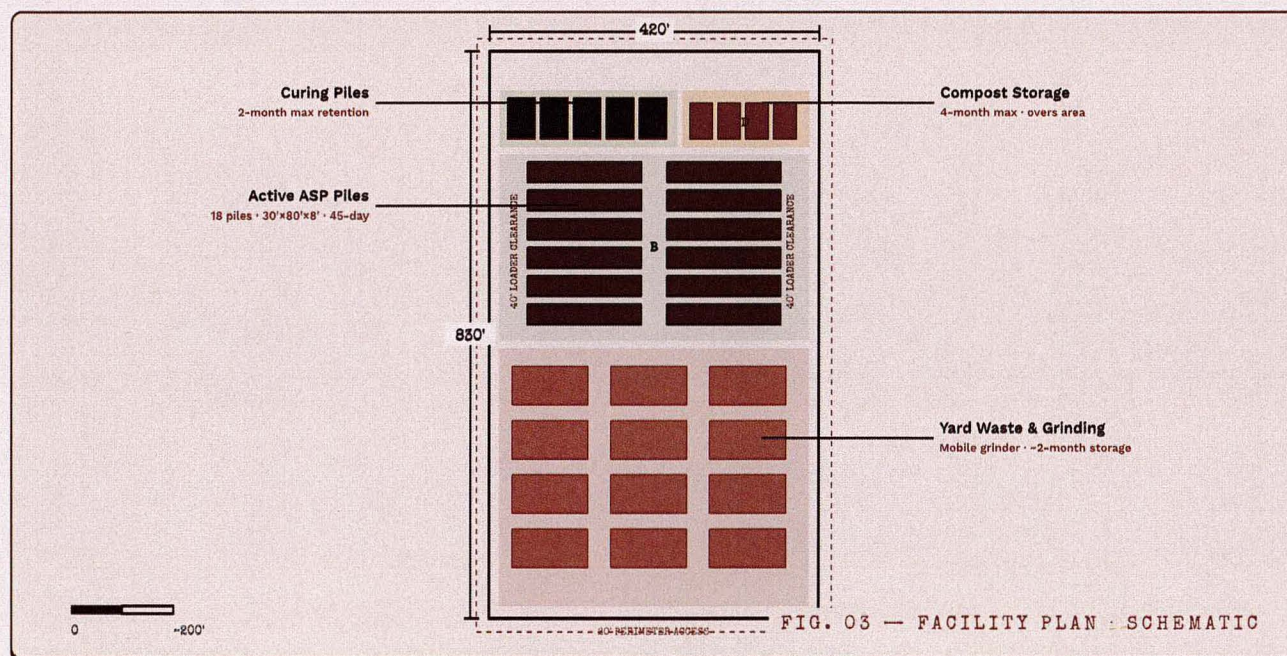
SITE FOOTPRINT

25K → 100K TPY

CAPACITY (SCALABLE)

420×830 ft

FACILITY EXTENTS

**A Yard Waste & Grinding**

Mobile grinder on-site. ~2-month inbound storage at 25K TPY.

B Active ASP Piles

18 piles, 30'x80'x8'. 90-day retention, temperature-monitored.

C Curing

2-month max retention. Stabilizes compost before screening.

D Screening & Storage

Finished compost stored up to 4 months. Overs returned for cover.

§ 1.2 PROJECT DESCRIPTION — PLAN FOR SERVICES

How the facility will operate and deliver.

Filthy Organics will own and operate the facility for the term of the lease. Intake, processing, testing, and distribution are all performed on-site using the Aerated Static Pile method — a proven, permitted, temperature-managed composting process. The facility is designed for 25,000 TPY at start and is engineered to scale to 100,000 TPY within the same footprint.

01 Intake Clean green waste from haulers, cities, and institutions.	02 Grind Mobile grinder; carbon/nitrogen blended for optimal pile recipe.	03 Active Pile 18 ASP piles. 90-day retention. PFRP temperature compliance.	04 Cure Up to 2-month curing to stabilize biology.	05 Screen Overs returned to landfill as cover; fines become finished compost.	06 Return Tested product sold to landscapers, farms, and the County itself.
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SCOPE OF SERVICES

- ☒ Accept minimum **25,000 tons per year** of clean green / yard waste from County, municipal, and commercial generators.
- ☒ Operate an ASP facility to **PFRP standards** (Process to Further Reduce Pathogens).
- ☒ Return **screening overs** to the Broward County Landfill for use as daily/intermediate cover material.
- ☒ Provide **finished compost to the County** for parks, landscapes, and County-owned properties.
- ☒ Perform routine **laboratory testing** (pathogens, heavy metals, maturity) and publish results to the County.
- ☒ Maintain **CBE / OESBD compliance** and coordinate on educational programming with the School District and Solid Waste Authority.

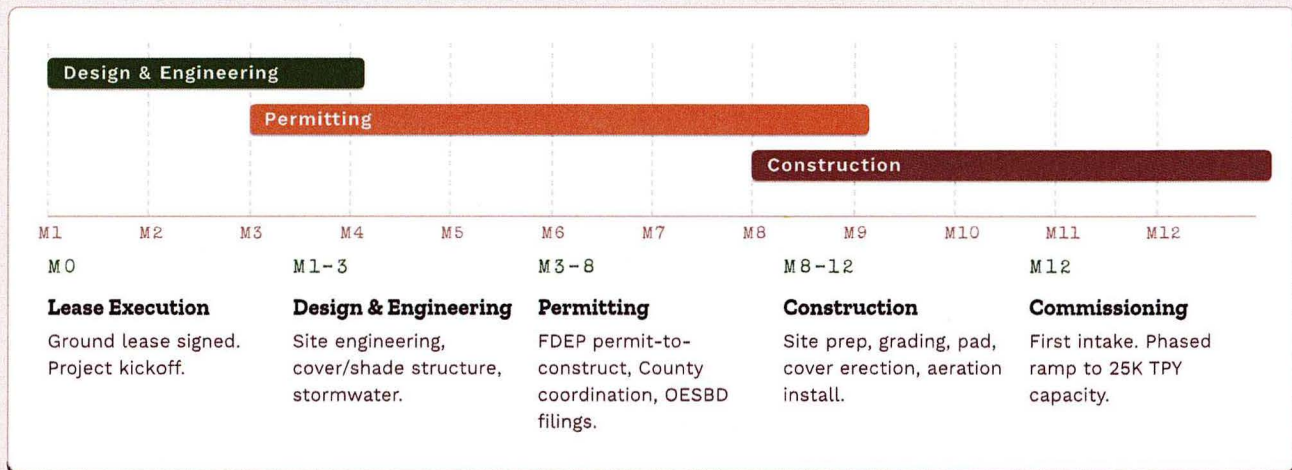
OPERATING STANDARDS

METHOD	Aerated Static Pile (ASP)
RETENTION	90-day active; up to 60-day cure
CAPACITY	25,000 TPY at start; scalable to 100,000 TPY
HOURS	Operating per FDEP/County conditions
PERMITS	FDEP Reg. — Source Separated Organics
TESTING	Regular lab testing; results shared with County
INSURANCE	General liability, pollution, auto, WC

§ 1.3 PROJECT DESCRIPTION — PROPOSED SCHEDULE

From lease execution to operational in 12 months.

From execution of the ground lease, design, permitting, and construction are expected to take approximately twelve months, with phased ramp-up to 25,000 TPY in the months following commissioning. The site and infrastructure are designed to scale up to 100,000 TPY over time as County diversion volumes grow.



POST-COMMISSIONING

Year 1

Ramp inbound volume to design capacity. Establish testing cadence with County.

Years 2–5

Steady-state operations at 25K TPY. Community education programming with School District.

Years 6+

Phased capacity expansion within the existing footprint — scalable up to 100,000 TPY based on County diversion targets.

§ 02 THE SITE

8 acres within the existing Broward County Landfill footprint.

The proposed compost site is inside the bounds of the existing Broward County Landfill. No new acquisition of land is required; the property already holds a Florida DEP Registration for a Source Separated Organics Processing Facility.



FIG. 02 — SITE ORIENTATION · BROWARD COUNTY LANDFILL · 7101 SW 205TH AVE, PEMBROKE PINES, FL 33029

SUBJECT PROPERTY

Broward County Landfill

7101 SW 205th Ave, Pembroke Pines, FL 33029

Parcel #513903030010

REGULATORY STANDING

Composting is an approved use of the property. FDEP Registration for source-separated organics already in place. No zoning change required.

§ 2 PROPERTY ACQUISITION

A 20-year ground lease — no land purchase required.

Filthy Organics does not propose to acquire fee title to any County property. The project will be conducted entirely under a long-term ground lease of approximately eight acres within the existing Broward County Landfill — property that is already owned by the County and already permitted for this use.

METHOD TO SECURE PROPERTY INTEREST

- ✓ **Instrument:** Long-term ground lease between Broward County (Lessor) and Filthy Organics, LLC (Lessee).
- ✓ **Term:** 20 years, with renewal option(s) to be negotiated.
- ✓ **Premises:** Approximately 8 acres within Parcel #513903030010.
- ✓ **No Fee Transfer:** The County retains ownership of the land for the entire term.
- ✓ **Reversion:** Upon expiration or termination, improvements revert to the County or are removed at Lessee expense, per the negotiated lease.
- ✓ **Due Diligence:** Permitting path confirmed with Broward County Environmental Permitting and the Florida DEP.

WHY THIS PROPERTY

Approved Land Use

Operation sits within an existing landfill — already an approved use.

FDEP Registration

Property already registered for Source Separated Organics processing.

Infrastructure

Existing access roads and scalehouse; no new acquisitions required.

Retires County Cost

Replaces the existing vegetative waste intake and its operating cost.

Room to Grow

Expansion possible within the footprint without impeding landfill ops.

§ 3 FINANCING PLANS

Personally funded — no County funding required.

This project is expected to be financed entirely with **personal, private funding**. Broward County is not asked to contribute construction funding, guarantees, or subsidies of any kind.

SOURCES OF FUNDS — APPROX. \$1.0M

Private Equity (Filthy Organics) ~\$400K · 40%



Senior Debt (commercial lender) ~\$450K · 45%



SBA / Veteran-Owned Facility ~\$150K · 15%



Capital structure subject to final lender selection; Filthy Organics has engaged lenders with experience in solid-waste and veteran-owned operations.

USES OF FUNDS

Site Prep, Grading & Pad ~\$350K · 35%



Aeration Infrastructure ~\$300K · 30%



Equipment (grinder, screener, loader) ~\$200K · 20%



Permitting, Engineering, Contingency ~\$150K · 15%



EVIDENCE OF FINANCIAL CAPACITY

- ✓ **Operating Track Record:** Five years of continuous operation of a Community-Scale ASP in Broward County; currently processing ~22,000 lbs of organics per week.
- ✓ **Revenue & Contracts:** Active recurring contracts with five Broward municipalities and notable commercial clients (Hard Rock, Florida Panthers, North Broward Prep).
- ✓ **Certifications:** Certified County Business Enterprise (CBE) and Service-Disabled Veteran-Owned Small Business (SDVOSB) — qualifying for veteran-preferred lending programs.
- ✓ **Supporting Documentation:** Proof of funding will be provided upon County request under appropriate confidentiality provisions.

§ 4 FEE & PAYMENT SCHEDULE

A tonnage-based ground lease to the County.

Filthy Organics proposes a tonnage-based ground-lease payment to the County. The figures below represent Filthy Organics' proposed starting point for negotiation.

GROUND LEASE PAYMENT — TONNAGE-BASED

\$10,000 / yr

YEARS 1-2

\$5 / ton processed

YEAR 3+

Flat **\$10,000 per year** for the first two years following lease execution. Thereafter, lease payment converts to **\$5 per ton of material processed on-site**. **Acceleration:** if intake reaches 25,000 tons before the close of Year 2, the \$5/ton rate applies to all tonnage beyond that threshold even within the initial two-year period.

ADDITIONAL CONSIDERATION TO THE COUNTY

Compost Allocation

Up to 500 cubic yards/year of finished compost to the County at no charge.

Cover Material

Screening overs returned to the landfill as cover — at no charge.

Cost Avoidance

County may retire its current vegetative waste intake and associated operating costs.

§ 5 PRICING EXPIRATION

Pricing is valid through November 22, 2026.

The pricing, fee structure, and financial terms in this proposal are firm for a period of **180 days** from the date of submission, expiring **November 22, 2026**. Filthy Organics will honor all terms during this window.

PROPOSAL ISSUED

May 26, 2026

Date on which this unsolicited proposal was transmitted to the County Administrator.

PRICING EXPIRES

November 22, 2026

180 days from submission. After this date, pricing is subject to revision based on then-prevailing market conditions.

VALIDITY & EXTENSION

- ☒ **180-Day Firm Period:** All pricing, user-fee, and lease-payment terms are firm through November 22, 2026.
- ☒ **Good-Faith Extension:** Filthy Organics will extend the validity period in good faith if the County's evaluation is progressing but additional time is required.
- ☒ **Adjustment Triggers:** Material changes in construction costs, equipment pricing, or lending rates may require proportional adjustments if the expiration lapses.
- ☒ **Written Amendment:** Any extension or modification will be documented in writing and signed by both parties.

§ 6 CONTACT INFORMATION

Direct all inquiries to Filthy Organics.

All inquiries regarding this proposal — substantive, procedural, or clarifying — should be directed to the contact below. Filthy Organics will respond to County inquiries within two business days.

PRIMARY CONTACT FOR INQUIRIES

Dustin DuBois

President & Founder

COMPANY	Filthy Organics, LLC
MAILING ADDRESS	4920 NW 74th Place Pompano Beach, FL 33073
PHONE	954-501-1159
EMAIL	info@filthyorganics.com
WEBSITE	filthyorganics.com

BUSINESS CREDENTIALS

CBE

Certified County Business Enterprise — Broward County

SDVOSB

Service-Disabled Veteran-Owned Small Business

FDEP REGISTERED

Source Separated Organics Processing Facility

ENTITY

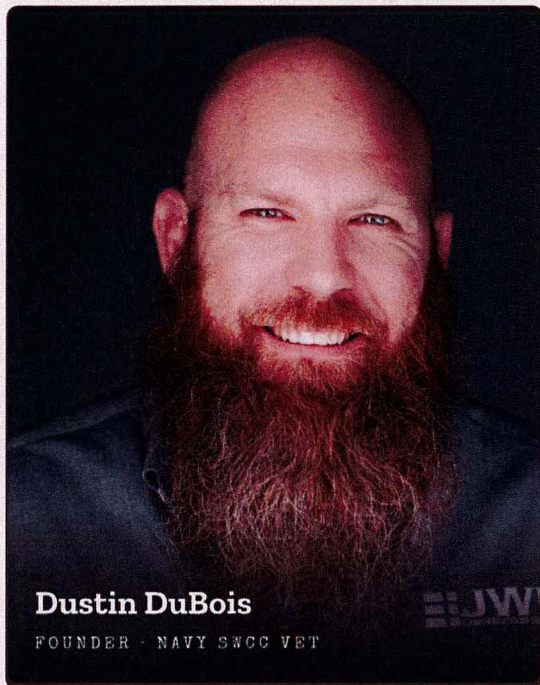
Filthy Organics, LLC — Florida domestic LLC

RESPONSE SLA

Within 2 business days, to any County inquiry.

APPENDIX A · COMPANY BACKGROUND

Broward-based, veteran-owned, operating since 2021.



Filthy Organics, LLC is a family-run organic waste recycling company based in Broward County, Florida. Founded by **Dustin DuBois** — a Florida native, Navy veteran, and former SWCC operator — the company has operated a Community-Scale Aerated Static Pile composting facility in Broward County since 2021.

We collect food scraps and green waste from homes, businesses, municipalities, and events, and return finished, tested compost to the community. The operation is grounded in a conviction that composting is not a gesture — it is infrastructure.

FOUNDED**2020**

Operations live since 2021.

CURRENT THROUGHPUT**22,000 lbs/wk**

Of organic waste processed weekly.

SERVICE AREA**Broward County**

South Florida operations.

TECHNOLOGY**Aerated Static Pile**

90-day retention, on-site operation.

CERTIFIED CBE

SDVOSB

FDEP REGISTERED

VETERAN OWNED

APPENDIX B · CURRENT PARTNERS

We already work with the cities around you.

Filthy Organics provides doorstep pickup, drop-off hosting, or a combination — tailored to each partner. Some municipalities offer residential pickup; others host drop-off sites; commercial clients are on regular pickup routes.

ACTIVE PARTNERS — MUNICIPALITIES, INSTITUTIONS & COMMERCIAL CLIENTS

City of Deerfield Beach

MUNICIPAL

City of Coral Springs

MUNICIPAL

City of Coconut Creek

MUNICIPAL

Town of Southwest
Ranches

MUNICIPAL

City of Lighthouse
Point

MUNICIPAL

North Broward Prep
School

INSTITUTIONAL

Hollywood Hard Rock
Hotel

HOSPITALITY

Florida Panthers Arena

VENUE

WHAT WE COLLECT

Food scraps, coffee grounds, paper, yard trimmings, and clean green waste from residences, restaurants, institutions, and venues.

MAY 26, 2026 · PEMBROKE PINES, FL

WHAT WE RETURN

Finished, tested compost — a safe, nutrient-rich soil amendment ready for landscaping and agricultural use.

14 / 15

APPENDIX C · BENEFITS TO THE COUNTY

Why this is good for Broward.

This proposal is structured to be strictly additive for the County. It uses land Broward already owns, operates within permits Broward has already secured, and produces a material the County can use on its own properties.

01

Already an Approved Use

Situated within the existing Broward County Landfill — already an approved land use.

02

FDEP Registration in Place

Property already holds FDEP Registration for a Source Separated Organics Processing Facility.

03

Room for Growth

Operation can expand within the footprint as diversion rates increase.

04

Retire Vegetative Intake

Allows the County to cease the existing vegetative waste intake and its operating costs.

05

Overs Returned as Cover

Screening overs provided back to the landfill for use as cover material.

06

Compost for County Use

Finished compost provided to the County for parks, landscapes, and County-owned properties.

07

Environmental Leadership

The first commercial composting partnership with a local government in South Florida.

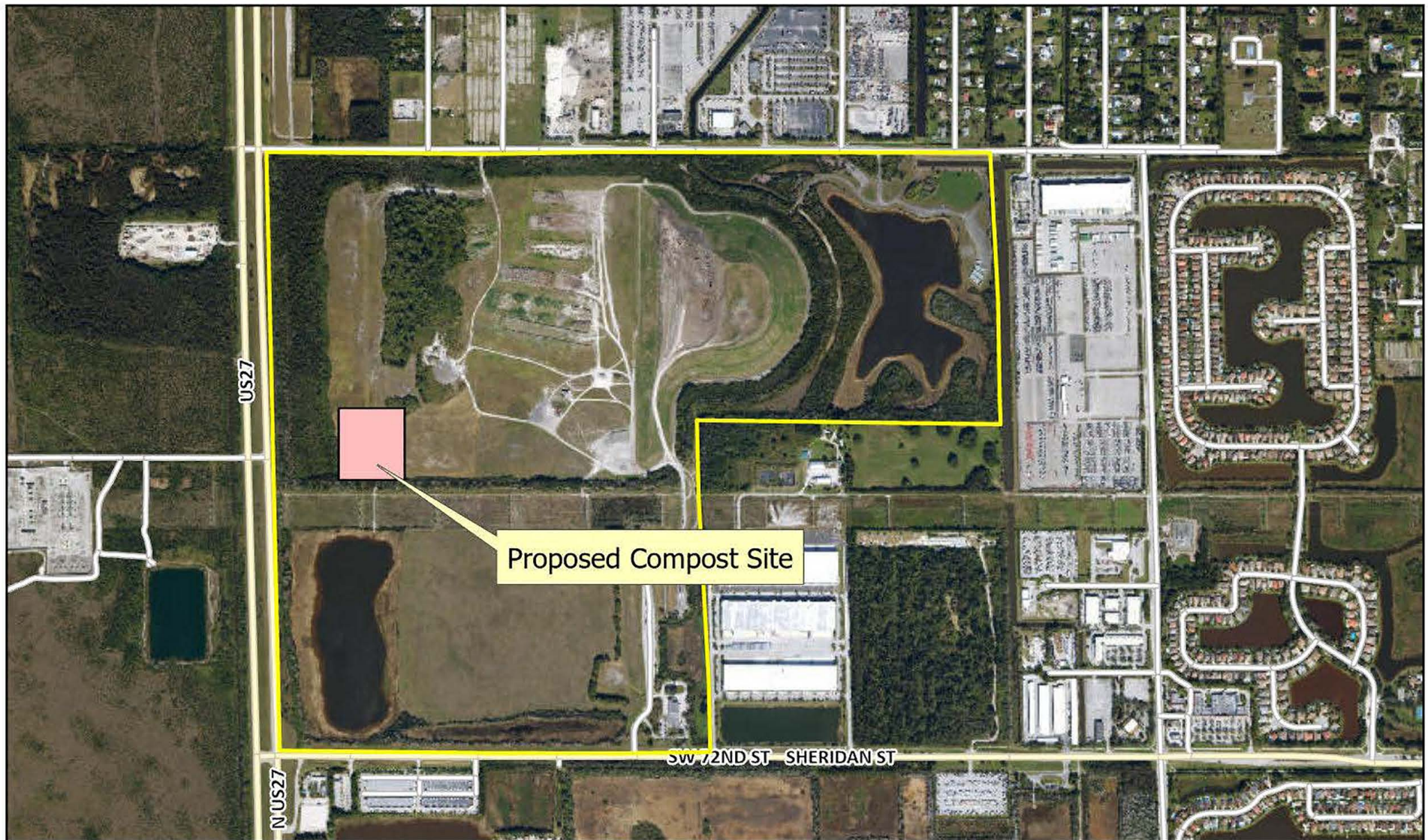
08

Local Economic Impact

Veteran-owned, CBE-certified operator making \$1M in capital investment in County infrastructure.

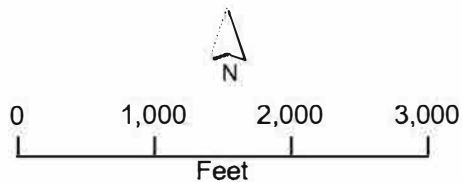
Broward County Landfill

7101 Southwest 205 Avenue, Unincorporated Broward County, FL



Legend

Landfill Boundary



Prepared by: Solid Waste and Recycling Services
This map is for conceptual use 7.16.26



MONICA CEPERO, County Administrator

115 S. Andrews Avenue, Room 409 • Fort Lauderdale, Florida 33301 • 954-357-7354 • FAX 954-357-7360

MEMORANDUM

DATE: July 9, 2026

TO: Mayor, Vice-Mayor, and Broward County Board of County Commissioners

FROM: Monica Cepero, County Administrator 

SUBJECT: Response to Unsolicited Proposal from Filthy Organics for an Aerated Static Pile Composting Facility at the Broward County Landfill

On May 26, 2026, Broward County ("County") Administration received an unsolicited proposal from Filthy Organics, LLC ("Filthy Organics"), to lease, construct, and operate a composting facility on County-owned property located at 7101 SW 205th Avenue, Unincorporated Broward County, 33332, and otherwise known as the Broward County Landfill ("BCL"). Accompanying the proposal was an application fee of \$10,000. Thereafter, Filthy Organics was advised that the Cone of Silence pursuant to Section 1-266 of the Broward County Code of Ordinances ("Code") was imposed. The Cone of Silence remains in effect with respect to Filthy Organics and this proposal unless and until terminated in accordance with the Code.

In accordance with the provisions governing unsolicited proposals, staff has completed a preliminary compliance review and evaluation of the submission, including an initial review of whether the proposal may be considered under Section 255.065, Florida Statutes, and whether further evaluation is warranted. If the Board elects to proceed under Section 255.065, further evaluation should address whether the submission satisfies, or whether the Board wishes to waive, applicable statutory submission requirements.

The proposal presents a potentially beneficial concept and generally aligns with the County's sustainability goals. If properly structured, a composting operation could help extend landfill life through diversion, explore beneficial reuse of organic material, create finished compost products that could be used for County parks, landscaping, and other public purposes, increase recycling rates and support broader sustainability and circular-economy goals. The proposed plan does not include food waste and does not include an identified request for County capital funding. However, the proposal contains significant financial and operational gaps. After careful review and consideration, staff recommends advancing the unsolicited

proposal for further evaluation and potential initiation of the statutory public bidding process for accepting other proposals for the same project.

Staff Recommendation

Assuming the Board determines that the submission may be evaluated as an unsolicited proposal for a qualifying project under Section 255.065, Florida Statutes, and that the County intends to further evaluate the proposal, the Board may either:

- (1) publish notice of receipt of the unsolicited proposal and accept competing proposals for the same project through the statutory public bidding process; or
- (2) proceed without engaging in a public bidding process by conducting the required publicly noticed meetings and making the findings required to determine that advancing the proposal is in the public interest.

After careful consideration, staff recommends advancing the unsolicited proposal for further evaluation and potential initiation of the statutory public bidding process for accepting other proposals for the same project, consistent with the first option above.

If the Board directs staff to proceed under the statutory public bidding process, the County will publish notice in the Florida Administrative Register and in a newspaper of general circulation at least once a week for two weeks, stating that the County has received a proposal and will accept other proposals for the same project. The timeframe within which the County may accept other proposals must be at least 21 days, but no more than 120 days, after the initial date of publication, unless altered by majority vote of the Board in accordance with Section 255.065, Florida Statutes. The County will also mail a copy of the notice to each local government in the affected area, as required by Section 255.065, Florida Statutes.

Prior to any publication or solicitation for competing proposals, staff will determine whether the scope of the solicited qualifying project includes design work requiring a design criteria package under Section 255.065(3)(e), Florida Statutes. If required, the design criteria package may be prepared by an appropriately licensed County staff professional or by an outside Florida-licensed architect, landscape architect, or engineer, provided that the County ensures the licensed design professional who prepares the design criteria package is retained or otherwise available to serve the County through completion of the design and construction of the project, as required by Section 255.065(3)(e), Florida Statutes.

The design criteria package must specify reasonably specific criteria for the qualifying project such as the legal description of the site, with survey information; interior space requirements; material quality standards; schematic layouts and conceptual design criteria for the qualifying project; cost or budget estimates; design and construction schedules; and site development and utility requirements.

Basis for Recommendation

According to Sunbiz.org, Filthy Organics, LLC, has been operating since 2020, as a home-based business located in Broward County and has operated a community-scale aerated static pile composting facility since 2021. The business is registered as a County Business Enterprise (“CBE”) and certified service-disabled, veteran-owned small business.

The proposal also identifies existing municipal and commercial relationships, including several local municipalities and institutional/commercial clients. Those relationships suggest some level of operating experience and market presence, although the County should independently confirm tonnage history, compliance history, customer references, and operational performance. Currently, Filthy Organics processes approximately 572 tons per year (“TPY”), the proposed facility scales to 25,000 – 100,000 TPY, a significant operational leap which is not supported by past performance.

Areas of Consideration

1. Lease Term

The BCL is a valuable public asset deserving commensurate consideration and due diligence analysis. The unsolicited proposal implies a 20-year ground lease with possible renewable options. The proposed 20-year lease is not recommended as presented for the following reasons:

- creates an exclusive, long-term commercial opportunity on public land,
- does not provide opportunity for competitive market testing to evaluate other qualified vendors and potential best value offer,
- limits the County’s ability to take advantage of improved technologies, better pricing structures, or more competitive service offerings that could emerge, and
- proposed operation has not yet been demonstrated on County property or under County-specific conditions at BCL.

Organics processing technology, regulatory requirements, and market conditions are likely to evolve over a 20-year period. For these reasons, if this proposal advances, the County should consider a shorter initial term, pilot or demonstration period, or a structure that allows for multiple vendors or competitive opportunities over time. Any extensions or renewals should be at the County’s discretion and based on demonstrated performance and continued value.

2. Financial Remuneration to the County

The proposed payment structure appears to be below market expectations in relation to the value of the opportunity being granted, especially given the benefit of operating within a County landfill facility. At face value, the proposed payment structure does not

reflect fair market value for the use of County land, infrastructure access, operational advantages, and the commercial benefit of being located at the County landfill.

The proposal identifies an approximately 8-acre composting site at BCL and proposes a 20-year ground lease, with the County retaining land ownership. It proposes an annual payment of \$10,000 for the first two years, and \$5 per ton of material processed on-site thereafter. Therefore, during the first two years, the lease amount equals \$1,250 per acre annually. After year two, potential revenue at \$5/ton is unknown as the current proposal suggests starting with a proposed 25,000 **inbound** tons per year. The \$5/ton payment is based on tons **processed**.

Yard waste/vegetative matter is drastically reduced after processing averaging approximately 40% - 60% reduction in weight. Therefore, using 25,000 **inbound** tons reduced at a conservative 50% equates to an approximate annual payment of \$62,500. This revenue amount would be reduced further due to contamination which would be extracted prior to processing.

Given these valuation concerns, further analysis is required before the County can determine whether the proposed financial terms are cost-effective and provide an overall public benefit. Prior to initiating the statutory public bidding process, or prior to award if the Board proceeds under the alternative public meeting process, the County will need to perform the independent analysis required by Section 255.065(5)(d), Florida Statutes, demonstrating the cost-effectiveness and overall public benefit of the proposed public-private partnership.

For these reasons, the proposed compensation should not be accepted without further evaluation and/or the statutory public bidding process to ensure the County receives appropriate value.

3. Financial Structure and Economic Soundness

The County should also verify the proposer's financial capacity. The proposal states that the project would be privately funded, but the County should require proof of committed financing, audited or reviewed financial statements if available, bonding capacity, insurance coverage, closure obligations, indemnification, and financial assurance for site restoration if the operation fails or is terminated.

The proposed payment structure also lacks key protections typically included in long-term agreements, such as minimum annual guarantees, escalation provisions, revenue sharing, and performance-based adjustments. Without these elements, the County may not receive fair value over time.

4. Operational Feasibility and Environmental Impacts

Composting facilities can create odor, leachate, stormwater, vector, fire, traffic, litter, contamination, and public-complaint concerns if not properly designed and managed. Therefore, the County would require a detailed operating plan, including accepted feedstocks, feedstock storage, contamination controls, odor management,

stormwater/leachate management, traffic routing, fire prevention, emergency response, hours of operation, and complaint response.

Because the proposed location is within an active landfill footprint, the County must ensure that the project would not interfere with landfill operations, future cell development, ingress and egress, scalehouse operations, emergency access, regulatory compliance, cover operations, hurricane debris operations, or long-term landfill planning.

Furthermore, the proposal does not include a phased-in approach detailing how and when Filthy Organics plans to meet the 25,000 TPY initially. This is important to the current operations and logistics of the County's landfill.

5. Daily Cover

As common with virtually all compost processing facilities, when envisioning the end markets, landfills are at the top of the list. Landfills use mulch and/or compost as "daily cover" also known as beneficial use. Unlike Class I landfills that accept food waste and require daily cover at the end of each workday, the Broward County Landfill operates as a Class III landfill (no food waste accepted) and is required to apply daily cover only **once per week**. Therefore, BCL is not a reliable source to unload stockpiles of compost material that may have a hard time reaching other end markets. A plan to move the compost material is a vital requirement as part of the partnership with the County.

Accordingly, staff recommends that the County advance the unsolicited proposal for further evaluation to determine its feasibility, compatibility with County objectives, compliance with applicable statutory requirements, and potential public benefit. Based on the results of that evaluation, staff may return with a recommendation to initiate the public bidding process to accept other proposals for the same project, consistent with the first option described above. This recommendation is not an endorsement of the proposer, a final determination that the proposal constitutes a qualifying project under Section 255.065, Florida Statutes, approval of any agreement with Filthy Organics, or a commitment to proceed with a procurement, but rather an opportunity to further assess the proposed concept, potential value-added benefits, financial and operational feasibility, and its suitability for the identified location and the County's long-term operational needs.

Cc: Kevin Kelleher, Deputy County Administrator
Isami Ayala-Collazo, Assistant County Administrator
Andrew J. Meyers, County Attorney
Robert Melton, County Auditor
Annika Ashton, Deputy County Attorney
Michael Kerr, Chief Counsel
Leonard Vialpando, Director, Public Works & Environmental Services Dept. (PWESD)

Response to Unsolicited Proposal by Filthy Organics, LLC
July 9, 2026

Dr. Jennifer Jurado, Deputy Director, PWESD
Notosha Austin, Director, Solid Waste Division, PWESD
Stephen Farmer, Deputy Director, Finance & Administrative Services Dept.
Robert Gleason, Director, Purchasing Division
Constance Mangan, Assistant Director, Purchasing Division
Carolyn Messersmith, Purchasing Manager, Purchasing Division

Item #45-B

ADDITIONAL MATERIAL

REGULAR MEETING

AUGUST 20, 2026

SUBMITTED AT THE REQUEST OF

PURCHASING DIVISION



Finance and Administrative Services Department

PURCHASING DIVISION

115 S. Andrews Avenue, Room 212 • Fort Lauderdale, Florida 33301 • 954-357-6066 • FAX 954-357-8535

MEMORANDUM

DATE: August 19, 2026

TO: Board of County Commissioners

THRU: Stephen Farmer, Deputy CFO
Finance and Administrative Services Department

FROM: Robert E. Gleason, Director
Purchasing Division

SUBJECT: Cone of Silence Communication
August 20, 2026, Item No. 45: Unsolicited public-private partnership proposal submitted by Filthy Organics, Limited Liability Company

Digitally signed by
STEPHEN FARMER
Date: 2026.08.19
14:56:26 -04'00'

Constance Mangan,
Asst. Director, on
behalf of

Digitally signed by Constance
Mangan, Asst. Director, on behalf
of
Date: 2026.08.19 14:55:13 -04'00'

The attached is a Cone of Silence communication, dated August 17, 2026, received from Filthy Organics, Limited Liability Company, regarding its unsolicited public-private partnership proposal for the lease, construction, and operation of a composting facility on County-owned property located at 7101 Southwest 205 Avenue in unincorporated Broward County.

Attachment

REG/mm/lg/sl

- c. Monica Cepero, County Administrator
- Kevin Kelleher, Deputy County Administrator
- Michael Ruiz, Assistant County Administrator
- Andrew J. Meyers, County Attorney
- Robert Melton, County Auditor
- Connie Mangan, Assistant Director, Purchasing Division
- Notosha Austin, Director, Solid Waste & Recycling Services Division, Public Works and Environmental Services Department

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine

www.broward.org



August 17, 2026

Broward County Board of County Commissioners and County Staff
15 S. Andrews Avenue, Room 409
Fort Lauderdale, FL 33301

Re: Response to Unsolicited Proposal from Filthy Organics for an Aerated Static Pile Composting Facility at the Broward County Landfill

Dear County Commissioners and Staff:

Please accept this Cone of Silence Communication addressing the July 9, 2026 memo issued by staff in response to our unsolicited proposal for composting operations at the Broward County Landfill. Please see that this letter is attached to agenda item #45. We appreciate the overall conclusion that the consideration of this project should continue but we are compelled to address some of the issues introduced in the memo.

First and foremost, it is important to note that the project and location considerations were developed with the help of Broward County Staff at the direction of the County Commission. As a reminder, the County Commission directed staff to identify a more agreeable location because there was a clear acknowledgement a professional composting solution is desperately need but the previous location presented concerns for staff.

I also want to remind the Commission that the very point of the unsolicited proposal statute is to encourage innovation and expedite investment while providing a dynamic and flexible process that is not bogged down in a timely and costly traditional procurement process. It is important to point that out because we feel that understanding is not reflected in the memo.

Many of the issues raised in this memo are presented as major hurdles or road blocks but that doesn't align with the spirit of this process. Most of these issues are simply points for negotiation and largely contractual in nature. We are confident each issue raised in the memo can be addressed to the comfort of both parties. We simply need to get to a negotiating table.

Below are a few comments based on the memo dated July 9, 2026.

1) Lease Term: 20 years is simply a starting point for negotiation. Technology is very likely to change in that time period and Filthy Organics intends to adapt with it. This partnership model is not new in the State of Florida.

2) Financial remuneration to the County: We anticipate a 12 month duration for design, permitting and licensing so there will no revenue during year one. Year two will see a ramp up of operations and we want to project conservative numbers. We are happy to negotiate different terms based on hitting different intake targets. **Also – The proposed \$5/ton is intended to be on intake, not processed material which means the annual revenue would be \$125k at the start and will grow in subsequent years.**



3) Financial Structure and Economic Soundness: Financial back up will be provide when appropriate. We agree that provisions for escalation, and performance guarantees should be part of the agreement and should be part of negotiations.

4) Operational Feasibility and Environmental Impacts: The landfill currently receives and periodically processes yard trash at this site already. A well-done new composting operation will not negatively impact current operations. To be clear, the proposed location of our operation would be more than 1,000 ft from the current yard waste operation. Additionally, all the management concerns (odor, leachate, vectors, stormwater, fire, etc.) identified in the memo are critical parts of the planning, design and County permitting process. These elements are strictly reviewed and inspected by Broward County DERM on a regular basis.

5) Daily Cover: Our operations do not anticipate "unloading" the finished compost at the Landfill as it is a valuable product with a consistent demand throughout South Florida. Staff has indicated a potential desire to utilize screened "overs" as part of their landfill cover needed. We are happy to work with the County on that. Additionally, we are happy to negotiate the appropriate assurances for site conditions.

Filthy Organics is a proud Broward CBE and a locally veteran owned company. We operate with a strong desire to partner with Broward County to provide an environmentally sustainable and beneficial service to the residents and businesses of the county. We look forward to being a partner in fulfilling the ambitious goals identified in the SWA Master Plan.

Our ask is simple. **We respectfully request; the County Commission to proceed with the unsolicited proposal process for this qualifying project without triggering the public bidding process.** This is a relatively new process under Florida law. The County can simply hold an initial noticed public meeting at which the proposal is presented, and members of the public are able to provide comment. The County then must hold a second noticed public meeting during which the County determines that proceeding with the proposal is in the County's interest. This process has been a few years in the making and Filthy Organics has never waived in its' desire to partner with Broward County.

Please keep this great process moving. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dustin DuBois".

Dustin DuBois, President
Filthy Organics, LLC



Yard Waste Evaluation

January 2025

Introduction

According to a 2024 waste characterization study in Broward County (County), a significant portion of the composition of garbage is yard waste. When co-collected with garbage, yard waste is typically landfilled. Once landfilled, yard waste such as leaves, grass clippings, and branches produces methane, a potent greenhouse gas (GHG) and contributor to climate change. Although most landfills are equipped with landfill gas recovery and beneficial energy production systems, regulatory trends across the United States are encouraging yard waste to be beneficially used rather than disposed of. Following source reduction, the U.S. Environmental Protection Agency (EPA) emphasizes recycling and composting as key to sustainable materials management, followed by energy recovery and finally disposal (landfilling).¹ Diversion of yard waste from landfills not only offers opportunity for conversion into a valuable resource, but also conserves landfill space.

The Broward County Landfill (BCL) currently uses yard waste accepted on-site from the commercial sector as alternative landfill cover. The County contracted with HDR Engineering, Inc. (HDR) to research potential alternatives to current management practices and explore opportunities to add value to yard waste, should more yard waste be collected than is needed as alternative landfill cover.

Definitions

This evaluation includes alternatives for processing yard waste into compost and mulch.

- **Compost:** Decayed organic matter used as a soil amendment and plant fertilizer to improve soil's physical, chemical, and biological properties. Compost is a product of a biological process in which microorganisms break down the organic matter, requiring a specific mix of nitrogen- and carbon-rich inputs, water, aeration, and heat. Compost reduces the volume of organic matter by approximately 50 to 75 percent.
- **Mulch:** A layer of material applied on top of soil to retain soil moisture, suppress weed growth, and improve landscaping aesthetic. Mulch can be made of organic or inorganic materials, but for the purpose of this evaluation, mulch is derived from processed yard waste materials. Chipping or grinding yard waste can reduce the volume of vegetative materials up to 75 percent, depending on the level of processing.

Statewide Diversion Data

While available yard waste diversion data do not tell a complete story, they do suggest that the two most common methods for recycling yard waste by local governments in Florida are through

¹ [Sustainable Materials Management: Non-Hazardous Materials and Waste Management Hierarchy | U.S. EPA](#)

mulching or use as landfill cover.² This section includes tonnage data for yard waste recycling in Florida, as reported by the Florida Department of Environmental Protection (FDEP) recycling workbooks (recycling tons reported by individual counties to FDEP). It is important to note that reported tonnages are not a complete assessment of tons of yard waste recycling, but rather tons reported to FDEP. In 2023, 3,702,863 tons of yard waste recycling were reported in Florida.

Based on FDEP reporting by county, 489,658 tons of yard waste were reported as collected in Broward County in 2023 and 28 percent of that material was recycled (**Table 1**). However, “collected” in Broward County does not imply collected as a “source-separated” material. Consequently, HDR interprets the tons collected as the quantity of material generated within the county, and therefore an upper range of what could be managed if the County desired to manage these materials.

Florida tracks yard waste recycling credits, which it publishes annually. Although the data appear to show a general trend of several counties with much higher yard waste recycling percentages than Broward County, the data are unclear in terms of the quantities of recycled materials as mulched and composted compared to blended as landfill cover. That said, compared to surrounding counties, the data show that Broward County recycles less of its yard waste, but a greater portion of that yard waste is recycled by way of landfill cover.

Table 1. Recycling tons of yard waste by county, 2023^a

County	Population	Yard waste collected (tons)	Yard waste recycled ^b (tons)	Recycled (percentage)	Yard waste recycled as landfill cover (tons)	Yard waste recycled as landfill cover (percentage)
Broward	1,973,579	489,658	135,721	28	163,800	33
Miami-Dade	2,768,954	835,943	586,921	70	0	0
Palm Beach	1,532,718	278,219	257,533	93	6,329	2
Collier	399,464	269,404	189,623	70	24,463	9

a. Florida Department of Environmental Protection. 2023. Yard Trash Recycling Credits.

b. Reported by FDEP as: “Includes yard trash used as landfill cover.”

Existing Conditions

This section describes the composition of yard waste in the garbage stream and existing practices for collection, management, and processing of yard waste in Broward County.

Yard Waste in the MSW and C&D Streams

SCS Engineers conducted a waste characterization study of municipal solid waste (MSW) in Broward County in 2024. This study collected composition data from the residential (garbage collected curbside from single-family homes by municipal or private haulers) and commercial (garbage collected curbside, generally by private haulers) sectors. The study found that yard

² University of Florida, ESSIE. 2021. State of Practice Review to Assess the Cost and Market Potential for Yard Trash Waste Management Practices in Miami-Dade County. August. (p. 42)



waste accounts for more than twice as much in the residential MSW stream (14.1 percent) as the commercial MSW stream (5.8 percent).

In the construction and demolition (C&D)/bulky stream (bulky waste generated by C&D projects or property cleanouts and transported by a third party or self-hauled to BCL), yard waste accounts for 3.9 percent of the total composition. In general, C&D material and yard waste arrive separately to BCL. According to the County, if a mixed load arrives at the facility, it is considered (and charged the appropriate fee for) C&D debris.

Yard Waste Collection

As of 2024, only self-hauled commercial yard waste is accepted at BCL and is charged a fee of \$50 per ton (compared to \$85 per ton for bulky and C&D waste). In fiscal year (FY) 2023, Broward County received 17,040 tons of yard waste at BCL and in FY 2022, the County received 16,397 tons of yard waste. The commercial yard waste is generated by “mom and pop” contractors, landscapers, and sometimes residents arriving to BCL in their personal vehicles. BCL does not accept municipally collected residential waste from haulers at this time.

Currently residential yard waste is collected alongside bulky waste in most of the county. In the majority of municipalities, the material is transported to a Waste Management (WM) transfer station and sorted or disposed of at the WM landfill, though some municipalities have alternative arrangement for their bulk and yard waste. There are three County-operated Residential Drop-off Centers for yard waste for participating cities³ up to four times per month. The material from the drop-off centers is also routed to WM facilities.

Management and Processing

The County contracts with a third-party vendor (Big Dog Express) to process commercial yard waste received at BCL. The yard waste is placed into a pile as it arrives and is then processed. Based on observations during the site visit performed for this study, the final grind on the material is coarse. Most of the ground material is then blended with soil (generated on-site) and muck and used as an alternate landfill cover. The remaining ground material may be hauled off site.

Material received at BCL is sporadically contaminated with plastic bags and other wastes. While this contamination is just above *de minimis* amounts, the resultant mulch shows signs of flagging from shredded plastic. For the purposes of beneficial use as landfill cover, this is satisfactory. For value-added uses, this contamination is prohibitive. County staff does attempt to remove full bags and other large sources of contamination, but these efforts are not comprehensive. In consideration of alternatives presented below, steps are needed to clean the yard waste feedstock. These can include additional fees for non-yard waste materials including assessing as Class III waste, non-acceptance of contaminated materials, and/or education outreach for customers and curbside collections.

³ Participating cities include Dania Beach, Davie, Hallandale Beach, Hollywood, Lazy Lake, Oakland Park, Pembroke Park, Weston, West Park, and unincorporated Broward County (Broward Municipal Services District).



Currently, the amount of yard waste received at BCL is sufficient for on-site needs. Collecting additional material would require an alternative processing or management strategy. The next section explores alternative strategies for collection, processing, and end uses.

Alternatives

This section presents alternative strategies for collecting and managing yard waste, including potential end uses.

Alternative Collection Strategies

This section includes a brief summary of potential strategies for collecting additional yard waste and BCL as this is not the focus of this research. Most of Broward County is made up of municipalities with independent waste management systems, and changes to current systems may require contractual agreements with cities and/or haulers. To increase the volume of yard waste received at BCL, the County could consider the following options:

- Amend the contract with Coastal Waste & Recycling, Inc. (Coastal) to include the collection of source-separated yard waste for residents in unincorporated Broward County.
- Coordinate with Broward County municipalities to collect source-separated yard waste and haul to BCL. An agreement could also consider the material collected at the three drop-off sites.
- Explore a county-wide program that allows residents who have more than their allotted amount of yard waste collection to drop off the rest for free at BCL. Cities like Fort Lauderdale and Hollywood collect source-separated yard waste from residents, up to a certain volume.

Alternative Management or Processing Strategies

This section includes potential processing opportunities off site by third parties and on-site at BCL.

OFF-SITE PROCESSING BY THIRD PARTIES

This section describes off-site processing by third parties, including mulching and composting, biosolids composting, and waste-to-energy.

Mulching and Composting

Existing mulching and composting facilities offer opportunities for processing yard waste into valuable products for the year-round growing season in Florida. Mulch and compost are valuable additions as soil amendments and have many applications. Below are two local examples of such facilities that accept yard debris:

- [Florida Wood Recycling](#) is located in Medley, Florida, 24 miles from BCL. In addition to wood recycling, Florida Wood Recycling offers vegetative debris recycling services, which includes collection and/or disposal of trees, branches, leaves, palm fronds, etc. Florida Wood Recycling sells products advertised as locally made, recycled wood



mulch.⁴ In 2019, the FDEP recycling workbook reported that Florida Wood Recycling recycled 18,706 tons of yard waste for processing into mulch.⁵ The tipping fee for vegetation is \$12/yard.

- [Atlas Grinding & Recycling Group](#) is located in Miami, 35 miles from BCL. It accepts vegetative materials from landscaping and turns the material into a variety of new products for sale (mulch, compost, and soils). The tipping fee for vegetation is \$11.50/yard.

Biosolids Composting

There are 18 biosolids composting operations in Florida according to the Florida Organics Recycling Center for Excellence (FORCE).⁶ These facilities typically prefer shredded wood (mulch) types of feedstock. The facilities below are included as examples of such practices, but are likely not feasible outlets at this time because of high transportation costs combined with the likelihood that other sources closer to each facility can provide the requisite woody materials needed.

- [Lee County Biosolids Composting Facility](#): This facility, located in Hendry County, 100 miles from BCL, combines mulched yard waste and biosolids for compost, which is distributed primarily to agricultural activities in Hendry, Lee, Glades, and Collier Counties.
- [Synagro Charlotte County Bio-Recycling Center](#): This composting facility is located in Punta Gorda, 156 miles from BCL. It accepts yard waste from homeowners, landscapers, and local utilities and processes yard waste and biosolids through a windrow composting system. Synagro is a national biosolids processing company and has distribution markets for blending and direct sales.
- [Hillsborough County Biosolids Composting Facility](#): This facility, located 250 miles from BCL, combines mulching yard cuttings (grass clippings, leaves, tree trimmings, etc.) and biosolids for compost. The end product is sold to a soil blender associated with the inoculant used in its process.

Waste-to-Energy

While energy recovery does not rank as high on the waste management hierarchy as composting, it is preferable to landfilling (Figure 1). However, the following facilities are alternatives for consideration:

- [South Broward Waste-to-Energy Facility](#) in unincorporated Broward County near Fort Lauderdale, operated by WIN Waste Innovations, currently accepts residential and commercial waste (25 miles from BCL).

⁴ University of Florida, ESSIE. (p. 51)

⁵ University of Florida, ESSIE. (p. 33)

⁶ [Biosolids Composting—Florida FORCE](#)

- Miami-Dade County is planning to build a waste-to-energy facility as well as other organics processing facilities as part of its [Sustainable Solid Waste Campus](#), planned to open in 7 to 10 years.

Figure 1. EPA waste management hierarchy



Figure adapted from EPA Sustainable Materials Management website: [Sustainable Materials Management: Non-Hazardous Materials and Waste Management Hierarchy | U.S. EPA.](#)

ON-SITE PROCESSING OF YARD WASTE

The following alternatives are listed for the County's consideration:

- **Aerobically compost material in a windrow system:** Windrow composting in an aerated process that occurs outdoors is a good option for processing green material into nutrient-rich compost.
 - **Process:** Industrial composting requires management of optimal temperature and oxygen levels. Regular turning of the pile introduces oxygen to accelerate the process and introduce moisture to the optimum level. The composting process takes approximately 8 to 12 weeks from grinding the yard waste to end market. This option is more expensive than mulching, but produces a more reliable, biologically stable product that is likely to be more marketable.
 - **Equipment and space requirements:** This process requires use of mechanical equipment such as a windrow turner and front-end loader. In addition to equipment, space is required for feedstock storage (receiving), mixing, an area for active composting, curing, screening, and/or storing the final product. The space requirements vary depending on quantity and types of feedstock received. As an example, an article in *BioCycle* estimated a 0.5-acre required to operate a windrow composting facility that manages 1,820 tons of material per year.⁷ The University of

⁷ [Calculating A Composting Facility Footprint | BioCycle](#)



Florida estimated a size requirement of 3 acres for a low mass throughput (22,000 tons per year).⁸ The anticipated amount of yard waste available for composting to produce a viable compost product (excess of what is needed for alternative landfill cover) would require further study but it can be estimated that a 50,000-ton per year composting facility would require an 8- to 10-acre parcel.

- **Regulation:** Compost facilities are regulated by and must comply with [Florida Administrative Code \(FAC\) 62-709](#). The permit required to operate a source-separated compost facility for processing yard waste in Florida is issued by FDEP. Facilities which process only yard trash may be eligible for a registration instead of a permit under Rule 62-709.320 FAC.⁹
- **Market potential:** The highest value of compost is through bagging and distribution to big-box retailers. This method can provide a steady outlet and higher-margin sale if production can align with demand; however, bagged compost sold to retail establishments requires time and effort to develop and maintain a reliable market. Commercial bulk compost generally sells for around \$20 to \$50 per yard, depending on quality. The University of Florida estimated that the revenue derived from high-quality bulk compost from recycled yard waste (\$0.40/ton) and low-quality compost from recycled yard waste (\$0.06/ton) is significantly less than high-quality bulk compost product (\$32/ton).¹⁰ Generally, bulk compost is sold to agricultural users. Although revenues of compost sold to agricultural users is lower than retail users, the quantity of material that can reliably be used by agricultural users can be of significant value to a large-volume compost producer. Potential outlets for marketing finished products can be found below in the Alternative End Uses for Processed Yard Waste section.
- **Other considerations:**
 - Warmer temperatures can speed up the decomposition rate, which is a benefit for a higher turnover rate in Florida's climate.
 - Additional amendments may be required to mix with yard waste to meet the carbon-to-nitrogen ratio required for composting.
- **Establish a mulching system:** Mulching is less time- and resource-intensive than composting but may yield a less valuable end product. Typically, composting facility operators employ a mulching program as a way of moving large quantities of woody material off the site to end users, thereby freeing up valuable space needed for composting. Consequently, although a standalone mulching operation could be viewed as an option, the more likely scenario would be a composting facility that produces/ships mulch as a routine practice.

⁸ University of Florida, ESSIE. (p. 65)

⁹ [62-709.320 : General Provisions for Registrations - Florida Administrative Rules, Law, Code, Register - FAC, FAR, eRulemaking](#)

¹⁰ University of Florida, ESSIE. (p. 69, Table 6-7)



- **Equipment and space requirements:** Despite a simpler process compared to composting, mechanical equipment is still required and more advanced screening equipment is needed because the particulate size is more variable than with windrow composting. The space required to operate a mulching operation includes area for receiving yard waste, processing, and storing the finished product. The University of Florida estimated a size requirement of 2 acres for a low mass throughput (22,000 tons/year).¹¹
- **Market potential:** The value of bulk commercial mulch ranges depending on quality, starting around \$15 per yard. The University of Florida estimated the revenue of Miami-Dade recycled mulch to be \$0 to \$10 per ton depending on the quality.¹²
- **Increase capacity for current on-site grinding practices if additional alternate landfill cover is needed:** Work with Big Dog Express to increase the amount of yard waste processed on-site if additional landfill cover is required for future landfill capacity at BCL. The current process produces a rather coarse product, and additional equipment such as screeners for contamination and/or finer grinders would be required for converting the existing process to a mulching operation.
- **Explore use of an air curtain incinerator to create biochar:** Biochar is a porous, carbon-rich material that supports carbon sequestration and sustainable agriculture. The demand for biochar is expected to increase alongside federal and state renewable-energy mandates to combat GHG emissions.¹³ In April 2024, EPA [removed the Title V permit](#) requirement for air curtain incinerators that burn only yard waste (and/or wood waste/clean lumber). Extremely high winds may be a concern, though this equipment is generally considered safe and easy to operate as long as safety procedures are followed (e.g., personal protective equipment, nearby water source, regular equipment maintenance). It can be used year-round, except when fire danger is high. To safely operate an air curtain incinerator, the area should be cleared 100 feet in every direction from the machine. While ideal for remote areas that require a mobile system for vegetation destruction, note that this option is likely not a priority alternative at the BCL, especially given WTE facilities are accessible.
- **Divert fines to catch low-hanging fruit with minimal investment:** Fines are small particles that fall through during an initial screening process (thus requiring less investment in grinding and sorting equipment of larger particles). The screen size depends on the processing material and end use, but in general, a screen with 1/8- to 1/2-inch holes would separate fines. In Sarasota County, a company called Scotts uses screeners to separate fines from larger particles. The fines are taken to a compost facility and the rest is used as landfill cover.¹⁴

¹¹ University of Florida, ESSIE. (p. 75)

¹² University of Florida, ESSIE. (p. 80)

¹³ Fortune Business Insights. 2024. "Biochar Market Size..." [.Biochar Market Size, Share & Analysis | Growth Report \[2032\]](#). October 28.

¹⁴ University of Florida, ESSIE. (p. 47)

Alternative End Uses for Processed Yard Waste

Other than using ground yard waste as landfill alternative daily cover (ADC) (the current practice at BCL), potential alternative markets for finished compost and mulch include local residents, agricultural operations, nurseries, public works, landscaping materials outlets, and hardware stores. Below are a few examples of potential alternative markets for processed yard waste:

- Consider a community giveaway or free pickup for mulch:** Providing free, minimally processed mulch from yard waste can be an easy way to put yard waste to a beneficial use. There are challenges with this model—minimally processed material has pests and weeds, consumer demand can vary, and there may be liability issues with residents shoveling and hauling their own material. However, these challenges could be alleviated with disclaimers and/or waivers of liability. Quality does matter with these programs and elimination of foreign debris is critical to giveaway success.
- Consider a community giveaway for compost:** Providing a free compost program (particularly at times of an overabundance of finished material) is also an easy way to put yard waste as compost to a beneficial use. Compost giveaway programs need to be considered for their potential to undermine retail establishments; however, they can also garner public support for facilities if the program is conducted at the site, thereby benefiting only those in close proximity.
- Explore options for government procurement of mulch and/or compost in Broward County:** Florida Statute (Chapter 403 Section 706)¹⁵ encourages Counties to create mulching and composting plans to avoid putting this material in a landfill and local governments can use these organic materials for capital projects, landscaping projects, soil amendments, erosion prevention, green infrastructure, parks and recreation, and stormwater management. It is feasible that mulch or compost could be applied to County projects or directly at the BCL if it is a cost-effective option for the County. Specifications for mulch and compost vary depending on the application and could be included in a Master Services Agreement (MSA) for landscaping services.¹⁶ It is likely municipalities would reference FDOT and/or FDEP specifications (see Specifications section below).
- Consider developing mulch or compost markets with farmers for agricultural applications and/or apply to forest lands:** While Broward County is not a heavily agricultural area, tree farms, nurseries, and other family farms may benefit from these products. Also, agricultural users outside of Broward County may be interested in mulch or compost. Developing a viable market with the agricultural community typically

Free pickup in Sarasota County

In Sarasota County, residents can pick up compost or mulch for free, a program that is popular with residents. The material is placed outside of County property and the County does not perform ID checking or specifically advertise the program.

¹⁵ [Chapter 403 Section 706 - 2021 Florida Statutes - The Florida Senate](#)

¹⁶ HDR attempted to review current landscaping MSAs in Broward County but was unable to obtain access prior to finalizing this document.



requires time and commitments to product quality and quantity. However, once developed, they can be a stable, long-term outlet for very high quantities of material.

- **Contract with private operator(s) to accept unprocessed yard waste:** The two private operators noted above (Florida Wood Recycling and Atlas Grinding & Recycling Group) are two possible examples of private operators that could be contracted to receive specified quantities of yard waste for processing. Employing contracts with private operators can provide the County with guaranteed pricing for defined quantities, which could be less expensive than developing a County-owned facility.
- **Solicit private operators under long-term agreements to processed yard waste:** Similar to the item above, this alternative would seek to use solicitation offering a long-term agreement that could entice the development of in-county facilities.
- **Connect with nurseries and other local vendors of mulch such as soil blenders to sell recycled yard waste products:** Large corporate vendors of compost and mulch products, such as Home Depot and Lowe's, are less likely to buy recycled compost/mulch. In Miami-Dade County, only a few local hardware stores sold compost and mulch made from recycled yard waste; a more likely market for these products would be with local agriculture and nurseries.¹⁷ Below are a few local examples of such businesses:
 - [Florida Nursery Mart](#) in Cooper City advertises sale and delivery of bulk mulch.
 - [Mulch Management](#) sells mulch (specifically blow-in mulch) and provides mulching services for a variety of applications.
 - [Atlas Peat & Soil, Inc.](#) is a soil blender in Boynton Beach that offers a variety of products, some of which may benefit from recycled yard waste as an additive.

Specifications

While certain specifications do exist, specifications of mulch are generally broad and the desired characteristics vary depending on the benefit the mulch provides (soil erosion, preserving moisture, preventing weeds, etc.). Preferred particle size (coarse vs. fine) of the ground mulch material vary depending on the application, but usually contain a range. Landscaping guidelines, such as the Broward County Municipal Code, include best practices for application, but not physical specifications. The requirements for compost are more specific, but rather than physical characteristics such as particle size, compost must adhere to processing requirements such as turning and maintaining specific temperatures.

Florida Department of Environmental Protection (FDEP)

FDEP classifies the compost in Rule 62-709.550¹⁸ as Type Y (made only from Yard Trash). It can be mature to semi-mature (not fresh), contain less than 2% of foreign matter content, and consist of any of the following particulate sizes:

¹⁷ University of Florida, ESSIE. (p. 84)

¹⁸ [62-709.550 : Classification of Compost - Florida Administrative Rules, Law, Code, Register - FAC, FAR, eRulemaking](#)



- Fine: $\leq 10\text{mm}$, and an organic matter content of $\geq 25\%$.
- Medium: $\leq 15\text{mm}$, and an organic matter content of $\geq 30\%$.
- Coarse: $\leq 25\text{mm}$, and an organic matter content of $\geq 35\%$.

Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction.

Section 987 of the standard specifications from FDOT states that compost must meet the FDEP requirements of Type Y compost (see above). It adds that when used as mulch, the material should contain no contaminants such as glass, plastic, or metal. The materials shall be coarse in nature, with over half of the particles ranging from $\frac{1}{2}$ -inch to 6 inches. Preferably, the compost or mulch should be made from uncontaminated woody waste materials.

California Department of Transportation (Caltrans) Standard Specifications

Section 20-5.04¹⁹ details the requirements for applying wood mulch. Mulch must contain no more than 0.1% deleterious materials such as rocks and contaminants. Specifications vary for the following mulch materials that could be applicable to Florida vegetation:

- **Wood chip mulch** derived from clean wood must be at least 95% by volume of wood chips that are $\frac{1}{16}$ – $\frac{3}{8}$ inches thick and $\frac{1}{2}$ –3 inches long. Cannot contain leaves or small twigs.
- **Shredded bark mulch** derived from trees can be a blend of loose, long, thin wood or bark pieces, and contain at least 95% wood strands that are $\frac{1}{8}$ – $\frac{1}{2}$ inches wide and 2–8 inches long.
- **Tree trimming mulch** derived from chipped trees must contain at least 95 percent by volume materials less than 3 inches long in any dimension and no more than 30 percent by volume of materials less than 1 inch long. May contain leaves and small twigs.

The USDA Natural Resources Conservation Service (NRCS)

NRCS generates and provides standards for conservation practices in the agricultural sector, including mulching and composting. The NRCS Field Office Technical Guide for Florida adheres to the NRCS Mulching Code 484,²⁰ which does not specify particle size of mulch, and the NRCS Composting Facility Code 317.²¹ Code 317 notes that time, temperature, and turning of compost vary depending on the application (e.g., if used for crops, requirements are more stringent).

Other Resources

MUNICIPAL MSA AGREEMENTS FOR LANDSCAPING SERVICES

Local, current specifications for mulch/compost could be found in current municipal Master Service Agreements (MSA) for landscaping services. If specifications for mulch/compost applied to County properties are not currently regulated, specifications could be included in future MSAs to facilitate the use of recycled yard waste from the BCL and create a consistent market.

¹⁹ [California Department of Transportation STANDARD SPECIFICATIONS](#)

²⁰ [Conservation Practice Standard Mulching \(Code 484\)](#)

²¹ [Conservation Practice Standard Composting Facility \(Code 317\)](#)



FLORIDA FRIENDLY LANDSCAPING™ PRINCIPLES

FAC 373.185 references “Florida-Friendly Landscaping” principles from the University of Florida,²² which are intended to conserve water and natural resources. These principles include guidelines for applying mulch to community landscapes; however, guidelines do not include particle size specifications. They do include best practices for application, which include using recycled mulch when available.

Yard Waste Composition Considerations

This section presents important consideration for the composition of yard waste, including palm fronds and contamination.

Palm Fronds

During the site visit conducted for this study, HDR observed that the incoming commercial yard waste is made up of some wood and brush, and a significant amount of palm fronds. Palm trees are common in Florida and prove to be a problematic material for mulching and compost. As a general rule, palm fronds are removed by compost operators and not included in the composting or mulching process. As they are extremely tough and fibrous, they can be difficult to grind, causing wear and tear on equipment. These qualities could lead to higher/more frequent equipment repair costs and issues with damaging rental equipment. In a composting system, palm fronds may take longer to break down than other organic green materials.

Conversely, composting has been deployed successfully in Florida and, while palm fronds can be a deterrent, operators have made adjustments to yield quality compost. Ground fronds do have benefits including increasing the porosity and structure of compost piles. While multiple “sessions” may be required to completely break the palm frond fibers down, large particles that don’t make it through the screening process can be introduced to new piles as part of feedstock.

Contamination

Options such as ADC and waste-to-energy allow for MSW to be mixed with yard waste, but contamination will be a concern if using yard waste for higher-use alternatives such as mulch and composting. The presence of plastics and broken glass is specifically concerning for composting operations and impacts the value of the product. Treated wood is also often considered a contaminant in mulch and composting operations due to toxic chemicals that can leach into the soil.

It was also observed that commercial yard waste arrives to BCL with a significant amount of contamination such as plastic garbage bags, water bottles, and other miscellaneous trash mixed in with the yard waste. While some of the contaminants are removed and placed in a roll-off container at the site, contaminants are still present in the stream when processed. A process of manual sorting, investing in sorting equipment, and/or a public educational campaign to participants of the program would be necessary to ensure a pure feedstock or product.

²² [Florida-Friendly Landscaping™ Program - University of Florida, Institute of Food and Agricultural Sciences - UF/IFAS](#)



Cost Estimates

This section includes very high-level cost examples of some of the equipment necessary for the alternatives listed above. Table 2 presents the estimated cost to cover the various options for yard waste management, as analyzed for Miami-Dade County. As shown, mulching is a significantly cheaper option than a composting operation.

Table 2. Yard waste management cost estimates (Miami-Dade County)^a

Management type	Cost (\$/ton)
Composting	\$50 ^b
Mulching	\$11 ^c
Landfill daily cover	\$10–\$12
WTE tip fee	\$64
Landfill tip fee	\$64

a. University of Florida, ESSIE. (p. ii, Table ES-2).

b. When including a high- and low-quality compost market revenue price ranges from \$18–\$46/ton.

c. When including a high-quality mulch revenue market and providing mulch for free for residents/use as landfill cover price ranges from \$1–\$11/ton.

Pre-processing Equipment

Pre-processing equipment, generally referred to as sorting, screening, and grinding equipment, can vary greatly, and the cost of labor to manually operate. However, a simple pre-processing facility that performs the function of preparing materials for processing/shipping elsewhere can be a relatively low-cost method of entry for the County. After performing pre-processing activities, the respective by-products of mulch, screened materials, and residue can be managed as discrete material commodities. Depending on the quality of materials arriving and their level of contamination, the types of equipment needed for pre-processing are the same as those listed for on-site mulching below.

On-site mulching

Necessary equipment includes (but is not limited to) grinders, trommels, and transporting material. Detailed equipment and site development costs can be referenced in the University of Florida study.²³ Example equipment and costs include the following:

- Tub grinder: \$370,000
- Post-trommel screen: \$150,000
- Front-end loader: \$225,000

On-site composting

Necessary equipment includes (but is not limited to) shredders/grinders, windrow turners, trommel screens, and operating equipment such as a front-end loader. An article in *BioCycle*²⁴ estimated projected equipment costs to be \$3.7 million for a facility processing 40,000 tons per

²³ University of Florida, ESSIE. (p. 73)

²⁴ [Compost Facility Planning: Composting Facility Cost Estimates | BioCycle](#)



year (not including site development costs). Detailed equipment and site development costs can be referenced in the article and in the University of Florida study.²⁵

Example equipment includes:

- **Trommel screen (Vermeer TR5300 electrical trommel):** \$305,000
- **Grinder (Rotochopper B-66):** \$550,000
- **Mixer (Roto Mix 920-18):** \$200,000
- **Straddle-type windrow turner:** range \$600,000 to \$800,000
- **Front-end loaders:** \$600,000
- **Finish screen:** range \$150,000 to \$250,000
- **Operational monitoring equipment (temperature gauges, moisture gauges, etc.):** \$5,000 to \$20,000
- **Aeration equipment (if applicable):** range \$100,000 to \$2 million

Air Curtain Incinerator

AirBurners in Palm City, Florida, manufactures air curtain incinerators (\$250,000–\$300,000)²⁶

Conclusion

There are many viable options for managing and processing yard waste, either on-site at BCL or through a third party, and specifications of products vary depending on the end use. For example, a free mulch giveaway has lower standards for consistency and contamination since it's an optional, no cost service. Alternatively, a golf course will have stricter specifications and require a finer grind than, say, an agricultural site, but both would have low contamination thresholds. Developing a consistent market for the material will require working with potential end markets to determine both quality and price.

It's important to note that the levels of contamination and palm fronds in the yard waste collected will lead to higher processing costs and lower revenues. For onsite management, BCL could consider starting with infrastructure to pre-process and/or create mulch and add a compost system in the future if enough yard waste is collected to justify the cost.

End Markets for Mulch/Compost Processing Operations On-site

End Market	Product	Specification Guidelines to Consider	Operating Costs (per ton)	Capital Costs (per ton)	Revenue Potential (per ton) ²⁷
Community Giveaway	Mulch	FDOT	\$8	\$3	\$0
Bulk Applications (Municipalities/ Agricultural Sector)	Mulch	FDOT	\$8	\$3	\$1-\$11
	Compost	NRCS; FDEP	\$20	\$30	\$4-\$32

²⁵ University of Florida, ESSIE. (p. 63)

²⁶ [Air Burners S-300 Series FireBox Air Curtain Incinerator](#)

²⁷ University of Florida, ESSIE. (Table 6-7; Table 6-13)



A third-party processor would eliminate the need for development of a new on-site processing facility. Contamination will still be a challenge, but this option would not require the level of investment in operating and capital costs needed for on-site processing. Third party processors have variable expectations around product quality and specifications depending on their operations. There is less potential for revenue for unprocessed yard waste and third-party processors will likely charge a tipping fee for the material.

End Markets for Unprocessed Yard Waste

End Market	Primary Considerations	Associated Costs
Private Mulch/Compost Operations	Low threshold for contamination	Staff labor and/or education to remove/prevent contamination Tipping fee (~\$12/yd)
Biosolids Composting	Preference for Shredded Wood/Mulch	Shredding equipment
WTE	N/A	Tipping fee (~\$64/yd)

From: Austin, Notosha <NAUSTIN@broward.org>
Sent: Tuesday, September 1, 2026 6:07 PM
To: Furr, Beam <BFURR@broward.org>
Cc: Miller, Clay <CLMILLER@broward.org>; Jurado, Jennifer <JJURADO@broward.org>
Subject: Clarifying Statement of Subject Report (Yard Waste Evaluation)

Good afternoon,

Per our conversation this morning, please see below statement clarifying the County's position on certain options presented in subject report.

Clarifying Statement

The *Broward County Yard Waste Evaluation* dated January 2025 identifies various yard waste management and processing alternatives for consideration. The report includes references to air curtain incinerators, biosolids composting, and waste-to-energy (WTE) as examples of management practices or options utilized or considered by other counties and municipalities.

What is more, the use of air curtain incinerators, the incorporation of biosolids into yard waste/mulch, or use of WTE may not be legal or practicable at this time. These alternatives were included in the report for informational and comparative purposes to identify practices employed by other jurisdictions and are not recommendations or proposed approaches for implementation by Broward County.



Unsolicited Proposal : “A Composting Facility at the Broward County Landfill”

From Sam May <smay@browardswa.org>

Date Wed 9/2/2026 5:04 PM

To Sam May <smay@browardswa.org>

Cc Elisa Jones <ejones@browardswa.org>; Dietch, Daniel <ddietch@scsengineers.com>; Jamie Alan Cole <jcole@wsh-law.com>; Lmenekou <Lmenekou@conceptualpr.com>; Eric Johnson (Omnicom) <eric.johnson@omc.com>; Ashley Walker (Omnicom) <ashley.walker1@omc.com>; leah.richter <leah.richter@arcadis.com>; Lori Smith-Lalla <lsmith-lalla@wsh-law.com>

[Report This Email](#)

Good Afternoon, Governing Board and Executive Committee members,

Please see the email below from Chair Mike Ryan to the Mayor, Vice-Mayor, and Commissioners of Broward County regarding his support of the Unsolicited Proposal : “A Composting Facility at the Broward County Landfill”. Please note, Chair Ryan did not write this on behalf of the SWA or in his capacity as Chair of the SWA.

Thank you,

Sam May
Executive Director
Broward Solid Waste Authority
smay@browardswa.org
<https://browardswa.org>



Mayor, Vice-Mayor, and Commissioners:

I am writing you regarding the Unsolicited Proposal: “A Composting Facility at the Broward County Landfill”.

In summary, I am in strong support of the County moving forward with this Unsolicited Proposal as it relates to Yard Waste: this is an excellent effort by County as a “proof of concept”; this initial capacity of 25,000 tons with scalability to 100,000 tons is rational start; the potential future prediction of 250,000-300,000 tons of clean yard waste is not expected in the near term; even if that capacity was achievable today, it will be highly unlikely that a single site in the SW corner of the County would be advisable for many obvious reasons; and, further delay for the County to analyze whether to construct a single, larger facility and then staff that facility is unnecessary and is contrary to the crisis we currently face.

While I am currently Chair of the Executive Committee and the Governing Board of the SWA, I am not writing to you on behalf of the SWA or in my capacity as Chair. For the purposes of this communication, I am simply someone who has been laboring with many others, including my municipal colleagues, the County Commission, County staff, industry leaders, businesses and advocates, to address our garbage crisis in Broward County.

Before I outline my analysis and reasons for supporting the County moving forward with the Unsolicited Proposal, I want to thank Broward County for considering the use of available public land for the beneficial and expanded processing of Yard Waste. This is entirely consistent with the principles that you and we have been driving towards for the past decade. This also demonstrates a commitment to Master Plan process intended to solve our garbage crisis. I am grateful to County staff for having dedicated the better part of the past year attempting to site a clean Yard Waste processing plan on public land and for working so closely with Filthy Organics.

I have reviewed the May 26, 2026, Unsolicited Proposal “A Composting Facility at the Broward County Landfill”, the staff analysis dated July 9, 2026, the August 17, 2026, response by Filthy Organics, the backup materials, and the motion to direct options. I also took the time to watch your August 18, 2026, meeting related to Agenda Item Number 45.

Everyone agrees – Yard Waste is a highly divertible portion of our waste stream and is highly convertible into a beneficial product. Said another way, we can and should divert this commodity from landfills and WTE for beneficial use by our community. Yet, as identified in the Master Plan, diversion and processing of Yard Waste has not been addressed comprehensively in our broader community. In fact, the issue of the diversion of Yard Waste from the landfill and WTE streams has been a problem for over 30 years.

I strongly support moving forward with the Unsolicited Proposal as a meaningful first step (or “proof of concept”) towards addressing in an intentional manner the diversion of the current available tonnage of Yard Waste from our landfill and WTE streams. Doing so will preserve precious disposal capacity while serving necessary environmental goals and proving the potential circular economic benefits from this valuable waste commodity.

I agree that we need to continue to be strategic in analyzing the long-term issues surrounding flow control and processing of potential projected tonnage of clean Yard Waste in the future. While I welcome the broader discussion of how to address the potential available future tonnage of Yard Waste, as Commissioner Furr and Commissioner Geller have invited, we must be mindful of the current challenges of collecting and segregating clean Yard Waste for processing in achieving the goal of 250,000 sometime in the future.

Additionally, even if we currently had access to 250,000 tons of clean Yard Waste for processing (which we do not today), siting a singular location in a remote corner of the County for the entirety of that tonnage would not give appropriate consideration to transportation costs, transportation delays, carbon footprint and overall costs associated with processing the waste stream at singular distant site. When those considerations become disproportionate to the benefits, achieving voluntary or even involuntary compliance becomes even more difficult. Proximity matters and must be a guiding principle where possible.

Simply said, while the SWA has not yet drafted the RFPs for this particular waste stream, it is entirely foreseeable that there may be consideration given to having more than one site in Broward County for processing clean Yard Waste if we are to manage costs and inspire full compliance with flow control across the entire county. As a result, there will be significant opportunities for other existing or potential market participants to implement and participate in the overall strategy of the RFPs.

Finally, as to whether or not the County should own and operate a facility that could process the entirety of the potential available 250,000 tons of clean Yard Waste, in addition to the points raised above

regarding the timing of the future available tonnage and concerns regarding a singular site, I raise two additional points. First, in a time of limited financial resources, identifying operators who have the expertise and can move forward timely, particularly local small businesses that are veteran owned, serves a number of different laudable goals. Second, for the County to take on long-term equipment and personnel costs at this time would generate a significant delay in developing the financial model and justification – when we all agree we must begin today addressing this commodity stream. Waiting for the RFP process to run its course over the next year causes us to lose more valuable time and opportunities for lessons from a scalable start.

To be sure, there are terms of the Unsolicited Proposal that will need to be ironed out with County staff. But, I have no doubt given the fact that this has been a subject of intense discussion for more than a year, the County can work through the issues and should be able to do so timely.

Therefore, when considering all the factors presented in this moment, while we must continue in our long-term strategic discussions related to Yard Waste, I strongly believe further delay in launching programs to divert and reuse available tonnage is not necessary. Beginning now with the proposed program will not impair our ability to achieve the goals of the Master Plan, particularly involving the projected current capacity. Bringing in a vendor such as Filthy Organics to manage the initial volume projected to be 25,000 tons with scalability upward to 100,000 tons is, in my opinion, not only advisable, but it is also a smart first move by the County as we continue to work together to strategically build a system that maximizes diversion from precious available landfill and WTE capacity while proving we can take advantage of a circular economy of waste stream that has value.

I will place this matter (along with the backup materials) on the Agenda for discussion for the September 18, 2026, meeting of the SWA Executive Committee. I will also share my analysis contained herein with the Executive Committee.

In the meantime, I encourage you to move this Unsolicited Proposal forward on the first reading scheduled for September 10, 2026, and schedule this for a second reading on the next available County Commission meeting.

PLEASE NOTE: Do not reply to all to this one-way communication and for those who are members of the SWA or Alternate, this is a one-way communication and do not reply this email.

Best regards,

Mike Ryan



September 4, 2026

Broward County Mayor, Vice-Mayor and Commissioners:

The League of Women Voters of Broward County has studied the issue of solid waste and recycling here in Broward County going back at least 35 years.

In 2017, when discussions first started and Solid Waste Working Group was formed, our League was there. We have been at every meeting and given our input along the way.

We have a solid waste crisis and tackling yard waste diversion in the form of the proposal brought forth by Filthy Organics makes good sense. The sooner the better. Yard waste is a “clean and green” commodity that is now a disposal problem but is in fact a valuable resource. We hope other companies or the County bring forth similar proposals.

Of course, the conditions of this agreement, including cost and length of the contract, need to be evaluated by County professionals and the Solid Waste Authority of Broward County officials and staff.

This proposal is for 25,000 Tons of yard waste a year to be composted with the opportunity to scale it to 100,000 Tons per year. This is a very good start. Broward creates about 300,000 Tons of yard waste each year. Going forward, we recommend siting other yard waste composting projects in different locations in the County as having all operations in a far corner of the County would be a disincentive for some eastern and centrally located cities to participate.

We support this unsolicited proposal and would also like to see the planned RFP process for yard waste expedited. This will allow multiple partners to help our solid waste authority scale up for success throughout the County. This is an enormous opportunity for Broward, our communities and our environment.

Thank you for your consideration.

Stephanie Pearson, Chair, Environmental Issues Committee
League of Women Voters of Broward County