



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

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FROM THE OFFICE OF THE PRESIDENT

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

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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.

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**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

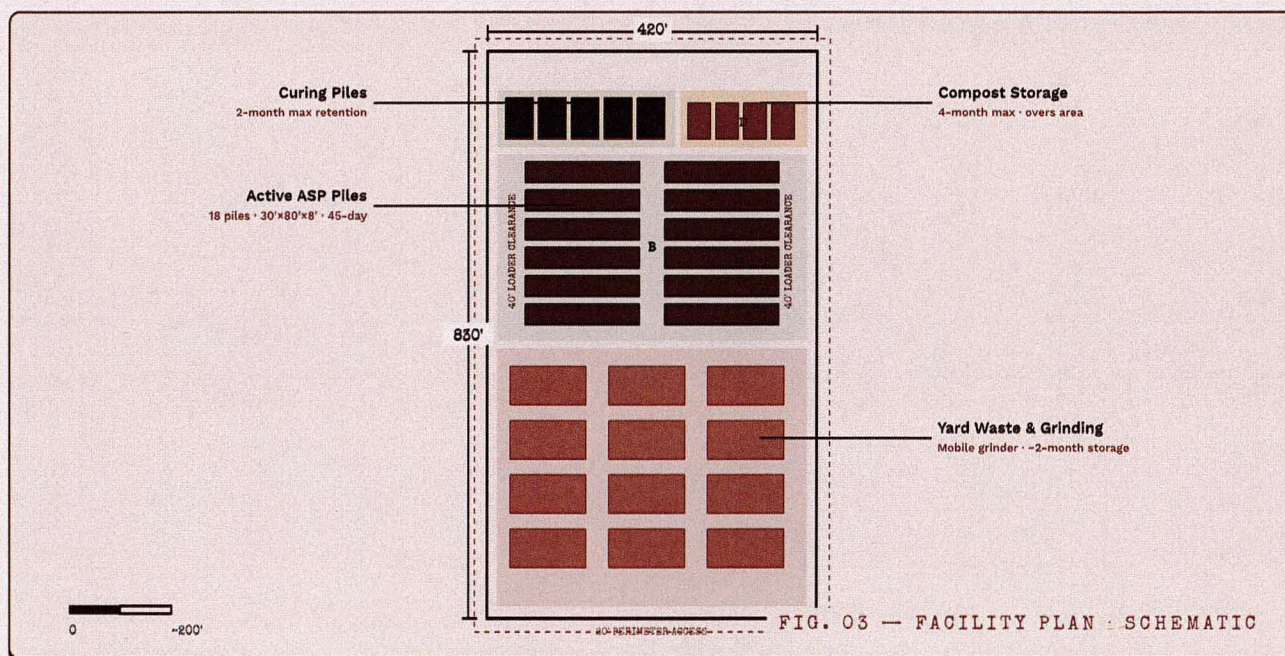
SITE FOOTPRINT

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.

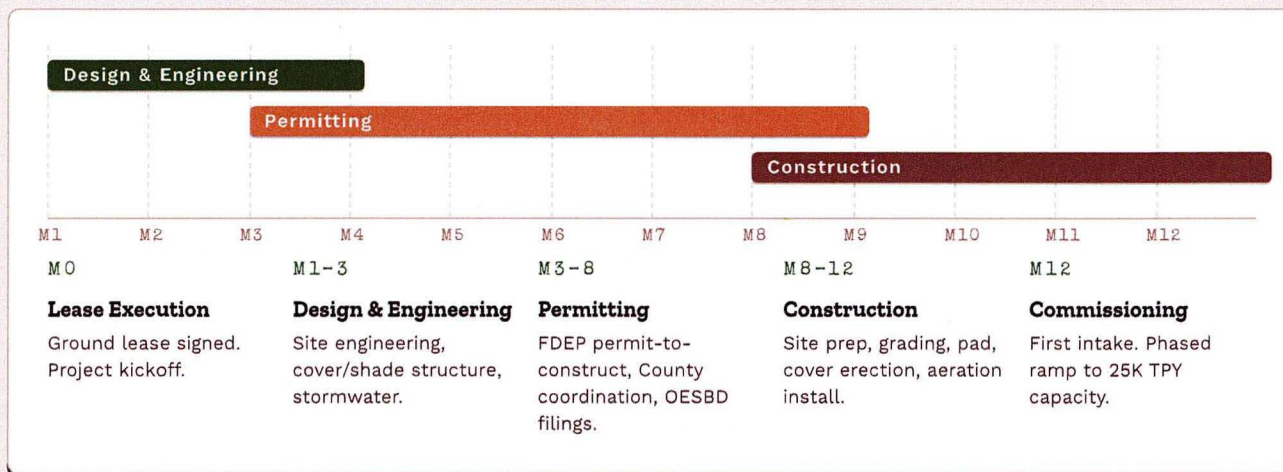
OPERATING STANDARDS

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.
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§ 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

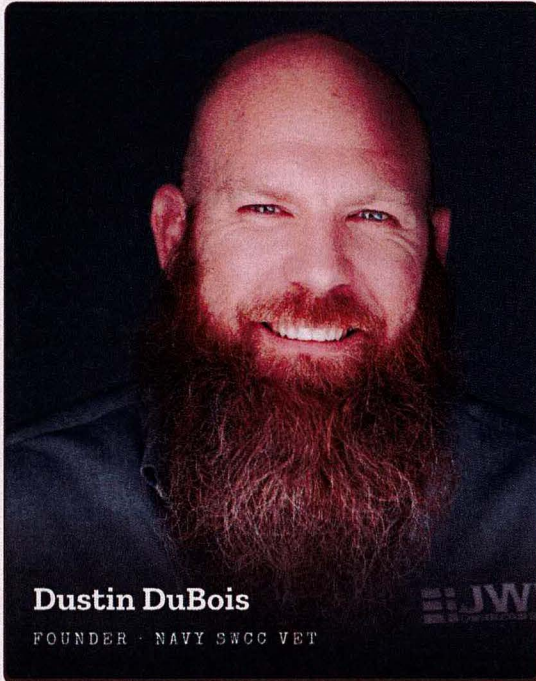
Filthy Organics, LLC — Florida domestic LLC

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

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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.

WHAT WE RETURN

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

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.