




Public Works and Environmental Services Department  
**SOLID WASTE AND RECYCLING SERVICES**  
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## MEMORANDUM

**DATE:** January 22, 2026  
**TO:** 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

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On December 3, 2025, Broward 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 2780 N. Powerline Road, Pompano Beach. Accompanying the proposal was the application fee of \$10,000. On December 4, 2025, Filthy Organics was notified that the Cone of Silence (pursuant to Broward County Code of Ordinances, Sec. 1-266) was imposed. In accordance with the provisions governing unsolicited proposals, staff has completed the required compliance review and preliminary evaluation of the submission.

As communicated in the Board memo dated December 8, 2025, this review focused primarily on: 1) the review of the vendor's qualifications and experience with projects of similar scale and setting and 2) the project's compatibility with regional infrastructure and plans, consistent with Section 255.065 of Florida Statutes, but also included review of site characteristics and considerations given the historic use of this site for waste management and the proposed use for the identified site location.

**Staff Recommendation:** After careful consideration, staff does not recommend advancing the unsolicited proposal for further evaluation or for initiation of a competitive solicitation.

**Basis for Recommendation:** The basis for this recommendation is primarily in consideration of planned expansion of facilities and/or services by Water and Wastewater Services and Solid Waste and Recycling Services within the North Regional Drop off Center property, presenting notable spatial constraints and anticipated incompatibilities with the project proposal. Staff findings regarding the absence of cover over the ash landfill and disposal

area present additional site and regulatory concerns, with anticipated permitting challenges and the potential for legal liabilities.

### **Additional Details**

#### **Overview of Proposed Property**

The proposed property is located at 2780 N. Powerline Road in Pompano Beach. This County-owned property, operated by Solid Waste and Recycling Services, is known as the Residential Drop-Off Center (NRDOC) which accepts household hazardous waste, electronic waste, bulk and yard waste from residents of participating municipalities. The property is also used as a Temporary Debris Management Site. The site is 36-acres in total and historically housed a municipal waste incinerator from the 1960s until 1977 (when it closed). The incinerator was demolished in the mid-1990s with the ash mound remaining onsite. Filthy Organics is proposing to lease land atop of the ash mound.

#### **Project Compatibility with Existing County Plans**

Broward County's Water and Wastewater Services (WWS) and the County's Solid Waste and Recycling Service (SWRS) both have plans for infrastructure expansion at the NRDOC property.

WWS has plans to expand the thermal drying facility located on the property immediately north of and adjacent to NRDOC, with expansion onto the NRDOC property. Expansion of the WWS infrastructure will substantially encroach on the area proposed by the applicant for composting operations (see image below) such that the scale of the proposed lease site cannot be comfortably accommodated alongside the WWS plan and the facility's required physical/operational footprint.

SWRS is in the process of building a new household hazardous waste building and office space within the NRDOC property (see image below). Still in the planning stage, it has yet to be determined if current ingress and egress will change or how the new building location and layout will interact with the adjacent ash mound, if at all. With reference to the Filthy Organics' proposed site layout, the proximity of the proposed facility road to the existing SWRS facilities presents a concern for disturbance and interference with daily operations.

SWRS is also planning to build either a municipal solid waste transfer station or a construction and demolition (C&D) recycling facility (if not both) on the southern portion of the property. According to a consultant report on the North Residential Drop-Off Center Site Assessment dated November 21, 2025, the site can only be covered by 9 acres of buildings. The County will also need to consider space for truck circulation, inbound/outbound weight scales, parking, office space, and buffering. It is unclear whether the Filthy Organics



operations would require office space or a trailer, but there are already notable restrictions on building structures on the property.

Finally, the north-eastern corner of the property is also being considered as a useful part of the property for County operations. Staff would urge caution regarding external proposals that could preclude these future options.

In summary, there are several firm and evolving capital program needs associated with both WWS and SWRS operations that present substantial constraints and uncertainties regarding the availability of land and ability to accommodate any additional activities outside of the County's own capital project and operational needs.

#### Vendor Qualifications and Experience

According to Sunbiz.org, Filthy Organics, LLC has been operating since 2020, with the 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.

Currently, five municipalities offer composting to their residents through Filthy Organics by providing collection services at the door or providing compost bins/carts at a municipal site encouraging willing participants to drop off their compost materials; some municipalities may have a combination of both services. While it appears that Filthy Organics also provides service to a few Broward-based businesses, the proposal submission did not include adequate demonstration of experience in managing composting operations at the size and scale being proposed (i.e., approximately 20 total acres). The proffer of a 20-year lease for a company with little to no experience operating at the proposed scale presents notable risk.

### **Environmental Considerations - Ash Mound and Soil**

The large ash mound is comprised of approximately 20 acres of the 36-acre property and is reported to be 30 feet high in some areas. Though historical meeting notes indicated plans to place a 2-foot-thick cover over the ash landfill, a November 1991 Groundwater Monitoring Plan indicates that the unlined ash mound was never capped. Furthermore, there are no engineering design plans or as-builts for the proposed cover. The Florida Department of Environmental Protection (FDEP) maintains strict landfill disturbance guidance, which presents both regulatory constraints as well as potential liabilities with respect to proposed use and activities. Staff estimates that composting operations atop an uncapped ash mound (including the use of heavy equipment and mixing activities) presents increased risk for mobilization of airborne particulates such as heavy metals, Polycyclic Aromatic Hydrocarbons (PAHs) and fine ash, with the potential for on-site and off-site exposures.

### **Regulatory and Environmental Concerns**

The following issues should be considered:

- The FDEP would need to review the activity from a solid waste permitting perspective, considering that it is being conducted on a former solid waste facility owned by the County. The FDEP would need to be assured that the operation will not disturb the underlying ash, which most likely contains contaminants.
- The County's Environmental Permitting Division (EPD) would license the composting activity on the site, but FDEP requires a registration and would have to consent to (and possibly permit) the use of the landfill for this purpose. Regardless, any disturbance or removal of the underlying solid waste must be in keeping with the FDEP's Old Dump Guidance.
- The existing mature trees on top of the landfill may require a tree survey and, if appropriate, tree removal licensure and associated mitigation would need to occur.
- There is a high probability that the ash deposited at the landfill contains contaminants, and a Phase II Environmental Site Assessment would need to be conducted as a baseline. Utilizing heavy equipment on top of the landfill would likely cut into and disturb the underlying ash; the ash would then become intermingled with compost. The costly alternative would be to cap the landfill with an impermeable surface, which would require stormwater permitting.
- A geotechnical study would be needed to ensure that the former landfill will support the weight of the operation and remain stable.
- The underlying ash/solid waste may contain contaminants like metals and dioxins; therefore, environmental sampling may be required.



- The proposal does not demonstrate sufficient detail regarding compliance with required environmental permits, buffer zones, odor and vector controls, stormwater management, or potential impacts on adjacent uses (including traffic management).

***Additional Considerations***

The proposed location for composting operations is not without its challenges, namely:

- Proposed composting operations are very close to County operations subjecting staff and the public to additional traffic congestion and possible exposure to ash elements.
- There may not be enough space for truck access and circulation for both Filthy Organics' composting operations and future County operations as a transfer station or C&D recycling facility.
- It is worth noting that the Broward County Landfill does not bury vegetative/yard waste; yard waste is processed (reduced) and is beneficially used as landfill cover for which FDEP assigns recycling credit.
- Staff has concerns regarding hard to monitor open access to County property which houses hazardous waste, chemicals, flammables, heavy equipment, and vehicles.
- Potential issues related to the County's liabilities associated with an applicant operating on this property.
- Potential added risk of fires especially in close proximity to new HHW building.
- A recent consultant study prepared by WGI (NRDOC Site Assessment; November 21, 2025) recommends that future development be focused on the southwest and western sides of the site (which is not on top of the ash mound).

Accordingly, staff recommends that the County take no further action on the unsolicited proposal, and that the proposer be notified of the decision to close the submission without advancement. This recommendation is not a reflection of the proposer's potential capabilities, but rather a determination of the appropriateness of the requested use at the identified location.

If the Board desires, staff will work with the Solid Waste Authority to identify locations that could be suitable for composting of this size and scale.

Cc: Kevin Kelleher, Deputy County Administrator  
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