

# CAMP WESUMKEE

SUSTAINABLE & RESPONSIBLE REDEVELOPMENT ANALYSIS

PREPARED FOR GIRL SCOUTS OF TROPICAL FLORIDA

JUNE 2024

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**SECTION 1.**

# **INTRODUCTION & TEAM MEMBERS**

## SECTION 1 – INTRODUCTION & TEAM MEMBERS

On behalf of our client, Girl Scout Council of Tropical Florida, Inc., the ULI Leadership Class of 2024 Team 1 is pleased to address the redevelopment opportunity of Camp Wesumkee in West Summerland Key, FL which is an 11-acre campsite directly located along the Atlantic Ocean, that has unfortunately been closed since 2017 when the existing structures suffered permanent damage from Hurricane Irma leading to a decree issued by Monroe County leaving a blank slate for new facilities.

Team 1's Mission: utilize an array of out industry backgrounds to provide an analysis and recommendations for Girls Scouts of Tropical Florida's redevelopment of Camp Wesumkee to restore its former glory and improve future opportunities.



Mission: to build girls of courage, confidence and character, who make the world a better place.



Mission: shape the future of the built environment for transformative impact on communities worldwide.

Sincerely,

Nico, Raul, Mei, Eddy, Nicole and Matt

## SECTION 1 – INTRODUCTION & TEAM MEMBERS



**NICOLAS OTHEGUY**  
**Chief Executive Officer**

Development Manager, ZOM Living

Nicolas Otheguy was born & raised in Tampa, Florida and attended the University of Florida, where he graduated with a BS in Business Administration with a major in Finance. While at the University of Florida, Nicolas accepted an internship at ZOM Living and joined the ZOM team full time in 2016. Currently, Nicolas serves as a Development Manager for ZOM Living and has been directly involved in delivering over 2,000 units to the South Florida market. He is actively involved in all aspects of the deal process, in both market rate & senior living, from acquisitions through completion of construction. On his spare time, Nicolas enjoys hanging out with friends & family, playing golf, and staying active. He is bilingual with parents born in Havana, Cuba.



**RAUL VELARDE**  
**CHIEF RESILIENCE OFFICER**

Director of ESG, CP Group

Raul Velarde is responsible for CP Group's environmental, health, and social strategies; charting CP Group's ESG journey in line with industry best practices to create long-term value. His areas of focus include enhancing building performance, optimizing indoor air quality, and maximizing CPG Cares' impact in the communities we operate. Before joining the firm, Raul was a Sustainability Manager for Turner Construction where he gained experience engaging clients and project stakeholders in new developments, understanding environmental and budget priorities, and working towards maximizing any dollar spent. Raul earned a Bachelor of Science in Environmental Engineering and a Master of Science in Civil Engineering concentrating in Sustainable Design and Construction from the University of Miami. He has been sponsored to continue his education through Kellogg's Executive Education and Harvard's Young American Leadership Program.

He is passionate about giving back to his community and stays active on the University of Miami Citizens Board, Industry Advisory Board, and mentorship. He also raises awareness and funds for cancer research through the Dolphins Challenge Cancer and supports the Association of Cuban American Engineers' mission of scholarships for Hispanic students.

## SECTION 1 – INTRODUCTION & TEAM MEMBERS



**MEILYN YANES VEGA**  
**CHIEF ARCHITECT**

Senior Project Manager, RSP Architects

Born and raised in Havana, Cuba. Started practicing Architecture in 2008, after graduating from Architecture School in Havana. Moved to the United States in 2014, becoming a proud resident of Miami, and then Coral Gables. In late 2014 started collaborating with LHDI Inc., as a Project Architect overseeing two resort's renovations in Mexico. That collaboration continued through all 2015. Projects: Hyatt Ziva Cancun and Hyatt Ziva Los Cabos. In 2015 started working with Borges and Associates as an Architectural Designer, continuing the work in hospitality projects, and expanding it to high-end residential and multifamily. Main projects included: Park Central Hotel complex, Megacenter Brickell, 15 Palm Residence and 2255 S Miami Ave Residence (all completed). In 2018 started to work with Nichols Architects, as a Project Architect and then becoming a Project Manager. Main projects included: Grove XXIII Clubhouse (completed), Arlo Wynwood Hotel (completed), Miami World Tower (in construction) and Wynhouse (in construction).

In 2022 started to work with RSP Architects as a Senior Project Manager, becoming part of the Mixed-use and Residential Studio of the firm. Main projects include: The Lorenzo's site, WilMa, Daniels redevelopment, Port Charlotte Town Center redevelopment, and Avery at Port Charlotte (all projects are in entitlement process or in building permitting process).



**EDUARDO VALLE**  
**PRINCIPAL DEVELOPER**

Development Manager, Atlantic | Pacific Companies

Eduardo Valle is a seasoned Development Manager at Atlantic Pacific Companies with a formidable track record in real estate development, particularly in affordable housing. He has taken an active role in managing various phases of development, from predevelopment through stabilization, demonstrating strong skills in navigating the complexities of large-scale projects and fostering team collaboration. His expertise is notably marked by his significant role in Atlantic Station, the largest transit-oriented mixed-use/mixed-income development in Miami-Dade County, where he is overseeing the construction of 616-workforce housing units. He has also been integral to the development of Northside Transit Village in Miami-Dade County, a large transit-oriented development project with 600 units, as well as the development of over 300 units in Texas. His expertise in Low-Income Housing Tax Credit (LIHTC) transactions and his ability to maintain sustainable relationships with government agencies reflect his focus on creating inclusive communities. Eduardo's engagement with the real estate sector extends beyond his day-to-day work. He contributes to the Urban Land Institute as the co-chair of the Miami Young Leader's Group and serves on the board of the Latin Builder's Association as a Junior Director.

## SECTION 1 – INTRODUCTION & TEAM MEMBERS



### **NICOLE KAISER** **PRINCIPAL BROKER**

Associate Vice President, Blanca Commercial Real Estate

Nicole Kaiser is an Associate Vice President at Blanca Commercial Real Estate, Inc., the leading independently owned commercial real estate services firm in Florida. Ms. Kaiser plays an integral role on the Landlord Agency Team, participating in the leasing of more than 1.4million square feet of office products including ground up mixed-use commercial developments on behalf of Terra Group, The Vagabond Group, and Shvo across South Florida. She also provides full-service tenant advisory services specializing in office lease transactions for both new-to-market and existing clients including FIFA World Cup '26, Steelcase, PennantPark, Mr. C, and The Greater Miami Chamber of Commerce's monumental submarket relocation.



### **MATTHEW PISCIOTTA** **PRINCIPAL OF LAND DEVELOPMENT**

Director of Land Acquisitions, Lennar

Matt Pisciotta currently serves as Director of Entitlements for Lennar Homes' Palm Atlantic Division, where he has worked for the last 3 years. In this role he is responsible for sourcing new land deals, contracting to purchase land, performing due diligence for new residential communities, and managing the land use/zoning approval process. Prior to joining Lennar, Matt worked as a zoning and land use attorney for several firms in the New York and West Palm Beach area. A native New Yorker, Matt moved to South Florida full-time in 2017. He currently lives in Boca Raton with his wife and their two children.

**SECTION 2.**

# **BACKGROUND**



# GIRL SCOUTS.

- Girl Scouts is building girls of courage, confidence and character, who make the world a better place.
- Girl Scouts of the USA (GSUSA) is the largest leadership organization for girls in the world, with about 2.5 million girl and adult members worldwide.
- GSUSA began with one woman, Juliette Gordon “Daisy” Low, who, in the embodiment of true Girl Scout entrepreneurialism, founded the first Girl Scout troop on March 12, 1912 in Savannah, Georgia. The troop model—in which girls, guided by trained adults, choose and plan their own activities at the community/neighborhood level—continues as the organization’s primary means for delivering the Girl Scout Leadership Experience.
- The core values of Girl Scouts include leadership, service and citizenship promoting honesty, fairness, courage, strength and respect of oneself and others.
- The Girl Scout Promise is a verbal statement reinforcing the values and ethics upheld by the organization, “I will do my best to be honest and fair, friendly and helpful, considerate and caring, courageous and strong, and responsible for what I say and do, and to respect myself and others, respect authority, use resources wisely, make the world a better place, and be a sister to every Girl Scout.”



## SECTION 2 – BACKGROUND

# GIRL SCOUTS OF TROPICAL FLORIDA.

- On June 14, 1923 in Coconut Grove, a visionary group of women founded Alligator Troop 1 which over 100 years later has thrived as the local chapter of Girl Scouts, Girl Scouts of Tropical Florida.
- Led by Chelsea Wilkerson, GSTF is providing girls the path to leadership through more than cookies, crafts and camping via STEM programs that teach app development, robotics, coding and cybersecurity, outdoor adventures, life skills for strong relationships, protecting our environment, and career exploration as well as entrepreneurship skills and financial stability.
- As the preeminent leadership development organization for girls, GSTF brings the evidence-based Girl Scout Leadership Experience to nearly 3,500 girls from every zip code across Miami-Dade and Monroe counties.
- For nearly 100 years, GSTF has provided a unique, transformative leadership program for girls, building their core skills and preparing them to be strong, socially conscious leaders in our communities in South Florida with their main office based out of Camp Choee and additional properties including Camp Mahachee in Coral Gables, S. Miami Little House in South Miami, and Camp Wesumkee in Scout Key.

## 1920s

- Alligator Troop 1 connected the Girl Scout movement to South Florida in 1923
- Girl Scouts put training into action with their relief work after the Great Miami Hurricane of 1926
- In 1929, Judge Edith M. Atkinson founded the Girl Scout Council of Dade County to continue to grow the movement



Low giving a Girl Scout an award in the 1920s.



Juliette Gordon Low in uniform with Lord Baden-Powell and Olave Baden-Powell from 1919.



Miami's first troop, Alligator Troop 1

## 1930s

- Girl Scout Council of Dade County launched a campaign to recruit young women as Brownie pack leaders in 1932, expanding Girl Scout offerings to girls as young as seven
- In 1934, the first annual Girl Scout cookie sale was held in Miami
- After raising over \$400 (~\$8,500 today) from cookie sales, girls received summer camp scholarships to attend unique and immersive experiences



Miami Girl Scouts in the 1930s



Girl Scout Brownie in 1936



Miami Girl Scouts in 1935

# CAMP WESUMKEE.

- When operational, Camp Wesumkee, the oceanfront retreat located in West Summerland Key in Monroe County, offered unique experiences for Girl Scouts to engage in hands-on learning about marine and coastal ecosystems through tidal pool observations, swimming, camping, and additional science activities.
- The Florida Keys are a chain of islands along the southern coast of Florida renowned for their breathtaking, picturesque water views in addition to their conservation efforts for preserving the Florida Reef, the only living coral barrier reef in the continental United States and the third-largest barrier reef system in the world and marine and wildlife including sea turtles and the endangered Key deer.
- For the local GSTF losing access to Camp Wesumkee was devastating to their programming and financing as they are no longer able to host learning experiences, summer camps, and events to continue their stewardship and bring attention to the Florida Keys.



# CAMP WESUMKEE.

- Prior to Hurricane Irma’s destruction of Camp Wesumkee, there were existing structures that included two bath houses, a caretaker’s home called the Wheelhouse, 8 tiki homes, and a galley.
- All buildings are condemned and were issued a decree by Monroe County and will need to be re-developed to bring Camp Wesumkee back to life with a focus on functional outdoor space and campsite accompaniments to host experiences for worldwide visitors via GSTF and CRF.



# CORAL RESTORATION FOUNDATION PARTNERSHIP.

- The Coral Restoration Foundation (CRF) is a non-profit organization dedicated to the restoration and conservation of coral reefs, the largest reef restoration organization in the world. Based in Key Largo, FL, they focus on developing and implementing large-scale coral reef restoration programs to support the health and resilience of coral ecosystems.
- Activities that the CRF engages in include coral propagation, developing offshore coral nurseries which grow coral from small fragments which are then transplanted back onto degraded reef sites, reef restoration, when corals have grown to a suitable size, they are outplanted to designated reef restoration sites, research and development, education and outreach.
- Derek Hagen leads CRF and also is a participating board member for GSTF. Derek shares in The Dream Plan vision for Camp Wesumkee and is a committed partner to securing financing and governance approvals as the CRF would also utilize the campsite as an extension of the CRF's efforts to restore the Florida Reef and engage in learning activities for coral restoration foundations across the world.



# FEDERAL EPA GRANT.

- GSTF informed our team of their consideration to apply alongside CRF for a U.S. Environmental Protection Agency funding opportunity titled Environmental and Climate Justice Community Change Grants Program which funds community-driven projects that address climate challenges and reduce pollution while strengthening communities through thoughtful implementation.
- EPA is awarding \$2B through this program with Track I applicants accessible to \$10 - \$20M in funding grants and Track II applicants \$1 - \$3M.
- Applicants will be assessed on the impacts of climate change on human health in the United States with responses to addressing climate action strategy, community engagement, energy efficiency, resilience solutions and more.



**SECTION 3.**

**OBJECTIVES &  
ASSESSMENT**

# Zoning & Land Use Development Code Analysis.

## Redevelopment Zoning Considerations

- Current buildings on property may be classified as pre-existing non-conforming structures
  - Requires finding by Planning Director that structure built and use began before January 1996
  - Pre-existing structure/use may continue pursuant to LDC
  - LDC generally requires pre-existing structures damaged more than 50% of market value to conform to current zoning regulations (including permitted uses and set backs)
- Re-zoning may offer additional development options
  - Substantial cost in application and consultant fees (estimate: \$75K - \$100K)
  - Timeline: 12-14 months
  - Re-zoning subject to political process





# Zoning & Land Use Development Code Analysis.

## Zoning Next Steps

- Recommendation: schedule pre-application conference with County to discuss development options
  - Provides opportunity to bring all County stakeholders together to discuss challenges and potential solutions
  - Cost to schedule conference: \$400
  - Based on outcome of conference, County will provide Letter of Development rights Determination to clarify current development rights on Property (additional cost of \$800)
- Based on conversations with Emily Schemper, Senior Director of Planning & Environmental Resources, County staff would like to see Property re-developed and is willing to facilitate where possible



**MONROE COUNTY**  
FLORIDA

# ASSESSMENT OF EXISTING CONDITIONS.

## Existing Structures

- Acreage: 16.58-acres
- Existing Buildings
  - Community Center/Mess Hall - 2-story structure built in 1970 that was heavily damaged and unsafe; uninhabited since 1998 Hurricane George
  - Wheel House - Sleeping quarters for 20+ occupants with meeting/activity room and a single toilet room and shower; generally, in good condition, but needs repairs to stairs, windows, screens, and electrical system.
  - Wheel House Bath - Single story building with 8 sinks, 4 showers, 4 toilets; clean but needs plumbing, electrical evaluation, and door and window updates.
  - Open-Air Council Activity Center/Stage - Requires railing replacement, slab stabilization, and electrical service.
  - Chickee Huts - 8 total chickee huts with roof leaks, screens and canvas covers that need replacement, and entrance steps requiring reconstruction.
  - Bath Building for Chickee Huts - includes 8 sinks, 4 showers, 4 toilets; clean but needs plumbing, electrical evaluation, and door and window updates.
  - Open-Air Council Meeting Center – Fire Pit which, lacks electric service, fire management devices, and sufficient benches.
  - Residence Manager Building - Needs full structural evaluation and telephone communication.

# ASSESSMENT OF EXISTING CONDITIONS.

Images of Existing Structures at Camp Wesumkee



Bath House



Open Council Meeting Center



Mess Hall



Activity Center/Stage



Tiki Huts



Bath Building for Tiki Huts



Wheel House



Resident Manager Building

# ASSESSMENT OF EXISTING CONDITIONS.

## Existing Infrastructure

- Sewage System - Septic tanks and drain fields; needs evaluation and mapping.
- Domestic Water - Fire hydrant in the center of the project which is functional.
- Entrance Roadway and Gate - Basic gate with dangerous highway entrance; needs safety improvements.
- Perimeter Security - Damaged fencing, dark areas, and lacks electronic security.
- Dock and Waterfront Structures - Needs rebuilding with storm-resistant materials.
- Site Lighting - Inadequate, needs path lights and underground electric lines.
- Storage Containers/Shop - Temporary and not code compliant; needs proper facility.
- Trash Storage and Pickup - Single container, lacks recycling bins, and needs additional containers or carts.



# ASSESSMENT OF EXISTING CONDITIONS.

## Monroe County Determination Letter

- **Incident:** Hurricane Irma damaged the property in an Special Flood Zone Hazard Area (“SFHA”) flood zone on September 10, 2017
- **Damage Assessment:** Monroe County determined the damage was substantial (repair costs  $\geq$  50% of market value).
- **Compliance Requirements:**
  - Residential structures: Must be elevated to/above base flood elevation.
  - Non-residential structures: Must be floodproofed or elevated to/above base flood elevation.
- **Permit Needed:** All repairs, reconstruction, and new construction require a permit from Monroe County.
- **Consequences of Non-Compliance:** Daily fines and removal of non-compliant construction.
- **Dispute Process:**
  - Submit a repair cost estimate by a licensed contractor.
  - Provide a market value appraisal before the damage.

## Recommendations & Solutions

- Demolish all unusable buildings on site and explore three different development solutions once completed
  - Proposal from Key West Iron Works - \$167,754

County of Monroe

Building Department  
Floodplain Management  
2798 Overseas Highway, Suite #300  
Marathon, FL 33050  
305-289-2501 – Office  
305-289-2515 – Fax



*We strive to be caring, professional, and fair.*

Board of County Commissioners  
Mayor George Neugent, District 2  
Mayor Pro Tem David Rice, District 4  
Danny Kolhage, District 1  
Heather Carruthers, District 3  
Sylvia Murphy, District 5

January 12, 2018

GIRL SCOUT COUNCIL OF TROPICAL FL INC  
11347 SW 160TH STREET  
MIAMI FL 33157

Property location: OVERSEAS HWY  
Property real estate parcel number: 00106040-000000

Dear Property Owner:

On September 10, Hurricane Irma damaged your structure located in a Special Flood Hazard Area (SFHA) flood zone. When a property within a flood zone is damaged by any source, Monroe County is required to perform damage estimation in accordance with the Monroe County Floodplain Management Ordinance (Chapter 122 of the Monroe County Code). The initial estimation of the damage to your structure resulted in a determination that it sustained **substantial damage**. This estimate means that the cost to repair the damage is 50 percent or more of the fair market value (2017 tax assessed value plus 20 percent).

**Substantially damaged structures are required to be brought into full compliance with floodplain regulations found in the Monroe County Floodplain Ordinance and the Florida Building Code.** Residential structures must be elevated to or above the base flood elevation. Non-Residential structures must be floodproofed or elevated to or above base flood elevation.

If you disagree with this determination, you may submit the following additional information:

79. Cost estimate for the repair of all damages sustained to your structure prepared and signed by a licensed general contractor. Your contractor will be required to sign an affidavit indicating the cost estimate submitted includes all damages to your structure. Please note: any additional renovations or improvements that are to be made to the structure while repair work is underway must be included in the contractor's estimate.
80. Uniform appraisal of the market value of your structure before the damage occurred.

If the damage was caused by flooding and if you have a flood insurance policy from the National Flood Insurance Program, you should contact your adjuster to discuss the Increased Cost of Compliance (ICC) coverage. This coverage may provide a claim payment to help pay for work required to bring your home into compliance. Your adjuster can explain that the ICC claim may also be used to pay certain costs associated with demolishing and rebuilding your home, or moving your home to a site outside of the floodplain

Please be advised that all repairs, reconstruction, and new construction are subject the Monroe County Regulations and the Florida Building Code and require a permit. Construction activities conducted without a proper permit may be considered non-compliant and may result in daily fines and/or the removal of the non-compliant construction. Prior to beginning repairs, improvements, or reconstruction, contact the Monroe County Building Department for a permit to bring your structure into compliance the current floodplain regulations and/or Florida Building Code requirements.

# PROGRAM REQUESTS & FEASIBILITY.

## The Dream Plan at Camp Wesumkee

**Mission: launch Camp Wesumkee into a new future with a full redevelopment of the site including permanent structures and the wish list items provided by GSTF and CRF.**

- Building 1: Education & Entertainment
  - 1,500 SF building with: classroom equipped as a high school science room, restroom, office for CRF interns, and storage
- Building 2: Learning Exchange & Scholar Programs
  - 2,300 SF Pavillion with: an above ground pool, 6 dorms (campers & staff) including bathrooms, dive locker and mess hall with kitchen
- Building 3: Restoration Warehouse



# PROGRAM REQUESTS & FEASIBILITY.

## Additional elements to bring The Dream Plan to life

- New pier
- Improved landscape
- New site lighting
- Fire pit areas
- Amphitheater
- Stargazing areas
- Keeper's house
- Parking areas
- Internal road/circulation
- Trash collection spaces (dumpsters)
- Water treatment area
- Other maintenance-related areas



# PROGRAM REQUESTS & FEASIBILITY.

## **Site Compatibility Assessment**

- Upon receiving the program, our next step was to assess how well the wishlist aligns with the site's zoning regulations, spatial limitations, and environmental factors, as well as the feasibility of their incorporation.
- The property's zoning designation does not permit the current camp use. However, the existing buildings are considered pre-existing non-conforming use, allowing for the continuation of the camp's operation. While spaces related to girls' activities can likely be retained, obtaining approval for program elements related to CRF may present challenges.
- From a spatial perspective, the extensive area of the site enables accommodation of all program requirements outlined by GSTF and CRF. Additional lodging areas can be introduced if necessary to accommodate more girls in the future without overcrowding the property.
- Water and electricity infrastructure are already in place on the site. However, wastewater management poses a significant challenge. Depending on available redevelopment funds, various wastewater treatment solutions can be explored as part of our sustainable design approach.
- Among the wishlist elements, constructing a pool would be unfeasible due to coastal construction requirements, proximity to the shoreline, environmental challenges, and potential high construction costs. Discussions with CRF, the pool's main user/operator, revealed that its exclusion would not significantly impact the camp's quality of work. Therefore, we recommend reallocating funds originally designated for the pool to other program elements.



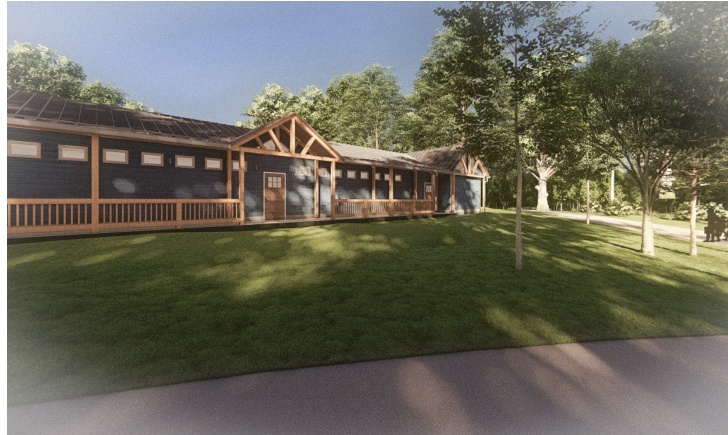
# PROGRAM REQUESTS & FEASIBILITY.

## **Case Study - America's Best Summer Camps by Newsweek**

- Summer camps offer American children an iconic traditional learning experience to explore new interests, make lasting friendships and gain independence.
- For the 2023 list, 23 Girl Scouts operated camps made the list of America's Top 500 Summer Camps.
- As a case study for Camp Wesumkee, we analyzed Camp AnSeOx in Oxford, CT that is undergoing a massive renovation for the Girl Scouts of Connecticut.
- Developed with the varying needs of campers in mind, the new pool house and cook shelter facilities for the Girl Scouts of Connecticut bring ADA accessibility to Camp AnSeOx for campers of all abilities. Located in Oxford, CT, the new facilities reflect the timeless and rustic aesthetic of existing camp structures through the use of 'stick-built' framing elements along with the traditional gable roofs. The combination of exterior materials such as exposed wood framing and standing seam roofing help to achieve an updated aesthetic while providing the necessary longevity and durability of each structure. A key factor of these facilities is the much improved accessibility to Camp AnSeOx features, allowing all guests to enjoy the camp experience and access the cook shelter and pool house for year round use.
- Camp AnSeOx received funding and assistance from the local community

# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

## Camp AnSeOx



# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

## OPTION A - Full Demo and Temporary Structures

### Strengths

- Lower costs
- Easier approval process
- Faster delivery

### Weaknesses

- Requires higher level of care and maintenance in the event of a catastrophic event
- Shorter useful life
- Less comfortable



# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

## OPTION A - Full Demo and Temporary Structures



# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

## OPTION B - Partial Reconstruction & Temporary Structures

### Strengths

- Mess Hall and Bathrooms become permanent structures
- Enhanced functionality
- Increased resiliency

### Weaknesses

- Higher cost
- Requires potential variance
- Timing to occupancy



# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

## OPTION B - Partial Reconstruction & Temporary Structures



# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

## OPTION C – The Dream Plan

### Strengths

- Up-to-code, storm resistant structure
- Multi-use and functionable spaces
- Long-term solution

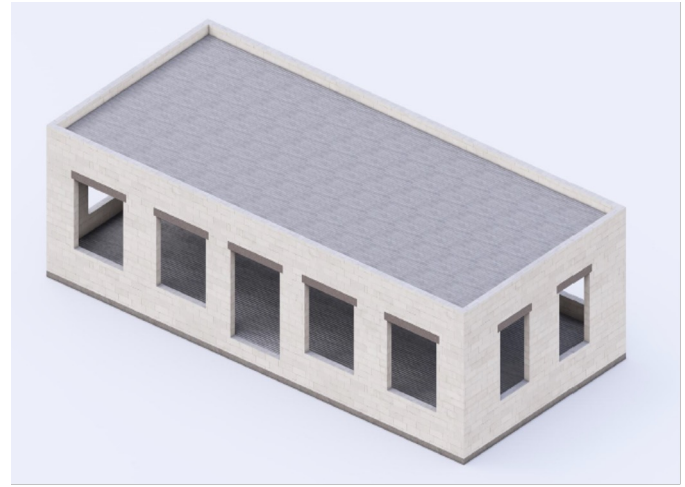
### Weaknesses

- Entitlement and re-zoning challenges
- RENCO permitting approval
- Cost and construction timing is significant



# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

## OPTION C – The Dream Plan



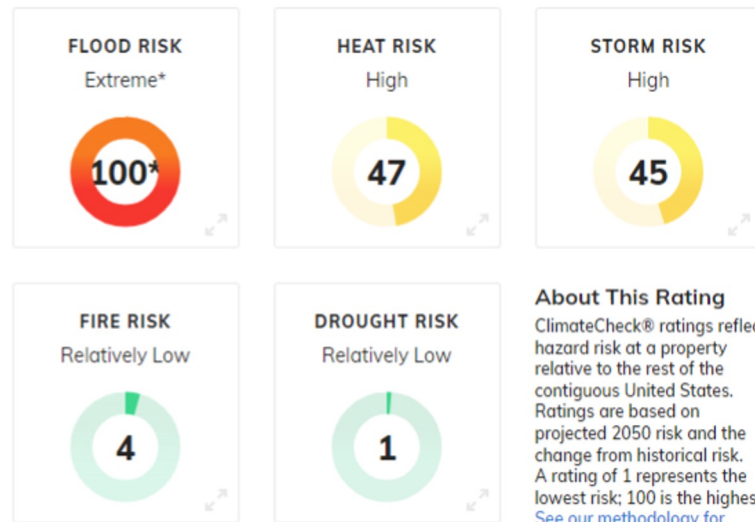
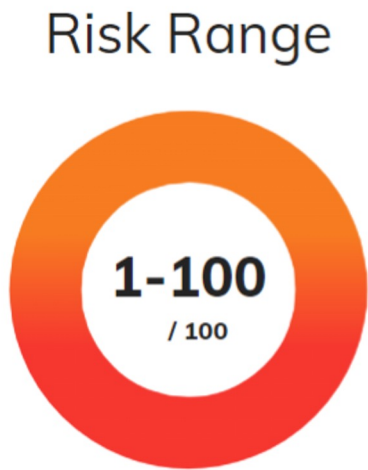


# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

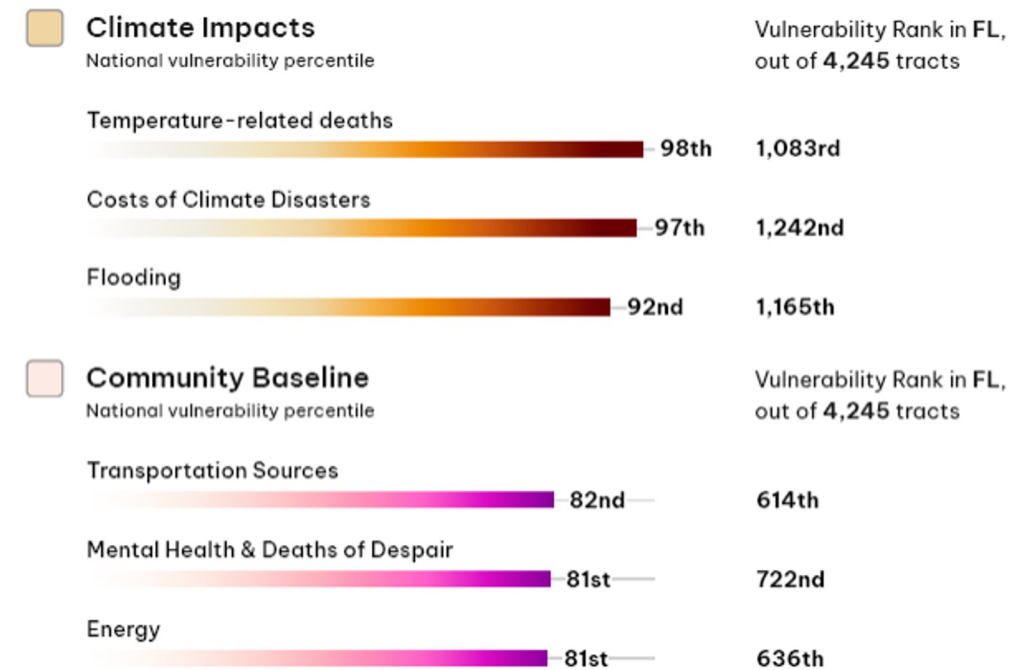
## Resiliency Review

- Identifying potential hazards
- Prioritizing key vulnerabilities
- Implement mitigating strategies

## Top Drivers of Overall Climate Vulnerability



**About This Rating**  
ClimateCheck® ratings reflect hazard risk at a property relative to the rest of the contiguous United States. Ratings are based on projected 2050 risk and the change from historical risk. A rating of 1 represents the lowest risk; 100 is the highest. See our methodology for details.



# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

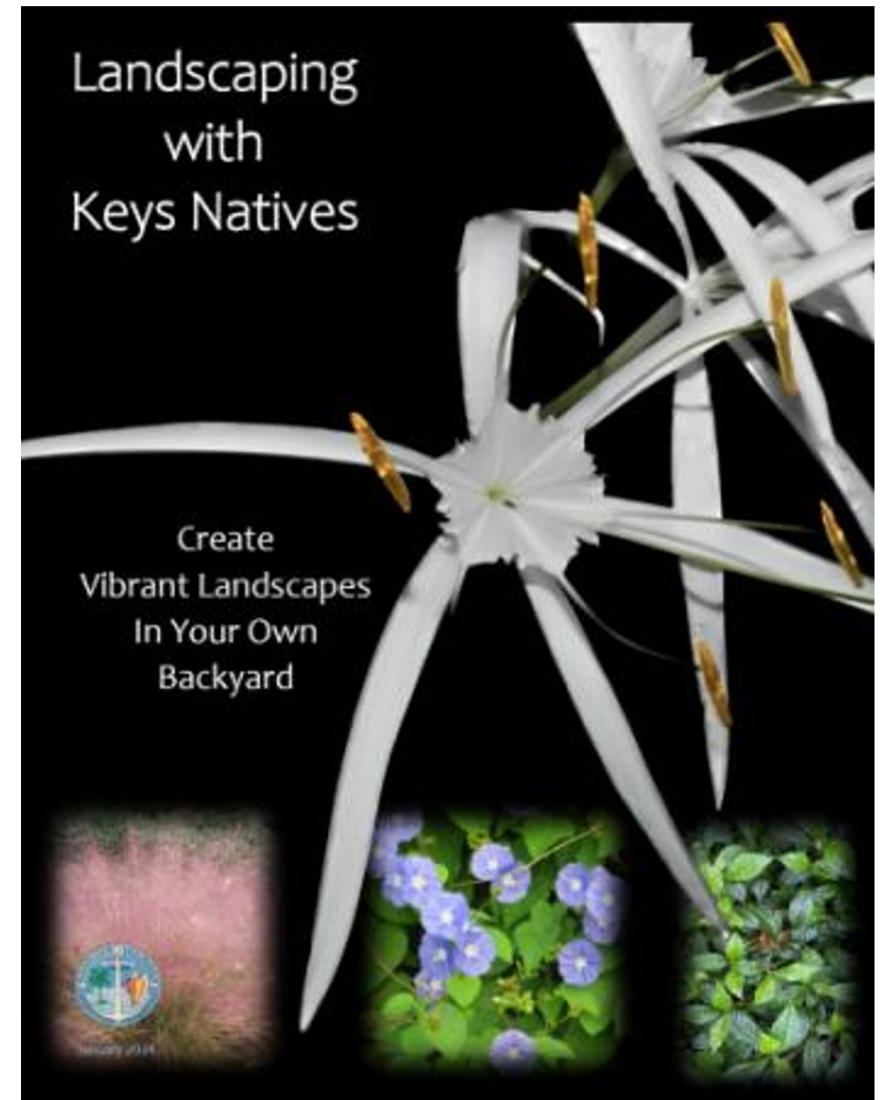
## Landscapes with Native Plantings

Factors for consideration:

- Salt water
- Salt wind
- Canopy
- Related Fauna



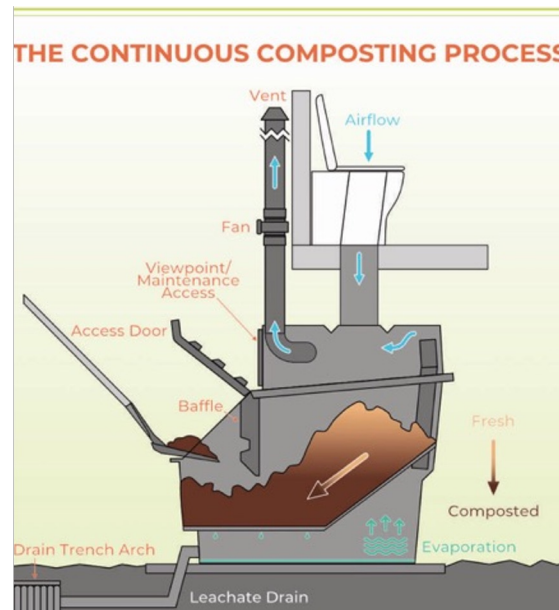
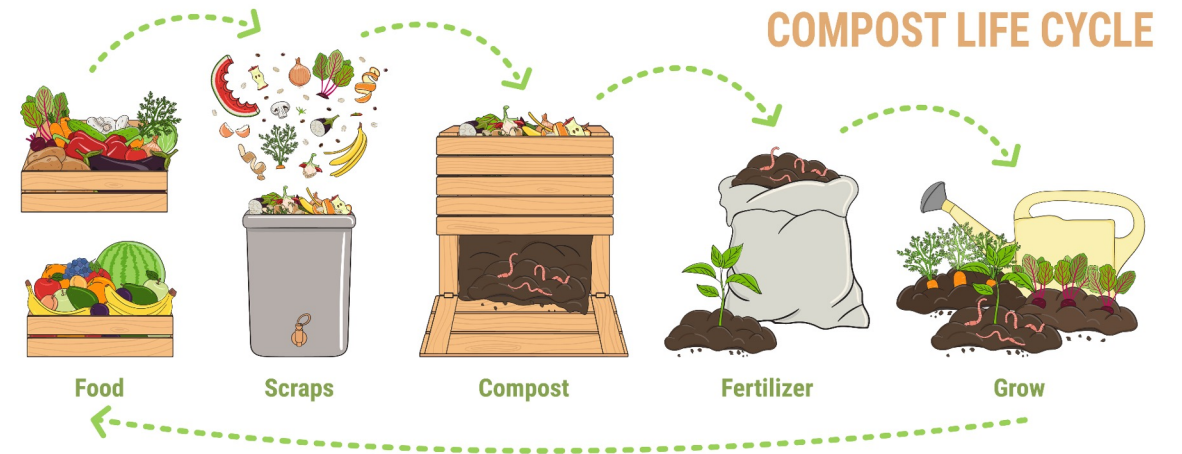
<u>Status</u> Native	<u>Street Tree</u> Eligible	<u>Salt Water Tolerance</u> Moderate	<u>Salt Wind Tolerance</u> Mod/High	<u>Swale</u> Suitable	<u>Showy Flowers/Fruits</u> Fruit & Leaves	<u>Butterfly Plant</u> Nectar
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# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

## Solutions for Sustainability & Resiliency Measures

- Focus on easily accessible, low cost, integrative solutions
- Create educational programs around them
- Reduce waste generation



# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

## Microgrid Redundancy

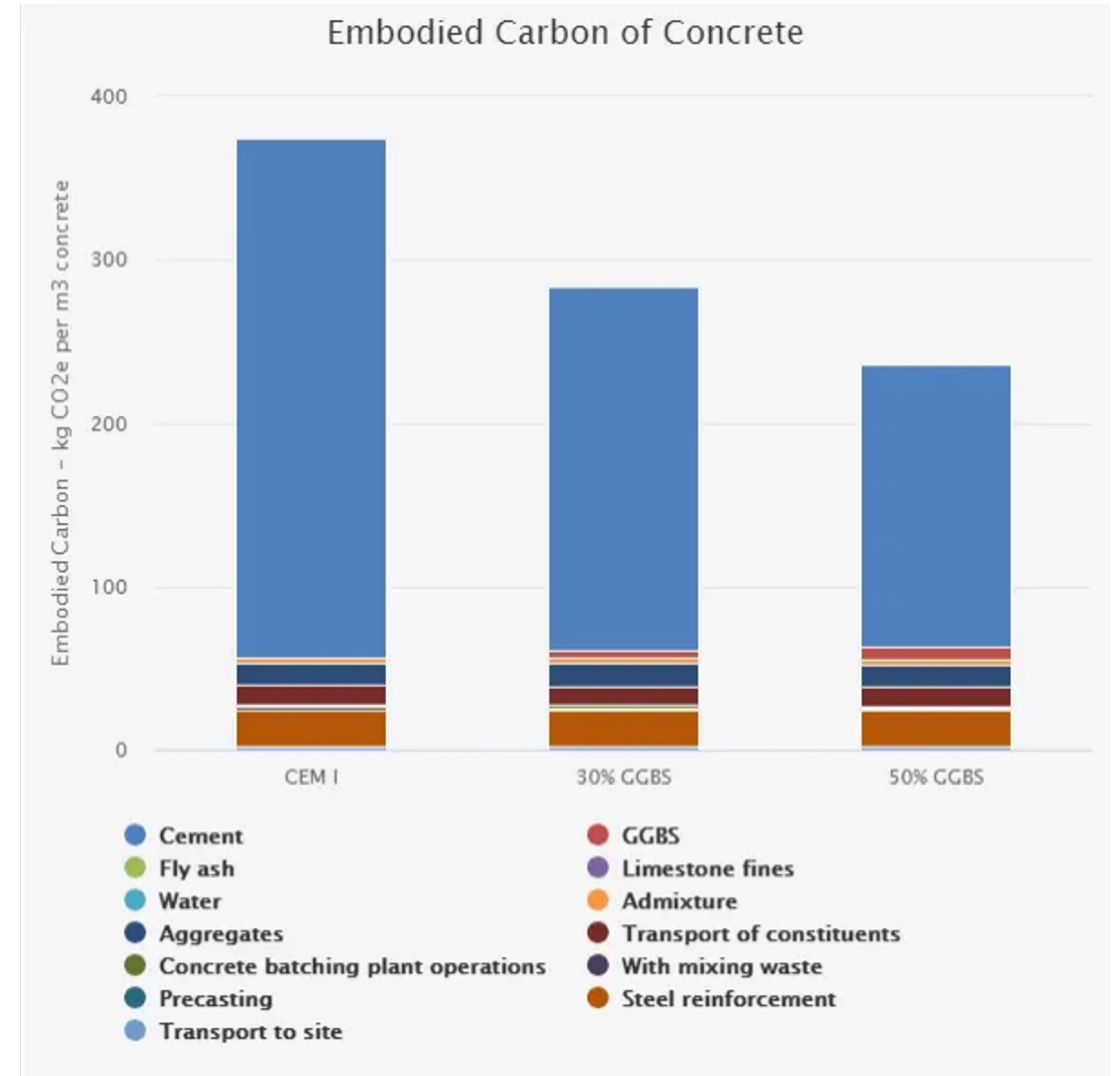
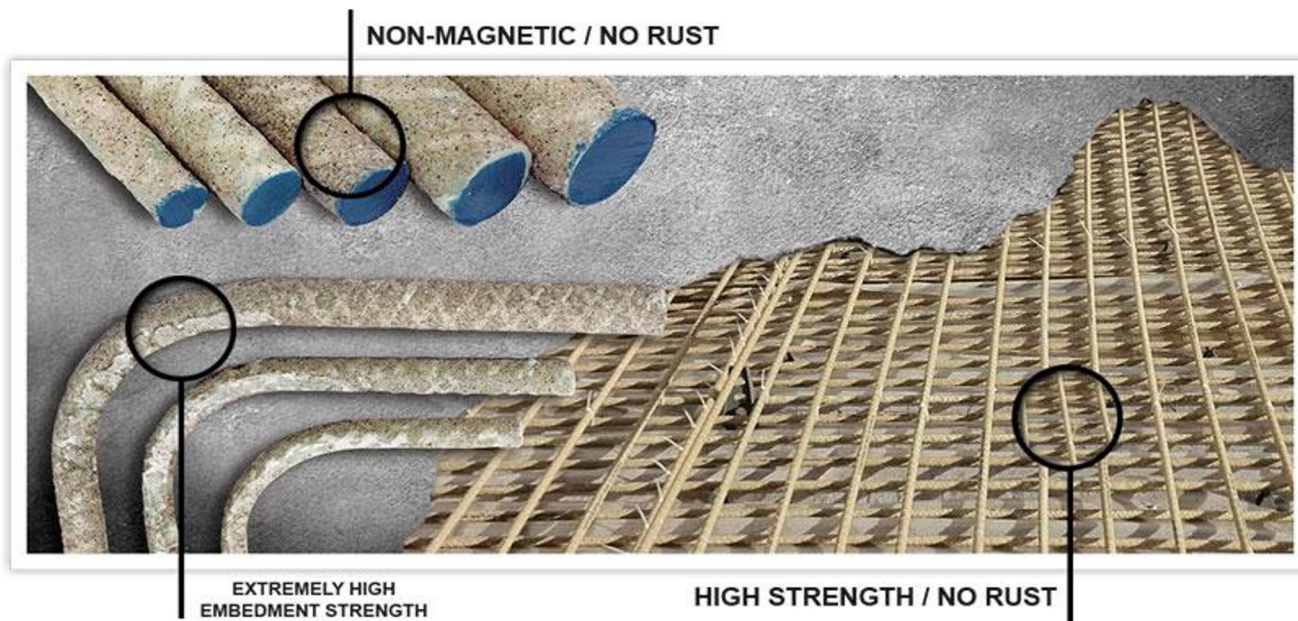
- Localized generation and storage for water and electricity
- Redundant emergency utility resources
- Compact storage container
- Solar Capacity: 5.4 kW (12x 450W panels)
- Battery Capacity: 10.24 kWh of battery storage
- Max Continuous Output: 8.0 kW, 120/240VAC, 48VDC
- Reverse Osmosis: 1,000 gallons per day
- Generator: 3.6 kW portable gas generator



# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

## Alternative Material Selection

- Lessened embodied carbon impact
- Increase structural resiliency
- Reduced maintenance requirements



# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

## RENCO BUILDING SYSTEM

**Introduction:** Renewable Composite (RENCO) - A new mineral composite fiber reinforced (MCRF) building System. Founded by the CEO of Coastal Construction.

### Advantages

- Sustainability: Made from recycled materials
- Cost Efficiency: Reduces construction time and costs
- Ease of Construction: No welding, cutting, or masonry required
- Durability: 23x strong than concrete

### Components

- Recycled glass fiber
- plastic resin
- Stone
- chemically bonded together



# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

## ENVIRONMENTAL & CONSTRUCTABILITY ADVANTAGES

### Environmental

- Cement industry on global CO2 and GHG emissions
- 40% repurposed materials
- Reduction in carbon footprint – contains 62% less embodied carbon than traditional reinforced concrete

### Constructability

- **Strength and Durability:** withstands 275 MPH winds, certified for Cat. 5 hurricanes and ANSI certified for structural performance
- **Efficiency:** overall reduction in time and money by ~20%
- **Resilience:** resistant to mold, water, termites and fire (exceeds 1HR and 2HR fire rating tests)



## BUILDING GREENER FUTURES

Experience innovation that cares for the planet – RENCO's building system boasts environmentally friendly processes, ensuring a low impact on our ecosystem and promoting sustainability.



# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

## APPLICABILITY TO CAMP WESUMKEE

### Review & Planning

- Collaborated with architects and engineers to assess site needs
- Considerations for ADA compliance and FEMA flood zone requirements
- Final design is required in order to firm up costs and submit for permit

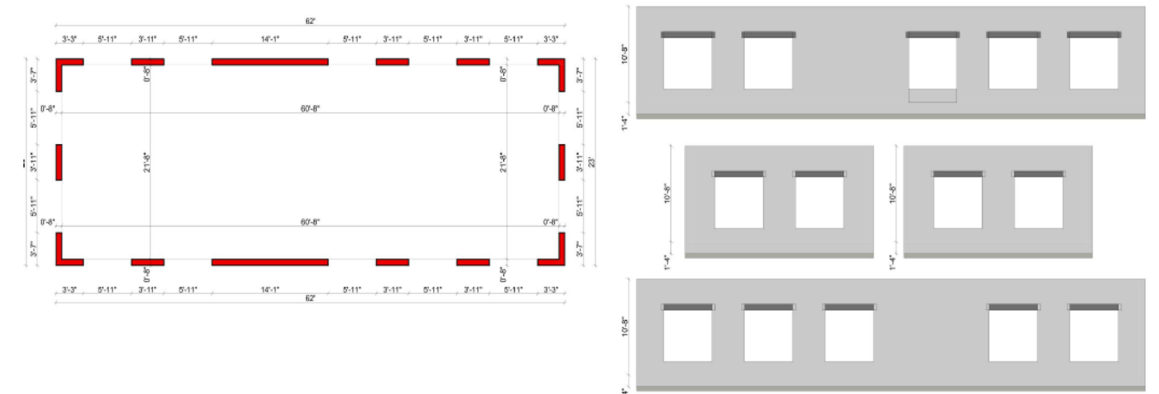
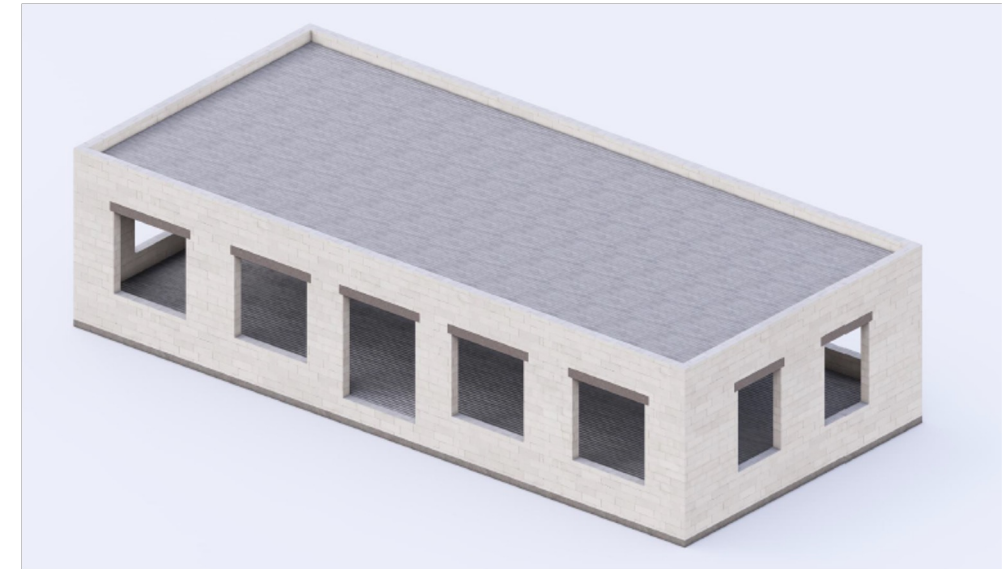
### Building Requirements

- Structures will need to be elevated to meet FEMA base flood elevation requirements
- Clear height of 9' on the interior

### Proposed Structures

- Community Center/Mess Hall: 62'x 23'-4", 1424 SQFT, estimated cost \$56,960
- Bunk House: 50'x 23'-4", 1161 SQFT, estimated cost \$44,118
- Bunk House Bath Building: 32'x16, 517 SQFT estimated cost \$25,850
- Residence Manager Building: 37.5'x 23'-4", 871 SQFT, estimated cost \$24,840

## COMMUNITY CENTER FOR THE DREAM PLAN





# INNOVATIVE & SUSTAINABLE DESIGN SOLUTIONS.

## CASE STUDY

### Current Approvals

- Approved by Florida Building Code (FBCC) and IAPMO UES for buildings up to five stories
- Currently working on approvals for buildings up to eight stories

### Existing Projects

- Lakewood Village Apartments, Palm Beach County: \$21 million, 96-unit apartment complex
- Erected with 11 unskilled workers in 8 weeks

### Future Plans

- 2024 target was to bring about 5000 units to market across Florida & Alaska
- Collaboration with ZOM living for townhomes at Miline Ludlam Trail Apartments, Phase 2



# BUDGET & FUNDING OPPORTUNITY ANALYSIS.

## BUDGET ESTIMATE

### Overview

- GSTF Vision for the project
- Leverage GTSF’s membership pool to identify professionals for pro-bono work/alleviate costs

### Assumptions

- RENCO assumed to be 35% of the total cost, structure only
- 65% of the remaining costs will need to be provided by the General Contractor
- Additional 20% and 15% added for elevated structure and civil/site improvement costs

## Budget Estimate Breakdown

PROJECT COST SUMMARY			
LINE ITEM	OPTION A	OPTION B	OPTION C
GC Costs	540,411	889,741	1,594,293
Furnishings, Fixtures, & Equipment	-	40,000	57,500
Professional Fees	10,000	134,000	201,500
Municipal, Permit & Impact Fees	16,212	51,692	89,857
Project Management	-	-	12,000
Insurance	12,429	33,810	60,583
Financing & Other Costs	-	-	-
Contingency	40,531	66,731	119,572
<b>GRAND TOTAL</b>	<b>619,583</b>	<b>1,215,974</b>	<b>2,135,306</b>

OPTION A - FULL DEMO & TEMPORARY STRUCTURES

OPTION B - PARTIAL RECONSTRUCTION & TEMPORARY STRUCTURES

OPTION C - THE DREAM PLAN

# BUDGET & FUNDING OPPORTUNITY ANALYSIS.

## FUNDING

### Identifying the Problems

- **Competition:** Crowded non-profit sector.
- **Economic Dependency:** Inflation and increased construction costs.
- **Resource Limitations:** Restrictions on fundraising across council lines.
- **Missed Opportunities:** Closed disaster relief programs.

### Identifying the Solutions

Hybrid Approach: Grant & Donor Funding

### Grants

- Hazard Mitigation Grant Program (Irma)
- Protecting Florida Together Grants - Water Quality Improvement Grant Program
- FDEP Florida Coral Reef Restoration & Innovative Technology Grants
- Environmental & CLimate Justice Community Change Grants Program
- Candid

### Donors

Alleviate remaining costs that cannot be obtained and funding ultimately needed

Existing Donor pool, Community Foundation of the Florida Keys (CCFK)

# BUDGET & FUNDING OPPORTUNITY ANALYSIS.



## GRANTS

### Hazard Mitigation Grant Program (Irma)

- **Purpose:** Provides funding to state, local, tribal, and territorial governments to develop hazard mitigation plans and rebuild in a way that reduces or mitigates future disaster losses in their communities.
- **Relevance to Camp Wesumkee:** Can be used for design costs that exceed code requirements for new construction and safe room/shelter in place construction.
- **Funding:** Covers up to 75% of the costs for eligible projects. GSTF would be responsible for the remaining 25%.
- **Eligibility:** GSTF can apply directly if they own and operate their private non-profit (PNP) facilities or have the local municipality/Monroe County apply on their behalf.

### Protecting Florida Together Grants - Water Quality Improvement Grant Program (WQI)

**Purpose:** Addresses wastewater, stormwater, and agricultural sources of nutrients in water bodies.

**Relevance to Camp Wesumkee:** Can be utilized to upgrade septic systems or implement sewer solutions.

**Eligibility:** Projects must achieve a reduction in total nitrogen by at least 65%. Innovative septic solutions discussed earlier in the report qualify for this grant.

**Application Deadline:** Applications for the 2024 program are due on June 30, 2024, with plans to apply for the 2025 grant cycle.

# BUDGET & FUNDING OPPORTUNITY ANALYSIS.

## GRANTS

### Florida Coral Reef Restoration & Innovative Technology Grants

- **Purpose:** Supports organizations involved in coral reef restoration and innovative marine technologies.
- **Relevance to Camp Wesumkee:** Provides funding for the Coral Reef Foundation's onsite labs and equipment.
- **Grant Awards:** Last year, FDEP awarded \$9.5 million to various organizations for coral reef restoration and recovery initiatives. Another \$9.5 million was awarded to innovative technology
- **Project Location:** The campsite is located in the "pavement" designation on the Florida Unified Reef Map, suitable for supporting marine organisms and reef-building activities.



### Environmental and Climate Justice Community Change Grant Program

- **Purpose:** Addresses wastewater, stormwater, and agricultural sources of nutrients in water bodies.
- **Relevance to Camp Wesumkee:** Can be utilized to upgrade septic systems or implement sewer solutions.
- **Eligibility:** Projects must achieve a reduction in total nitrogen by at least 65%. Innovative septic solutions discussed earlier in the report qualify for this grant.
- **Application Deadline:** Applications for the 2024 program are due on June 30, 2024, with plans to apply for the 2025 grant cycle.

## Candid

- **Purpose:** Provides information about grant-makers and their grants, offering a comprehensive database on U.S. and global funding opportunities.
- **Relevance to Camp Wesumkee:** Can help identify potential funding sources for various aspects of the project, making fundraising efforts more targeted and effective.
- **Usage:** Engage Candid's resources to find grants specifically aligned with GSTF's goals and needs.

# BUDGET & FUNDING OPPORTUNITY ANALYSIS.

## DONORS

### Local Community & Organizations

- **Rotary of the Lower Keys:** Expressed willingness to contribute to the project.
- **Community Foundation of the Florida Keys (CFFK):** Connects people, resources, and needs through philanthropy. Raised nearly \$3.6 million in contributions in recent years, with 100% of donations going directly to nonprofit grants and programs.



### Potential Partnerships & Online Fundraising Platforms

- Utilize existing donor pool
- CRF Donor Relationships - Monroe County Schools & United Way
- Go FundME: An option for obtaining additional donations, although limited by fundraising across council lines



### Marketing & Outreach Strategies

- **Social Media Engagement:** Increase visibility and engagement.
- **Email Marketing:** Regular updates and calls to action.
- **Events and Fundraisers:** Engage the community and generate support.
- **SEO & Marketing:** Improve online presence to attract more donors.
- **Donor Recognition:** Publicly acknowledge contributions to encourage more donations.
- **Volunteer Programs:** Engage local volunteers to support fundraising efforts.

# FUNDING.

## Girl Scouts of Tropical South Florida is a Non-Profit Organization

- Competitive, crowded sector for funding
- Challenging economic environment due to inflation and high costs to borrow
- Girl Scouts of Tropical South Florida is restricted to fundraise across council lines
- Expired FEMA disaster relief post Hurricane Irma

## Solutions

- Girl Scouts of Tropical South Florida sponsors
- Monroe County Land Authority & associated local organizations
- Partnership with Coral Restoration Foundation and their sponsors
- Grant opportunities through Candid

### \$100K+

The Batchelor Foundation  
The Fredrick A. DeLuca Foundation  
United Way Miami

### \$50,000 – \$99,999

Amazon  
Patricia & Bill Cruz  
Dunspaugh Dalton Foundation, Inc.  
Emily & Kenneth Furton

### \$25,000 – \$49,999

Coral Gables Garden Club  
The Graham Companies  
HSBC  
The Miami Foundation  
Miami Herald & el Nuevo Herald  
José Milton Foundation/Cecil & Ana Milton Family Foundation  
Nicklaus Children's Hospital  
Peacock Foundation, Inc.  
Publix Super Markets Charities  
Ryder System, Inc.

### \$20,000 – \$24,999

Arbor Day Foundation  
Florida Blue Foundation  
Miami-Dade County  
Spirit Airlines

### \$15,000 – \$19,999

Baptist Health South Florida  
UHealth Jackson Urgent Care  
The Villagers

### \$10,000 – \$14,999

The Children's Trust  
The Charles N. & Eleanor Knight Leigh Foundation  
Florida Power & Light Company  
Jackson Health Foundation  
The Leibowitz & Greenway Family Charitable Foundation  
Ocean Reef Community Foundation  
Ortega Family Foundation  
Papa John's South Florida  
The PARKnership Fund  
Commissioner Raquel Regalado  
The William J. and Tina Rosenberg Foundation  
Verizon

### \$5,000 – \$9,999

Sheryl Alonso  
Sarah Artecona  
Bradesco Bank  
The Carrie Meek Foundation  
Coral Gables Community Foundation  
Lloyd L. and Helen R. Dilworth Foundation  
Greenberg Traurig  
Commissioner Eileen Higgins  
Ivette Hoffman  
William & Lynn Kerdyk  
Key Biscayne Community Foundation  
Key Biscayne Women's Giving Circle  
The Keyes Company  
Mayor Vince Lago  
Erica Rule  
Sheila Shapiro  
Target  
Peggy Wingard  
Kiki Zayas

### \$2,500 – \$4,999

Amazon Printers  
Andi Phillips Communications  
Anonymous  
Bank of America  
Bill & Will Beckham  
Commissioner Danielle Cohen Higgins  
Grove Bank & Trust  
Amira Ishoof  
Jennifer McCafferty  
O-Gee Paint  
Nancy Pastroff  
Christine Rupert  
University of Miami  
Chip Withers

### In-Kind

American Airlines  
Bacardi

Support our girls by visiting:  
[www.girlscoutsfl.org/donate](http://www.girlscoutsfl.org/donate)

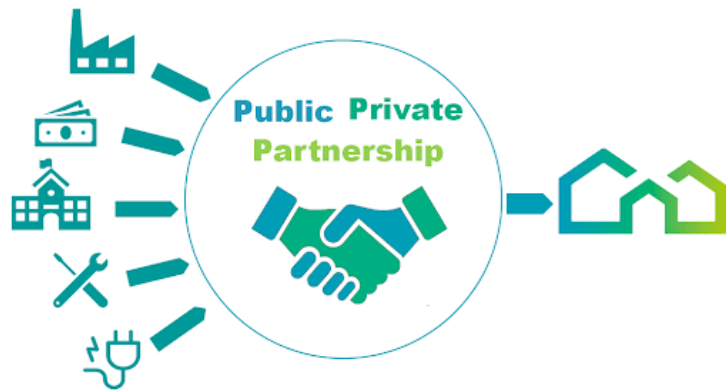


**SECTION 4.**

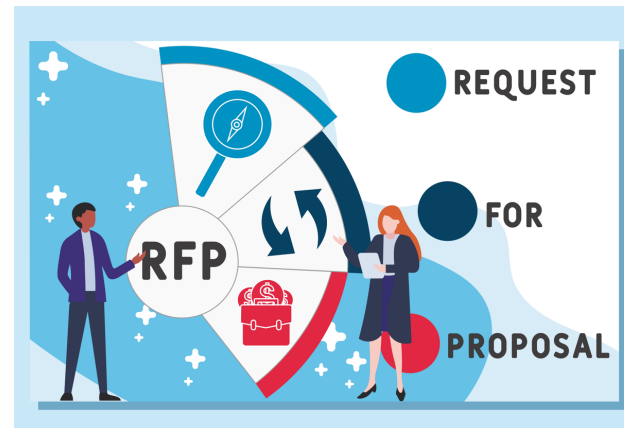
**ALTERNATIVE  
CONSIDERATIONS**



# ALTERNATIVE CONSIDERATIONS FOR CAMP WESUMKEE.



**Government's Perspective**  
Public Private Partnership - school, workforce housing, community center



**Developer's Perspective**  
RFP to Developer for single family or multi family housing leaving GSTF the portion of space they require



**Broker's Perspective**  
Sell the site

**SECTION 5.**

**ACKNOWLEDGEMENTS &  
SOURCES**

## ACKNOWLEDGEMENTS

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Monroe County Land Authority - Christine Hurley

Pistorino & Alam Consulting

RENCO - Brett Perry and Karlie Fike

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Rotary of the Lower Keys – Keara McGraw

Girl Scouts of Connecticut