



The attached letter was sent to the following elected officials:

Representative Bruce Antone  
Senator Randolph Bracy  
Representative Kamia Brown  
Representative Anna Eskamani  
Representative Joy Goff-Marcil  
Representative Amy Mercado  
Representative Rene Plasencia  
Representative Carlos Guillermo Smith  
Senator Linda Stewart  
Representative Jennifer Sullivan  
Representative Geraldine Thompson  
Congresswoman Val Demings  
Congresswoman Stephanie Murphy  
Congressman Bill Posey  
Congressman Darren Soto  
Senator Marco Rubio  
Senator Rick Scott

Kelley Teague  
Director of Legislative Affairs  
Kelley.Teague@ocfl.net  
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ORANGE COUNTY MAYOR

**Jerry L. Demings**

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August 23, 2019

The Honorable Randolph Bracy  
The Florida Senate  
6965 Piazza Grande Ave.  
Suite 211  
Kissimmee, FL 34741

Dear Senator Bracy:

I wanted to inform you of a development involving efforts by the U.S. Department of Health and Human Services (HHS), Office of Refugee Resettlement to shelter unaccompanied children in Orange County.

Two weeks ago, I was forwarded a letter by our local legislative delegation from HHS about the agency's plans to explore potential sites for an Unaccompanied Alien Children Shelter in Central Florida. At that time, Orange County had not received any inquiries. This week, the County did receive an inquiry from the General Services Administration (GSA) for the property at 1850 W. Landstreet Rd., Orlando, FL 32809. This property is currently zoned C-1, commercial. Without an exception, this use is not permitted.

Attached you will find two documents sent to the County as part of the inquiry, which detail the potential use for the facility. I have also attached the initial letter from HHS.

Assuming the use is not exempt from the County's zoning regulations, the proposed shelter would likely be classified as a Residential Care Facility, which would require a special use permit in the C-1 zoning district. The process involves a public hearing before the Board of Zoning Adjustment and the Orange County Board of County Commissioners.

Sincerely,

Jerry L. Demings  
Orange County Mayor

c: Orange County Board of County Commissioners  
Byron Brooks, County Administrator  
Roseann Harrington, Chief of Staff  
Danny Banks, Deputy County Administrator  
Chris Testerman, Deputy County Administrator  
Kelley Teague, Legislative Affairs Director

## Orlando Unaccompanied Alien Children (UAC) Shelter

The requested space will be used by the U.S. Department of Health and Human Services, Office of Refugee Resettlement, to house unaccompanied children.

The facility will provide residential accommodation for approximately 500 children. Care will be provided 24 hours a day / seven days a week by 500 staff (approximately 167 staff per 8-hour shift). The shelter will require child bedrooms / sleeping areas, child bathrooms, classrooms, indoor recreation/ multipurpose areas, medical, dining/food service, administrative and support space. Approximately 2 acres of exterior space shall be provided for outdoor recreation areas.

Offered space must meet Federal Government requirements for fire safety, accessibility, seismic, and sustainability standards per the terms of the Lease. A fully serviced lease is required. Offered space shall not be in the 100-year flood plain.

A single tenant building is required. The shelter will require all necessary modifications and improvements so that it can be licensed by the State of Florida in accordance with state community care and group home licensing requirements (Florida State Rule Chapter 65C-14 Group Care Licensing).

Housing Plan for Central Florida UAC Facility					
	Quantity	Unit	Quantity Factor	Unit	
RSF	106,280	RSF			
USF	92,417	USF			
Number of Unaccompanied Children Accommodated	500				
Number of Staff Occupants	167				
Total Number of Occupants	667				
Utilization Rate Based on Children Only	185	USF			
Utilization Rate Based on Staff Only	103	USF	17,178	USF	Based on 17,178 USF of total office
Utilization Rate Based on Total Occupants	139	USF			
Child Bedrooms					
Number of bedrooms based on 4 child maximum	125	ea			
Bedroom total area	25,000	USF	50	USF	50 SF per child - no more than 4 per room (20' x 10')
Lockers	1,250	USF	2.5	USF	2.5 USF per child
Circulation	6,563	USF		USF	1.25 multiplier
Total Approximate Bedroom Area	32,813	USF		USF	
Clinical Offices (Counselors)					
Number of offices based on 1 office per 12 child	42	ea			1 private office per 12 children
Office total area	5,000	USF	120	USF	12'x10' room dimension
Circulation	1,250	USF		USF	1.25 multiplier
Total Approximate Area for Clinical Offices	6,250	USF		USF	
Case Worker Workstations					
Number of Workstations based on 1 per 8 child	63	ea			1 workstation per 8 children
Workstation total area	3,000	USF	48	USF	
Circulation	3,750	USF		USF	1.25 multiplier
Total Approximate Case Worker Workstation Area	3,828	USF			
Child Bathrooms					
Total number of water closets	83	ea		ea	1 water closet per 6 children
Total number of lavatories	83	ea		ea	1 lavatory per 6 children
Total number of showers	83	ea		ea	1 shower per 6 children
Number of bathrooms	11	ea			Each with 8 WCs 8 lavs and 8 showers
Approximate size of each bathroom	975	USF			Approximate dimensions of each child bathroom 15'x65'
Total Approximate Bathroom Area	10,725	USF			
Staff Bathrooms					
Total number of water closets each gender	7		167	staff	6 water closet for first 150 staff and 1 for every 40 additional
Total number of lavatories for each gender	7		167	staff	6 lavatories for first 150 staff and 1 for every 40 additional
Number of bathrooms for each gender	2				Each with approximately 4 WCs and 4 lavs
Approximate size of each bathroom	192	USF			Approximate dimensions of each staff bathroom 12'x16'
Total Approximate Bathroom Area	768				6 bathrooms for each gender x 2 x 192 SF
Interior Program Space (Recreation & Multipurpose)					
Classrooms	5,000	USF			
Indoor Recreation/Multipurpose	15,000	USF			
Total Approximate Interior Program Space	20,000	USF	40	USF	40 SF per child
Administration					
Administrative office	3,400	USF		USF	
UAC Processing and Intake Area	2,000	USF		USF	
Administration Conference	1,200	USF		USF	
Total Approximate Administration Space	6,600	USF		USF	
Medical					
Medical Office	1,700	USF	170	USF	
Medical Exam	1,200	USF			
Total Approximate Medical Administration Space	2,900	USF			
Dinning					
Dinning Room	2,000	USF			
Kitchen / Food Prep	1,000	USF			
Food Service Storage	333	USF			
Total Approximate Dinning Space	3,333	USF	20	USF	20 SF per child - 3 dinning shifts for each meal
Receiving					
Loading Dock					2 bay loading dock
Receiving	2,400	USF			
Storage	2,800	USF			
Total Approximate Receiving Space	5,200	USF			
Outdoor Play Area					
fields	43,560	SF	8,712	SF	5 youth soccer fields
playground	43,560	SF			
Total Approximate Outdoor Play Area	2	acres			
Parking					
GOV	5	space			
POV (for operations contractor staff)	270	space			

**[ORIGINAL CORRESPONDENCE FROM HHS]**

Greetings Florida State Senators,

The Office of Refugee Resettlement (ORR) in HHS' Administration for Children and Families is conducting exploratory assessments of vacant properties in Virginia, Central Florida, and Los Angeles to lease for potential future use as state-licensed permanent shelter locations for unaccompanied alien children (UAC). The search for an addition of permanent licensed facilities is being pursued to reduce the potential need for temporary influx shelters in the future.

The Homeland Security Act of 2002, §462(g)(2) defines an unaccompanied alien child as a child(1) has no lawful immigration status in the United States; (2) has not attained 18 years of age; and (3) with respect to whom –(i) there is no parent or legal guardian in the United States or (ii) no parent or legal guardian in the United States is available to provide care and physical custody. UAC are who are apprehended by the U.S. Department of Homeland Security (DHS) are transferred to the care and custody of the Office of Refugee Resettlement (ORR) in HHS' Administration for Children and Families. ORR is legally required to provide for the care and custody of all UAC referred to ORR until they are unified with a parent, close family relative or other appropriate sponsor while their immigration cases proceed.

ORR operates a network of over 170 facilities/programs in 23 states and has a proven track record of accountability and transparency for program operations, as well as being a good neighbor in the communities where shelters are located.

Due to the crisis on the southern border, ORR has seen a dramatic increase in referrals of UAC from the U.S. Department of Homeland Security (DHS) this Fiscal Year (FY) and continues to operate in emergency influx mode. As of June 2019 (FY19-YTD), DHS has referred over 58,500 UAC to ORR, an increase of over 57 percent from the same time period in FY 2018. The number of referrals is unpredictable. This fiscal year ORR will care for the largest number of UAC in the program's history. Because of the large fluctuations in arrival numbers throughout the year, ORR maintains a mix of "standard" beds that are available year-round, and "temporary" beds that can be added or reduced as needed.

Today, there are approximately 9,500 UAC in HHS care. At the end of May 2019, the system-wide length of care in our shelters is 45 days, down from a recent high of 93 days in November 2018. We are committed to further reducing length of care, to deal with capacity issues, in ways that do not jeopardize the safety or welfare of the children.

In early 2019 HHS began working with GSA to obtain leased properties for permanent shelters throughout the country. The proposed leases are to create permanent, state-licensed capacity in our network so they will be used like all other permanent capacity and minimize the need for unlicensed temporary influx shelters in the future. The leases would be obtained by GSA for HHS through a competitive lease process over the course of approximately 16 months with occupancy in Spring 2020.

The difference with this project is that we are not relying on grantees to come to the table with ready to go properties already leased. ORR will lease the properties, build them out to meet state licensure requirements, and bring in a service provider to operate them according to state licensure requirements and ORR policy and procedures. This also allows us to create permanent capacity in areas of the country with minimal natural disaster risk, close to services/support infrastructure and near where large numbers of sponsors already live. By the federal government taking on the leases and build out, we believe it will expand the number of grantees who would be willing to step forward and care for this population.

Please see the following factsheet for additional information on the program -

<https://www.hhs.gov/sites/default/files/Unaccompanied-Alien-Children-Program-Fact-Sheet.pdf>

HHS will continue to keep local and congressional officials informed during the on-going assessment and steps required to potentially use properties in these localities.

Please contact Darcie Johnston, Director of Intergovernmental Affairs at (202) 690-1058 (office) or [Darcie.Johnston@hhs.gov](mailto:Darcie.Johnston@hhs.gov) (email) if you have any questions.

Thanks,

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